

TISON'S LANDING
Community Development District

APRIL 11, 2022

AGENDA

Tison's Landing Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

www.TisonsLandingCDD.com

April 4, 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, April 11, 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. Approval of Consent Agenda
 - A. Minutes of the March 14, 2022 Meeting
 - B. Financial Statements
 - C. Check Register
- IV. Public Hearing for the Purpose of Amending the Amended and Restated Amenity Center Policies to Increase the Number of Facility Access Cards; Consideration of Resolution 2022-02
- V. Consideration of Resolution 2022-03, Designating Officers
- VI. Consideration of Entry Monument Landscape Plan / Renderings
- VII. Consideration of Proposals for Pool Pump Repair / Refurbishment
- VIII. Consideration of Proposal for Volleyball Area
- IX. Discussion on Contract for Pool Chemicals
- X. Discussion on Magnolia Tree Trimming
- XI. Discussion on the Fiscal Year 2023 Budget

- XII. Staff Reports
 - A. District Counsel
 - B. District Engineer – Consideration of Work Authorization No. 13 for Preparation of a Stormwater Needs Analysis Report
 - C. District Manager
 - D. Amenity Manager – Report
 - E. Field Operations Manager – Report
- XIII. Supervisor Requests / Audience Comments
- XIV. Next Scheduled Meeting – Wednesday, May 4, 2022 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida 32218
- XV. Adjournment

THIRD 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, March 14, 2022 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida.

Present and constituting a quorum were:

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

Also present were:

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

The following is a summary of the discussions and actions taken at the March 14, 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

**Consideration of Agreement with Poolsure
for Pool Chemicals**

Mr. Laughlin noted this agreement is for pool chemical delivery.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor the agreement with Poolsure for pool chemicals was approved.
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FOURTH ORDER OF BUSINESS

**Consideration of Entry Monument
Landscape Plan / Renderings**

This item was tabled as the renderings were not available yet.

FIFTH ORDER OF BUSINESS

Discussion on the Fiscal Year 2023 Budget

Mr. Laughlin stated that there was nothing of importance to note at this time but asked that if anyone has input on the next year's budget to contact him.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager

Mr. Laughlin informed the Board he will be taking over as District Manager for the District.

D. Amenity Manager - Report

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

E. Field Operations Manager

1. Report

Mr. Johnson gave an overview of the operations report, a copy of which was included in the agenda package. He noted the painting of the amenity center is nearing completion; however, he feels the patio floor needs to be seal coated to prevent damage from all of the traffic in the area or furniture sliding on the floor. He presented a proposal from Ace Painting in the amount of \$800 for that purpose. The amenity center will have to be closed for at least four days to allow it to cure.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor the proposal from Ace Painting to seal coat the patio floors at a cost of \$800 was approved.

Mr. Johnson presented a proposal from Epic Pools to acid wash the splash pool in the amount of \$3,500 to remove the black mold, which is the next best option behind re-marcliting the pool.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor the proposal to acid wash the splash pool at a cost of \$3,500 was approved.

Mr. Johnson informed the Board over the last two months he has been having issues with the pool, which he believes is stemming from the motor. Epic Pools is proposing to refurbish the motor for around \$12,000. The Board asked to see more proposals at the next meeting. Ms. Timmons asked that staff reach out to the company that provided the impeller originally. Mr. Laughlin stated that he believes the expense would need to come out of the capital reserve fund but would confirm.

Ms. Harden stated that she has had a couple of resident requests. The first being that the District have the community sprayed for mosquitos. Ms. Timmons informed her she could put a ticket in with the City to request they come out to spray. Secondly, residents have requested the post caps on the sign that are a coral color be painted a darker color. The Board also discussed the color of the shutters on the amenity building and made the following motion.

On MOTION by Ms. Timmons seconded by Mr. Kirsch with all in favor painting the shutters Periwinkle and pole caps Peppercorn was approved.

2. Proposal for Aerification and Fertilization of the Athletic Fields

Mr. Johnson presented a proposal to aerate and fertilize the athletic field to help fill in bare spots at a cost of \$1,200.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor the proposal from AgrowPro in the amount of \$1,200 for aerating and fertilizing the athletic field was approved.

Mr. Knight informed the Board there was an addendum included behind the Poolsure agreement and asked the Board to consider approving the addendum via motion as well.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor the Poolsure agreement and addendum to the agreement were approved.

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

Ms. Waldhauer asked about the status of the magnolia tree trimming project. Mr. Richardson stated that the contractor has decided not to proceed with the project. Ms. Waldhauer provided Ms. Harden contact information for a gentleman at the Urban Forestry and ask for recommendations of arborists. Ms. Harden will provide her with the number of trees that need to be trimmed.

There were no audience comments.

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

- A. Minutes of the February 8, 2022 Meeting**
- B. Financial Statements**
- C. Check Register**

Mr. Laughlin gave a brief overview of the financials noting the check register totals \$80,655.42.

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

NINTH ORDER OF BUSINESS

Next Scheduled Meeting – Monday, April 11, 2022 at 6:00 p.m. at the Yellow Bluff Amenity Center

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Timmons seconded by Mr. Kirsch 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
February 28, 2022

Board of Supervisors Meeting
April 11, 2022

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET

February 28, 2022

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<u>ASSETS:</u>				
Cash	\$23,396	---	\$743	\$24,139
Accounts Receivable	\$125		---	\$125
Due From Other Funds	---	\$4,922	---	\$4,922
Investments:				
SBA-Surplus Funds	\$522,078	---	\$99,719	\$621,797
Series 2016-1				
Reserve	---	\$149,264	---	\$149,264
Revenue	---	\$373,895	---	\$373,895
Redemption	---	\$3	---	\$3
Series 2016-2				
Reserve	---	\$42,224	---	\$42,224
Prepayment	---	\$890	---	\$890
Deposits	\$4,202	---	---	\$4,202
TOTAL ASSETS	<u>\$549,801</u>	<u>\$571,198</u>	<u>\$100,462</u>	<u>\$1,221,461</u>
<u>LIABILITIES:</u>				
Accounts Payable	\$25,341	---	---	\$25,341
Accrued Expenditures	\$5,103	---	---	\$5,103
Due to other Funds	\$4,922	---	---	\$4,922
TOTAL LIABILITIES	<u>\$35,366</u>	<u>\$0</u>	<u>\$0</u>	<u>\$35,366</u>
<u>FUND BALANCES:</u>				
Nonspendable:				
Prepaid items and deposits	\$4,202	---	---	\$4,202
Restricted for:				
Debt service	---	\$571,198	---	\$571,198
Assigned for Capital Projects			\$100,462	\$100,462
Unassigned	\$510,233	---	---	\$510,233
TOTAL FUND BALANCES	<u>\$514,436</u>	<u>\$571,198</u>	<u>\$100,462</u>	<u>\$1,186,096</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$549,801</u>	<u>\$571,198</u>	<u>\$100,462</u>	<u>\$1,221,461</u>

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended February 28, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 02/28/22	ACTUAL THRU 02/28/22	VARIANCE
<u>REVENUES</u>				
Maintenance Assessments - Tax Roll	\$648,742	\$642,521	\$642,521	\$0
Clubhouse Income	\$2,000	\$833	\$3,940	\$3,107
HOA Revenues	\$1,500	\$625	\$0	(\$625)
Interest Income	\$200	\$83	\$183	\$100
Miscellaneous Revenues	\$0	\$0	\$212	\$212
TOTAL REVENUES	\$652,442	\$644,063	\$646,856	\$2,794
<u>EXPENDITURES</u>				
<u>Administrative:</u>				
Supervisor Fees	\$7,000	\$5,000	\$4,200	\$800
FICA Taxes	\$536	\$383	\$321	\$61
Engineering Fees	\$3,000	\$1,250	\$0	\$1,250
Architecture Services	\$25,000	\$10,417	\$0	\$10,417
Arbitrage Rebate	\$1,200	\$0	\$0	\$0
Dissemination Agent	\$1,000	\$417	\$517	(\$100)
Trustee Fees	\$3,725	\$3,725	\$3,717	\$8
Assessment Roll Administration	\$2,500	\$2,500	\$2,500	\$0
Attorney Fees	\$15,000	\$6,250	\$10,440	(\$4,190)
Annual Audit	\$3,600	\$3,000	\$3,000	\$0
Management Fees	\$50,000	\$20,833	\$20,833	(\$0)
Computer Time/information Technology	\$1,200	\$500	\$500	\$0
Telephone	\$100	\$42	\$84	(\$43)
Postage	\$1,000	\$417	\$8	\$408
Printing & Binding	\$2,000	\$833	\$75	\$758
Insurance	\$9,317	\$9,317	\$9,180	\$137
Legal Advertising	\$1,000	\$417	\$777	(\$360)
Other Current Charges	\$1,000	\$417	\$398	\$19
Website Administration	\$1,200	\$500	\$500	\$0
Website Lifestyle	\$3,000	\$2,250	\$2,250	\$0
Office Supplies	\$500	\$208	\$18	\$190
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$133,053	\$68,850	\$59,494	\$9,355
<u>Field:</u>				
Insurance (Property)	\$14,600	\$14,600	\$14,389	\$211
Field Management & Administration (Vesta)	\$28,608	\$11,920	\$11,920	\$0
Security Camera Monitoring (Envera)	\$23,463	\$11,107	\$11,047	\$60
Landscape Maintenance (LawnBoy)	\$49,100	\$20,458	\$20,455	\$3
Landscape Mulch	\$15,000	\$2,553	\$2,553	\$0
Landscape Fertilization (Agro Pro)	\$17,900	\$7,458	\$7,459	(\$0)
Landscape Contingency	\$7,500	\$3,125	\$200	\$2,925

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended February 28, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 02/28/22	ACTUAL THRU 02/28/22	VARIANCE
<u>Field: (continued)</u>				
Irrigation Maintenance	\$5,625	\$2,344	\$1,554	\$790
Lake Maintenance (The Lake Doctor)	\$10,840	\$4,020	\$4,020	\$0
Utilities-Cable (Comcast)	\$1,680	\$700	\$617	\$83
Utilities-Electric (JEA)	\$1,200	\$500	\$377	\$123
Utilities-Irrigation (JEA)	\$32,000	\$13,333	\$8,938	\$4,395
Refuse Service (Republic Services)	\$4,200	\$1,750	\$2,919	(\$1,169)
Repairs and Maintenance	\$20,000	\$8,333	\$5,188	\$3,145
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	\$103,202	\$93,344	\$9,858
<u>Amenity</u>				
Amenity Manager (Vesta)	\$92,783	\$38,660	\$38,660	(\$0)
Pool Maintenance (Vesta)	\$27,332	\$11,388	\$11,388	\$0
Pool Repair	\$3,000	\$1,250	\$397	\$853
Pool Chemicals (Vesta)	\$9,211	\$3,838	\$4,706	(\$868)
Permit Fees	\$600	\$0	\$0	\$0
Utilities-Cable (Comcast)	\$5,520	\$2,300	\$2,281	\$19
Utilities-Electric (JEA)	\$18,800	\$7,833	\$6,684	\$1,150
Utilities-Water/Sewer (JEA)	\$10,000	\$4,167	\$3,725	\$442
Repairs and Maintenance	\$17,000	\$7,083	\$5,348	\$1,736
Janitorial Maintenance (Vesta)	\$28,041	\$11,684	\$11,684	\$0
Janitorial Supplies (Vesta)	\$3,386	\$1,411	\$1,411	(\$0)
Gym Equipment Maintenance	\$0	\$0	\$1,560	(\$1,560)
Special Events	\$20,000	\$6,218	\$6,218	\$0
Amenity Supplies	\$5,000	\$2,083	\$2,287	(\$204)
Contingency	\$1,000	\$417	\$0	\$417
TOTAL AMENITY	\$241,673	\$98,332	\$96,348	\$1,984
TOTAL EXPENDITURES	\$652,442	\$270,383	\$249,186	\$21,197
Excess (deficiency) of revenues over (under) expenditures	\$0	\$373,680	\$397,671	\$23,991
Net change in fund balance	\$0	\$373,680	\$397,671	\$23,991
FUND BALANCE - Beginning	\$0		\$116,765	
FUND BALANCE - Ending	\$0		\$514,436	

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL RESERVE FUND
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended February 28, 2022

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 02/28/22</u>	<u>ACTUAL THRU 02/28/22</u>	<u>VARIANCE</u>
<u>REVENUES</u>				
Interest Income	\$100	\$42	\$56	\$14
Capital Reserve-Transfer In	\$45,000	\$0	\$0	\$0
TOTAL REVENUES	<u>\$45,100</u>	<u>\$42</u>	<u>\$56</u>	<u>\$14</u>
<u>EXPENDITURES</u>				
Capital Outlay	\$100,000	\$8,333	\$30,923	(\$22,589)
Miscellaneous Services	\$800	\$333	\$204	\$129
TOTAL EXPENDITURES	<u>\$100,800</u>	<u>\$8,667</u>	<u>\$31,127</u>	<u>(\$22,460)</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(\$55,700)</u>	<u>(\$8,625)</u>	<u>(\$31,071)</u>	<u>(\$22,446)</u>
Net change in fund balance	<u>(\$55,700)</u>	<u>(\$8,625)</u>	<u>(\$31,071)</u>	<u>(\$22,446)</u>
FUND BALANCE - Beginning	\$119,409		\$131,533	
FUND BALANCE - Ending	<u>\$63,709</u>		<u>\$100,462</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 February 28, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 02/28/22	ACTUAL THRU 02/28/22	VARIANCE
<u>REVENUES</u>				
Special Assessments - On Roll	\$382,996	\$378,273	\$378,273	\$0
Interest Income	\$0	\$0	\$10	\$10
TOTAL REVENUES	\$382,996	\$378,273	\$378,284	\$10
<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	\$299,305	\$294,315	(\$4,990)
Net change in fund balance	\$5,060	\$299,305	\$294,315	(\$4,990)
FUND BALANCE - Beginning	\$80,981		\$276,882	
FUND BALANCE - Ending	\$86,041		\$571,198	

**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	\$1,177	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$642,521
Clubhouse Income	\$0	\$1,660	\$2,030	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,940
HOA Revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Income	\$5	\$3	\$41	\$70	\$65	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$183
Miscellaneous Revenues	\$0	\$104	\$0	\$0	\$107	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$212

Total Revenues

\$5	\$24,718	\$613,281	\$7,504	\$1,349	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$646,856
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Administrative:

Supervisor Fees	\$1,000	\$800	\$800	\$1,000	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,200
FICA Taxes	\$77	\$61	\$61	\$77	\$46	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$321
Engineering Fees	\$0	\$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	\$0
Arbitrage Rebate	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination Agent	\$183	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$517
Trustee Fees	\$0	\$3,717	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,717
Assessment Roll Administration	\$2,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500
Attorney Fees	\$2,778	\$1,714	\$669	\$2,118	\$3,163	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,440
Annual Audit	\$0	\$1,000	\$1,500	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000
Management Fees	\$4,167	\$4,167	\$4,167	\$4,167	\$4,167	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,833
Computer Time/information Technology	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500
Telephone	\$9	\$0	\$76	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$84
Postage	\$0	\$0	\$8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8
Printing & Binding	\$17	\$9	\$25	\$0	\$24	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75
Insurance	\$9,080	\$0	\$0	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,180
Legal Advertising	\$207	\$377	\$97	\$97	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$777
Other Current Charges	\$112	\$103	\$57	\$43	\$82	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$398
Website Administration	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500
Website Lifestyle	\$1,750	\$0	\$0	\$250	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,250
Office Supplies	\$0	\$0	\$6	\$0	\$12	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175

TOTAL ADMINISTRATIVE

\$22,078	\$12,232	\$7,743	\$8,634	\$8,614	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59,494
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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	\$2,384	\$0	\$0	\$0	\$0	\$0	\$0	\$11,920
Security Camera Monitoring (Envera)	\$2,083	\$1,956	\$4,043	\$1,008	\$1,956	\$0	\$0	\$0	\$0	\$0	\$0	\$11,047
Landscape Maintenance (LawnBoy)	\$4,091	\$4,091	\$4,091	\$4,091	\$4,091	\$0	\$0	\$0	\$0	\$0	\$0	\$20,455
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	\$1,492	\$0	\$0	\$0	\$0	\$0	\$0	\$7,459
Landscape Contingency	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200
Irrigation Maintenance	\$0	\$1,324	\$0	\$0	\$230	\$0	\$0	\$0	\$0	\$0	\$0	\$1,554
Lake Maintenance (The Lake Doctor)	\$804	\$804	\$804	\$804	\$804	\$0	\$0	\$0	\$0	\$0	\$0	\$4,020
Utilities-Cable (Comcast)	\$123	\$123	\$123	\$123	\$123	\$0	\$0	\$0	\$0	\$0	\$0	\$617
Utilities-Electric (JEA)	\$48	\$87	\$102	\$84	\$56	\$0	\$0	\$0	\$0	\$0	\$0	\$377
Utilities-Irrigation (JEA)	\$1,763	\$1,941	\$1,807	\$1,856	\$1,571	\$0	\$0	\$0	\$0	\$0	\$0	\$8,938
Refuse Service (Republic Services)	\$1,474	\$619	\$276	\$275	\$275	\$0	\$0	\$0	\$0	\$0	\$0	\$2,919
Repairs and Maintenance	\$1,787	\$1,102	\$719	\$450	\$1,130	\$0	\$0	\$0	\$0	\$0	\$0	\$5,188
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	\$16,930	\$15,841	\$12,567	\$14,112	\$0	\$0	\$0	\$0	\$0	\$0	\$93,343

Amenity

Amenity Manager (Vesta)	\$7,732	\$7,732	\$7,732	\$7,732	\$7,732	\$0	\$0	\$0	\$0	\$0	\$0	\$38,660
Pool Maintenance (Vesta)	\$2,278	\$2,278	\$2,278	\$2,278	\$2,278	\$0	\$0	\$0	\$0	\$0	\$0	\$11,388
Pool Repair	\$0	\$9	\$0	\$0	\$387	\$0	\$0	\$0	\$0	\$0	\$0	\$397
Pool Chemicals (Vesta)	\$768	\$768	\$768	\$915	\$1,488	\$0	\$0	\$0	\$0	\$0	\$0	\$4,706
Permit Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utilities-Cable (Comcast)	\$452	\$452	\$452	\$465	\$462	\$0	\$0	\$0	\$0	\$0	\$0	\$2,281
Utilities-Electric (JEA)	\$1,312	\$1,293	\$1,335	\$1,495	\$1,249	\$0	\$0	\$0	\$0	\$0	\$0	\$6,684
Utilities-Water/Sewer (JEA)	\$692	\$718	\$735	\$845	\$735	\$0	\$0	\$0	\$0	\$0	\$0	\$3,725
Repairs and Maintenance	\$0	\$149	\$1,065	\$2,290	\$1,844	\$0	\$0	\$0	\$0	\$0	\$0	\$5,348

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

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

Amenity (continued)

Janitorial Maintenance (Vesta)	\$2,337	\$2,337	\$2,337	\$2,337	\$2,337	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,684
Janitorial Supplies (Vesta)	\$282	\$282	\$282	\$282	\$282	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,411
Gym Equipment Maintenance	\$0	\$0	\$0	\$0	\$1,560	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,560
Special Events	\$3,139	\$762	\$1,108	\$549	\$659	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,218
Amenity Supplies	\$547	\$148	\$0	\$1,431	\$161	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,287
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL AMENITY	\$19,539	\$16,927	\$18,090	\$20,618	\$21,175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$96,348

Total Expenditures

\$75,510	\$46,088	\$41,674	\$41,819	\$43,901	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$249,186
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Interfund Transfers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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Excess Revenues (Expenditures)	(\$75,506)	(\$21,370)	\$571,607	(\$34,315)	(\$42,552)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$397,671
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C.

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

1/26 - 3/31/22

<u>Date</u>	<u>Check Numbers</u>	<u>Amount</u>
General Fund		
1/31/2022	2969	\$1,261.57
2/4/2022	2970-2978	\$11,906.72
2/11/2022	2979-2981	\$470.00
2/23/2022	2982-2986	\$14,766.74
2/25/2022	2987-2988	\$1,000.00
2/28/2022	2989	\$1,517.73
3/4/2022	2990-2994	\$33,238.97
3/7/2022	2995-2999	\$11,152.90
02/28/22	3000-3001	\$859.64
03/21/22	3002-3008	\$10,698.84
	total	<u>\$86,873.11</u>
Capital Reserve		
03/29/22	41	\$36,725.00
	total	<u>\$36,725.00</u>
Total		<u><u>\$123,598.11</u></u>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/31/22	00152	1/03/22 44846100	202112 320-57200-46000	HAYARD CLAMP SYSTEM	*	338.43	
		1/03/22 44846100	202112 320-57200-46000	PATIO FURNITURE FABRIC	*	106.82	
		1/03/22 44846100	202112 320-57200-49400	FOOD ADULT CHRISTMAS EVEN	*	350.49	
		1/03/22 44846100	202112 320-57200-49400	BREAKFAST BAGELS	*	11.51	
		1/03/22 44846100	202112 320-57200-49400	SUPPLIES FOR BREAKFAST	*	24.76	
		1/03/22 44846100	202112 320-57200-49400	DVD FOR MOVIE NIGHT	*	22.83	
		1/03/22 44846100	202112 320-57200-49400	CHRISTMAS COOKIE DECOR	*	117.28	
		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
2/04/22	00177	1/31/22 136928	202201 320-57200-46000	REP ELCTRICAL AMENITY CEN	*	1,480.00	
ALL WEATHER CONTRACTORS							1,480.00 002970
2/04/22	00172	2/01/22 21499	202202 320-53800-34502	ACC CONTR 2/1-2/28/22	*	60.00	
ALPHA DOG AUDIO VIDEO SECURITY							60.00 002971
2/04/22	00012	1/27/22 22-00552	202201 310-51300-48000	NOTICE BOARD MEETING	*	96.50	
DAILY RECORD + OBSERVER LLC							96.50 002972
2/04/22	00084	1/26/22 41472	202201 320-53800-46000	REP LEAK DISCHARGE LINE	*	450.00	
EAST COAST WELLS & PUMP SERVICE INC							450.00 002973
2/04/22	00156	11/01/21 708558	202112 320-53800-34502	ENT2 VIDEO 12/1-12/31/21	*	230.61	
		11/01/21 708559	202112 320-53800-34502	UTILIY VIDEO12/1-12/31/21	*	388.21	
		11/01/21 708560	202112 320-53800-34502	ENTR1 VIDEO 12/1-12/31/21	*	329.27	

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		1/03/22	710807 202202 320-53800-34502		*	230.61	
			ENTR2 VIDEO 2/1-2/28/22				
		1/03/22	710808 202202 320-53800-34502		*	388.21	
			UTILITY VIDEO 2/1-2/28/22				
		1/03/22	710809 202202 320-53800-34502		*	329.27	
			ENTR1 VIDEO 2/1-2/28/22				
			ENVERA				1,896.18 002974
2/04/22	00004	2/01/22	424 202202 310-51300-34000		*	4,166.67	
			FEB 22- MGMT FEE				
		2/01/22	424 202202 310-51300-49500		*	100.00	
			FEB 22- WEBSITE ADMIN				
		2/01/22	424 202202 310-51300-35100		*	100.00	
			FEB 22- IT				
		2/01/22	424 202202 310-51300-31200		*	83.33	
			FEB 22- DISSEMINATION				
		2/01/22	424 202202 310-51300-42500		*	23.85	
			FEB 22- COPIES				
		2/01/22	424 202202 310-51300-51000		*	12.19	
			FEB 22- TELEPHONE				
			GOVERNMENTAL MANagements SERVICES				4,486.04 002975
2/04/22	00142	1/21/22	13129560 202112 320-57200-46400		*	915.00	
			DEC 21- POOL SV				
		2/21/22	13129560 202201 320-57200-46400		*	915.00	
			JAN 22- POOL SV				
			POOLSURE				1,830.00 002976
2/04/22	00137	2/01/22	634786 202202 320-53800-46800		*	804.00	
			FEB 22- WATER MGMT				
			THE LAKE DOCTORS, INC.				804.00 002977
2/04/22	00137	1/01/22	628751 202201 320-53800-46800		*	804.00	
			JAN 22- WATER MGMT				
			THE LAKE DOCTORS, INC.				804.00 002978
2/11/22	00084	2/09/22	41593 202202 320-53800-35000		*	230.00	
			IRRIGATION PUMP REPAIR				
		2/09/22	41593 202202 320-53800-35000		*	230.00	
			IRRIGATION PUMP REPAIR				
		2/09/22	41593 202202 320-53800-35000		V	230.00-	
			IRRIGATION PUMP REPAIR				
		2/09/22	41593 202202 320-53800-35000		V	230.00-	
			IRRIGATION PUMP REPAIR				
			EAST COAST WELLS & PUMP SERVICE INC				.00 002979
			TISO TISON	TCESSNA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
2/11/22	00157	10/31/21 391339	202110 320-57200-49400	FALL EVENT	*	240.00	
				VESTA PROPERTY SERVICE INC.			240.00 002980
2/11/22	00084	2/09/22 41593	202202 320-53800-35000	IRRIGATION PUMP REPAIR	*	230.00	
				EAST COAST WELLS & PUMP SERVICE INC			230.00 002981
2/23/22	00161	1/31/22 14941	202201 320-53800-46203	JAN 22- COM TURF/ORNMENT	*	1,491.65	
				AGROWPRO INC.			1,491.65 002982
2/23/22	00156	2/01/22 711782	202203 320-53800-34502	VIDEO/SV 3/1-5/31/22	*	3,035.13	
		2/01/22 711814	202203 320-53800-34502	ENTR2 VIDEO 3/1-3/31/22	*	230.61	
		2/01/22 711815	202203 320-53800-34502	UTILITY VIDEO 3/1-3/31/22	*	388.21	
		2/01/22 711816	202203 320-53800-34502	ENTR1 VIDEO 3/1-3/31/22	*	329.27	
				ENVERA			3,983.22 002983
2/23/22	00015	2/02/22 89708215	202201 320-57200-43000	ELECTRIC 12/29-1/31/22	*	1,578.26	
		2/02/22 89708215	202201 320-53800-43100	IRRIG 12/28-1/30/22	*	1,856.24	
		2/02/22 89708215	202201 320-57200-43100	SEWER 1/28-1/30/22	*	628.88	
		2/02/22 89708215	202201 320-57200-43100	WATER 1/28-1/30/22	*	216.24	
				JEA (AUTO PAY)			4,279.62 002984
2/23/22	00052	2/11/22 7881	202201 320-53800-46200	JAN 22 LAWN MAINT	*	4,091.00	
				LAWNBOY LAWN SERVICES, INC.			4,091.00 002985
2/23/22	00157	1/31/22 395659	202201 320-57200-52000	CLEANING PRODUCTS	*	71.37	
		1/31/22 395659	202201 320-57200-52000	CHAIR LEG CAPS	*	9.62	
		1/31/22 395659	202201 320-57200-52000	GYM MATT	*	181.03	
		1/31/22 395659	202201 320-57200-52000	CORD COVER	*	31.23	
		1/31/22 395659	202201 320-57200-52000	CHRISTMAS TREE STORAGE	*	39.58	

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
1/31/22		395659	202201 320-57200-52000	DECORATIVE RING BUOY	*	43.70	
1/31/22		395659	202201 320-57200-52000	TREE STORAGE BAG	*	83.28	
1/31/22		395659	202201 320-57200-52000	WATER FILTERS	*	29.69	
1/31/22		395659	202201 320-57200-52000	REPLACEMENT WATER FILTERS	*	99.97	
1/31/22		395659	202201 320-57200-52000	GAS FOR PRESSURE WASHER	*	15.65	
1/31/22		395659	202201 320-57200-52000	LOWES- PAINT, DRYWALL	*	57.72	
1/31/22		395659	202201 320-57200-52000	LOWES-PAINT,BATTERIES	*	90.86	
1/31/22		395659	202201 320-57200-52000	-GAS FOR PRESSURE WASHER	*	15.91	
1/31/22		395659	202201 320-57200-52000	HOME DEPOT-PAINT BRUSHES	*	151.64	
VESTA PROPERTY SERVICE INC.						921.25	002986
2/25/22	00103	2/23/22 20222553	202204 320-57200-49400	50% DEPOSIT PETTING FARM	*	500.00	
JACKSONVILLE CARRIAGE CO.						500.00	002987
2/25/22	00103	2/23/22 20222553	202204 320-57200-49400	RMNGING BAL PETTING FARM	*	500.00	
JACKSONVILLE CARRIAGE CO.						500.00	002988
2/28/22	00152	2/03/22 44846100	202201 320-57200-46000	WET JET REFILLS	*	11.17	
		2/03/22 44846100	202201 320-57200-49400	COMMUNITY SURVEYS	*	384.00	
		2/03/22 44846100	202201 320-57200-52000	COMPUTER MONITOR	*	264.98	
		2/03/22 44846100	202201 320-57200-49400	BAGELS BREADKFAST SUPPL	*	52.54	
		2/03/22 44846100	202201 320-57200-49400	ORGANIZATIONAL CALENDAR	*	12.89	
		2/03/22 44846100	202201 320-57200-49400	GIFT CARD FOR BAGLES	*	100.00	
		2/03/22 44846100	202201 320-57200-52000	HDMI CABLE FOR MEETINGS	*	10.16	
		2/03/22 44846100	202201 320-57200-46000	LIFT TO REPL PARKING LOT	*	390.27	
		2/03/22 44846100	202201 320-57200-52000	PRINTER	*	199.99	

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		2/03/22	44846100 202201 320-57200-52000	PRINTER INK	*	34.45	
		2/03/22	44846100 202201 320-57200-46000	HOOKS/RPL PIECES	*	57.28	
				WELLS FARGO CREDIT CARD (AUTO PAY)			1,517.73 002989
3/04/22	00172	3/01/22	22267 202203 320-53800-34502	ACC CONTR 3/1-3/31/22	*	60.00	
				ALPHA DOG AUDIO VIDEO SECURITY			60.00 002990
3/04/22	00081	1/31/22	173450 202201 310-51300-31500	LEGAL SVC TRU 1/31/2022	*	2,117.50	
				BILLING, COCHRAN, LYLES, MAURO & RAMSE			2,117.50 002991
3/04/22	00180	3/02/22	2201 202204 320-57200-49400	DEPOSIT FOR DJ SVCS	*	250.00	
				INDEPENDENCE DISPLAYS, LLC			250.00 002992
3/04/22	00137	3/01/22	640924 202203 320-53800-46800	MAR 22 WATER MGMT	*	804.00	
				THE LAKE DOCTORS, INC.			804.00 002993
3/04/22	00157	2/01/22	394609 202202 320-57200-45105	FEB 22- AMENITY MANAGER	*	7,731.95	
		2/01/22	394609 202202 320-57200-46400	FEB 22- POOL MAINT	*	2,277.63	
		2/01/22	394609 202202 320-57200-46500	FEB 22- POOL CHEMICALS	*	767.55	
		2/01/22	394609 202202 320-53800-34400	FEB 22- FIELD MGMT/ADMIN	*	2,383.99	
		2/01/22	394609 202202 320-57200-46601	FEB 22- JANITORIAL MAINT	*	2,336.75	
		2/01/22	394609 202202 320-57200-46602	FEB 22- JANITORIAL SUPPL	*	282.19	
		2/01/22	394609 202202 310-51300-49500	JAN 22- WEBSITE FEE	*	250.00	
		2/01/22	394609 202202 310-51300-49500	FEB 22- WEBSITE FEE	*	250.00	
		2/28/22	02282022 202202 320-57200-46500	JAN 22 CREDIT POOL CHEMIC	*	767.55-	
		2/28/22	02282022 202202 320-57200-46500	FEB 22 CREDIT POOL CHEMIC	*	767.55-	
		3/01/22	395999 202203 320-57200-45105	MAR 22- AMENIT MANAGER	*	7,731.95	
		3/01/22	395999 202203 320-57200-46400	MAR 22- POOL MAINT	*	2,277.63	

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
		3/01/22	395999 202203 320-53800-34400 MAR 22- FIELD MGMT/ADMIN		*	2,383.99	
		3/01/22	395999 202203 320-57200-46601 MAR 22- JANITORIAL MAINT		*	2,336.75	
		3/01/22	395999 202203 320-57200-46602 MAR 22- JANITORIAL SUPPL		*	282.19	
		3/01/22	395999 202203 320-57200-34000 MAR 22- WEBSITE FEE		*	250.00	
				VESTA PROPERTY SERVICE INC.			30,007.47 002994
3/07/22	00012	3/03/22	22-01421 202203 310-51300-48000 NOTICE RULE DVLPMT 3/3		*	69.50	
		3/03/22	22-01422 202203 310-51300-48000 NOTICE BOARD MEETING 3/3		*	96.50	
				DAILY RECORD + OBSERVER LLC			166.00 002995
3/07/22	00004	3/01/22	425 202203 310-51300-34000 MAR 22 MGMT FEES		*	4,166.67	
		3/01/22	425 202203 310-51300-49500 MAR 22 WEBSITE ADMIN		*	100.00	
		3/01/22	425 202203 310-51300-35100 MAR 22 IT		*	100.00	
		3/01/22	425 202203 310-51300-31200 MAR 22 DISSEMINATION		*	83.33	
		3/01/22	425 202203 310-51300-42500 MAR 22 COPIES		*	30.90	
				GOVERNMENTAL MANagements SERVICES			4,480.90 002996
3/07/22	00052	3/01/22	7916 202202 320-53800-46200 FEB 22 LAWN SERVICE		*	4,091.00	
				LAWNBOY LAWN SERVICES, INC.			4,091.00 002997
3/07/22	00142	3/01/22	13129560 202203 320-57200-46500 MAR 22 - POOL CHEMICALS		*	915.00	
				POOLSURE			915.00 002998
3/07/22	00157	3/07/22	396704 202203 320-53800-49100 PRESSURE WASH 50% BALANCE		*	1,500.00	
				VESTA PROPERTY SERVICE INC.			1,500.00 002999
2/28/22	00030	1/25/22	84957412 202202 320-57200-41050 TV/INTERNET 2/4-3/3/22		*	462.79	
		1/25/22	84957412 202202 320-57200-41050 DECEMBER SHORT PMT		*	1.00-	
		1/28/22	84957412 202202 320-53800-41050 MAIN GATE 2/2-3/1/22		*	123.35	
				COMCAST (AUTO PAY)			585.14 003000
				TISO TISON TCESSNA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
2/28/22	00077	1/16/22 0687-001	202202 320-53800-43200	WASTE 2/1-2/28/22	*	274.50	
				REPUBLIC SERVICES #687 (AUTO PAY)			274.50 003001
3/21/22	00081	2/28/22 173789	202202 310-51300-31500	LEGAL SVC TRU 2/28/2022	*	3,162.50	
				BILLING, COCHRAN, LYLES, MAURO & RAMSE			3,162.50 003002
3/21/22	00030	2/25/22 84957412	202203 320-57200-41050	TV/INTERNET 3/4-4/3/22	*	462.79	
		2/28/22 84957412	202203 320-53800-41050	MAIN GATE 3/2-4/1/22	*	123.35	
				COMCAST (AUTO PAY)			586.14 003003
3/21/22	00012	3/10/22 22-01570	202203 310-51300-48000	NOTICE RULE DVLPMNT 3/10	*	130.25	
				DAILY RECORD + OBSERVER LLC			130.25 003004
3/21/22	00156	3/01/22 712946	202204 320-53800-34502	ENTRY2 04/01/22-04/30/22	*	230.61	
		3/01/22 712947	202204 320-53800-34502	UTILITY 04/01/22-04/30/22	*	388.21	
		3/01/22 712948	202204 320-53800-34502	ENTR1 04/01/22-04/30/22	*	329.27	
				ENVERA			948.09 003005
3/21/22	00015	3/03/22 89708215	202203 320-53800-43100	IRRIGATION 1/30-2/28/22	*	1,570.81	
		3/03/22 89708215	202203 320-57200-43100	SEWER 1/30-2/28/22	*	543.31	
		3/03/22 89708215	202203 320-57200-43100	WATER 1/30-2/28/22	*	191.33	
		3/03/22 89708215	202203 320-53800-43000	ELECTRIC 1/30-2/28/22	*	55.68	
		3/03/22 89708215	202203 320-57200-43000	ELECTRIC 1/30-2/28/22	*	1,304.71	
				JEA (AUTO PAY)			3,665.84 003006
3/21/22	00077	2/16/22 0687-001	202203 320-53800-43200	WASTE 3/1-3/31/22	*	280.01	
				REPUBLIC SERVICES #687 (AUTO PAY)			280.01 003007
3/21/22	00157	2/28/22 396774	202202 320-57200-46550	POOL SUPPLIES AND LOCKS	*	119.08	
		2/28/22 396774	202202 320-57200-46500	PHOSPHATE TEST KIT2/10/22	*	29.99	

TISO TISON TCESSNA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
2/28/22		396774	202202 320-57200-46500	PHOSPHATE REMOVER	*	173.00	
2/28/22		396774	202202 320-57200-46500	6 MONTH ALGAECIDE	*	67.21	
2/28/22		396774	202202 320-57200-46550	EMERGENCY EXIT LIGHTS	*	103.64	
2/28/22		396774	202202 320-57200-46500	POOL SUPPLIES	*	303.10	
2/28/22		396774	202202 320-53800-46000	MAINTINENCE	*	115.85	
2/28/22		396774	202202 320-53800-46000	MAINT TOOLS	*	388.00	
2/28/22		396774	202202 320-53800-46000	DOOR KNOBS&LEVERS	*	279.42	
2/28/22		396774	202202 320-53800-46000	DRILL BITS/ADHESIVE/SCREW	*	48.26	
2/28/22		396774	202202 320-53800-46000	DRILL	*	96.28	
2/28/22		396774	202202 320-53800-46000	TIMER LIGHTBULB	*	142.33	
2/28/22		396774	202202 320-53800-46000	FUEL FOR PRESSURE WASHING	*	28.04	
2/28/22		396774	202202 320-53800-46000	FUEL FOR PRESSURE WASHING	*	16.83	
2/28/22		396774	202202 320-53800-46000	FUEL FOR PRESSURE WASHING	*	14.98	
VESTA PROPERTY SERVICE INC.						1,926.01	003008
TOTAL FOR BANK A						86,873.11	
TOTAL FOR REGISTER						86,873.11	

TISO TISON TCESSNA

TISONS LANDING CDD MONTHLY EXPENSE REPORT

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

DATE	DESCRIPTION	GL	GL Description	REMARKS	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



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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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)	\$106.82
------------------------	----------

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 \$100.00
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 MILAND
(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	98012957	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



	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
QTY 4 HARSHY 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 R 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



DVD only

Home Alone 2
\$15.74

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



DVD only

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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Amazon.km

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Amazon.kp

Amazon.kr

amazon.com

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	Price
1 of: <i>Home Alone 2</i> Sold by: czech_blanks merchandise (seller profile) Condition: New New.	\$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	Price
1 of: <i>Home Alone 1 + 2</i> , Macaulay Culkin Sold by: Amazon.com Services LLC Condition: New	\$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	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
Billing address Dana Harden 16578 YELLOW BLUFF RD JACKSONVILLE, FL 32226-1159 United States	
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



216-81265-488175491

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	33.25	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

[Hide Details for Order #113-3428177-9033841](#)

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

Shipped on December 21, 2021

Items Ordered

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

Price

\$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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Final Details for Order #113-0872788-1409061

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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](#).

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2022, Amazon.com, Inc. or its affiliates

Tiziana Cessna

From: Tisons Landing CDD <yellowbluffmanager@gmsnf.com>
Sent: Wednesday, January 5, 2022 5:15 PM
To: Tiziana Cessna
Subject: RE: Wells Fargo credit Card

Both of these were returned. \$7.50+.56 tax, \$8.06

The screenshot shows an Amazon order summary page. At the top, it says "Customer Login" and "amazon.com - Order 113-7128078-1864241". The order was placed on December 13, 2021, and the total is \$22.83. The page is divided into three main sections: "Shipped on December 16, 2021", "Shipped on December 17, 2021", and "Payment information".

Shipped on December 16, 2021

Items Ordered
1 of: Home Alone 2
Sold by: coach_blenia merchandise (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 December 17, 2021

Items Ordered
1 of: Home Alone 1 + 2, Macaulay Culkin
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

Payment information

Payment Method:
Visa | Last digits: 3429

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

Credit Card transactions

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

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2022 Amazon.com, Inc. or its affiliates

Sincerely,
Dana A. Harden, CAM
General Manager



APPROVED

Invoice

Date:	Invoice #:
1/31/2022	136928

Mark Johnson 02/03/22

1702 Lindsey Road
Jacksonville, FL 32221-6791
Office 904-781-7060

Bill To	
Tison's Landing CDD 16529 Tisons Bluff Rd Vesta Property Services Jacksonville, FL 32218	
Email	Terms
MJohnson@vestapropertyservices.com	Due Upon Receipt

Work Performed At		
Tison's Landing CDD Vesta 16529 Tisons Bluff Rd Jacksonville, FL 32218		
Mark Johnson		
Purchase Order	Rep	Work Order
22244S	PM SCOTT HAINES	170996

Item	Description	Amount
Parts/Misc	<p>Electrical repairs complete amenitie center per bid Tison Landing CDD</p> <p>Attn M Johnson -Management Re:electrical repairs -16529 Tison Bluff Rd 11 30 21</p> <p>320 572 46</p> <p>All Weather Contractors is proposing the following services for the below mentioned prices. Any item not specifically mentioned is subject to a written change order.</p> <p>>labor and materials to replace the flood lights on 1 pole lights at the parking lot in the amenities center >new flood light to be 54 watt fixtures >clean up job and haul away debris *lift supplied by property for the job</p> <p>Total price -\$1,480.00 22244S</p>	\$1,480.00

ALL WORK WAS INSPECTED AND PERFORMED IN A PROFESSIONAL MANNER. All material is guaranteed to be as specified, and the above work was completed in a substantial workmanlike manner. This is a full invoice due and payable by above due date in accordance with our agreement. Late charges will be assessed thereafter due date listed above at a rate of 1.5% per month. All disputes are to be submitted in writing by mail, fax or email within 30 days from invoice date. You further agree to waive any right to jury trial in any action relating to these services or the payment thereof.

Subtotal:	\$1,480.00
Sales Tax:	\$0.00
Invoice Total:	\$1,480.00
Payments and Credits:	\$0.00
Total Due:	\$1,480.00

Alpha Dog Security

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

APPROVED

Mark Johnson 02/02/22

TO: **Tison's Landing CDD**
16529 Tisons Bluff Rd

Jacksonville, FL 32218

INVOICE

Invoice Number **21499** Invoice Date **2/1/2022**

Customer Number **10313** Terms **Due On Receipt**

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

CUSTOMER NAME	CUST NO	PO NUMBER	INVOICE DATE	TERMS
Governmental Management	10313		2/1/2022	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: 02/01/2022 - 02/28/2022	\$20.00	1.00	\$20.00
ADC-Access-Door-Addon x 4doors: 02/01/2022 - 02/28/2022	\$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 34002

As Of	Invoice No	Description	Amount	Net Due
02/01/2022	21499	Contracted Services	\$60.00	\$60.00

Alpha Dog Audio Video Security

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

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

January 27, 2022

Date

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

Payment Due Upon Receipt

Serial #	22-00552D	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	1/27			
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.

Preliminary Proof Of Legal Notice
(This is not a proof of publication.)

*Please read copy of this advertisement and advise us of any
necessary corrections before further publications.*

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

Notice is hereby given that the Tison's Landing Community Development District ("District") is scheduled to hold a Board of Supervisors meeting on Tuesday, February 8, 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

Jan. 27 00 (22-00552D)

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

INVOICE

APPROVED

Mark Johnson 01/27/22

DATE	INVOICE #
1/26/2022	41472

BILL TO:

Tison's Landing CDD
 c/o Vesta Property Services
 16529 Tisons Bluff Road
 Jacksonville, FL 32218

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

QUANTITY	DESCRIPTION	RATE	AMOUNT
	SITE: 16529 TISONS BLUFF ROAD, JAX 32218 - MAIN STREET ENTRANCE		
	SERVICE CALL: - REPAIRED LEAK ON 2" DISCHARGE LINE - CHECKED SYSTEM FOR LEAKS	80.00	80.00
2	LABOR PER HOUR	150.00	300.00
	MATERIAL: 2" VALVE MISC. FITTINGS & MATERIAL	70.00	70.00

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

Total \$450.00

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

Payments/Credits \$0.00

Balance Due \$450.00

Envera

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

Invoice

Invoice Number 708558	Date 11/01/2021
Customer Number 400423	Due Date 12/01/2021

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		11/01/2021	12/01/2021

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Entrance 2 - Yellow Bluff Rd, Jacksonville, FL</i>				
1.00	Service & Maintenance 12/01/2021 - 12/31/2021	1.00	\$30.61	\$30.61
1.00	Video Pulls 12/01/2021 - 12/31/2021	1.00	\$200.00	\$200.00
Subtotal:				\$230.61
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$230.61

PLEASE MAKE SURE PAYMENTS ARE REMITTED TO: P.O. BOX 2086 HICKSVILLE, NY 11802

Date	Invoice #	Description	Amount	Balance Due
11/1/2021	708558	Alarm Monitoring Services	\$230.61	\$230.61

Envera

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

Invoice

Invoice Number 708558	Date 11/01/2021
Customer Number 400423	Due Date 12/01/2021

Net Due: \$230.61

Amount Enclosed: _____

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

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

Envera

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

Invoice

Invoice Number 708559	Date 11/01/2021
Customer Number 400423	Due Date 12/01/2021

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		11/01/2021	12/01/2021

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Utility, Jacksonville, FL</i>				
1.00	Active Video Monitoring 12/01/2021 - 12/31/2021	1.00	\$250.00	\$250.00
1.00	Service & Maintenance 12/01/2021 - 12/31/2021	1.00	\$138.21	\$138.21
Subtotal:				\$388.21
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$388.21

PLEASE MAKE SURE PAYMENTS ARE REMITTED TO: P.O. BOX 2086 HICKSVILLE, NY 11802

Date	Invoice #	Description	Amount	Balance Due
11/1/2021	708559	Alarm Monitoring Services	\$388.21	\$388.21

Envera

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

Invoice

Invoice Number 708559	Date 11/01/2021
Customer Number 400423	Due Date 12/01/2021

Net Due: \$388.21

Amount Enclosed: _____

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

Invoice

Invoice Number 708560	Date 11/01/2021
Customer Number 400423	Due Date 12/01/2021

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		11/01/2021	12/01/2021

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Entrance 1 - Pond Run Rd., Jacksonville, FL</i>				
1.00	Service & Maintenance 12/01/2021 - 12/31/2021	1.00	\$129.27	\$129.27
1.00	Video Pulls 12/01/2021 - 12/31/2021	1.00	\$200.00	\$200.00
Subtotal:				\$329.27
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$329.27

PLEASE MAKE SURE PAYMENTS ARE REMITTED TO: P.O. BOX 2086 HICKSVILLE, NY 11802

Date	Invoice #	Description	Amount	Balance Due
11/1/2021	708560	Alarm Monitoring Services	\$329.27	\$329.27

Envera

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

Invoice

Invoice Number 708560	Date 11/01/2021
Customer Number 400423	Due Date 12/01/2021

Net Due: \$329.27

Amount Enclosed: _____

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

Invoice

Invoice Number
710807

Date
01/03/2022

Customer Number
400423

Due Date
02/01/2022

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		01/03/2022	02/01/2022

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Entrance 2 - Yellow Bluff Rd, Jacksonville, FL</i>				
1.00	Service & Maintenance 02/01/2022 - 02/28/2022	1.00	\$30.61	\$30.61
1.00	Video Pulls 02/01/2022 - 02/28/2022	1.00	\$200.00	\$200.00
Subtotal:				\$230.61
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$230.61

Date	Invoice #	Description	Amount	Balance Due
1/3/2022	710807	Alarm Monitoring Services	\$230.61	\$230.61

Envera

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

Invoice

Invoice Number
710807

Date
01/03/2022

Customer Number
400423

Due Date
02/01/2022

Net Due: \$230.61

Amount Enclosed: _____

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

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

Envera

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

Invoice

Invoice Number
710808

Date
01/03/2022

Customer Number
400423

Due Date
02/01/2022

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		01/03/2022	02/01/2022

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Utility, Jacksonville, FL</i>				
1.00	Active Video Monitoring 02/01/2022 - 02/28/2022	1.00	\$250.00	\$250.00
1.00	Service & Maintenance 02/01/2022 - 02/28/2022	1.00	\$138.21	\$138.21
Subtotal:				\$388.21
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$388.21

Date	Invoice #	Description	Amount	Balance Due
1/3/2022	710808	Alarm Monitoring Services	\$388.21	\$388.21

Envera

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

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 West Town Place, Suite 114
Golf World Village
Saint Augustine, FL 32092

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

Invoice

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

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		01/03/2022	02/01/2022

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Entrance 1 - Pond Run Rd., Jacksonville, FL</i>				
1.00	Service & Maintenance 02/01/2022 - 02/28/2022	1.00	\$129.27	\$129.27
1.00	Video Pulls 02/01/2022 - 02/28/2022	1.00	\$200.00	\$200.00
Subtotal:				\$329.27
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$329.27

Date	Invoice #	Description	Amount	Balance Due
1/3/2022	710809	Alarm Monitoring Services	\$329.27	\$329.27

Envera

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

Invoice

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 West Town Place, Suite 114
Golf World Village
Saint Augustine, FL 32092

REMIT TO: Envera
PO Box 2086
Hicksville, NY 11802

1001 Bradford Way
Kingston, TN 37763

Invoice #: 424
Invoice Date: 2/1/22
Due Date: 2/1/22
Case:
P.O. Number:

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

[illegible]



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

APPROVED

Mark Johnson 01/26/22

Invoice

Date 1/1/2022

Invoice # 131295604218

Terms	Net 20
Due Date	1/21/2022
PO #	

Bill To	Ship To
Vesta Property Services (ATTN: Cheyenne Bardroff) Tisons Landing CDD 245 Riverside Avenue Suite 250 Jacksonville FL 32202	Tisons Landing CDD 16529 Tison Bluff Rd Jacksonville FL 32218

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	915.00
	320 572 864 00			

A prepayment discount of 5% is available if the entire amount for 2022 is paid by January 31st, 2022. Please contact us at ar@poolsure.com or 1-800-858-POOL(7665) if you have any questions.

Subtotal	915.00
Shipping Cost (FEDEX GROUND)	0.00
Tax	68.63
Total	983.63
Amount Paid/Credit Applied	68.63
Amount Due	\$915.00

Remittance Slip

Customer
13TIS025
Invoice #
131295604218

Amount Due \$915.00

Amount Paid _____

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295604218



Date 2/1/2022

Invoice # 131295604767

APPROVED

Mark Johnson 01/26/22

Terms	Net 20
Due Date	2/21/2022
PO #	

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

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	915.00

	Subtotal	915.00
Shipping Cost (FEDEX GROUND)		0.00
	Tax	68.63
	Total	983.63
Amount Paid/Credit Applied		68.63
	Amount Due	\$915.00

A prepayment discount of 5% is available if the entire amount for 2022 is paid by January 31st, 2022. Please contact us at ar@poolsure.com or 1-800-858-POOL(7665) if you have any questions.

Customer
13TIS025

Invoice #
131295604767

Amount Due	\$915.00
-------------------	-----------------

Amount Paid

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295604767



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

APPROVED

Mark Johnson 02/02/22

INVOICE

Invoice #	634786
Account #	724857
Invoice Date	2/1/2022
Due Date	2/11/2022
Rep	JB

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

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

Purchase Order Number	Terms	Invoice Date Reflects Month of Service Provided	
	NET 10 DAYS		
Item	Description	Amount	
	Monthly Water Management Service (R) FCL 320 538 46800	804.00	
Customer Total Balance \$1,608.00			
Please confirm your bank bill payer amount matches your invoice amount if you use a bank bill payer service. Thank you!		Total Invoice	\$804.00

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

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

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

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

Amount Enclosed

Invoice #	634786
Account #	724857
Date	2/1/2022

Go Green! Contact us at Payments@lakedoctors.com to have your invoices emailed.

For address and contact updates, please email us at Frontdesk@lakedoctors.com.

The Lake Doctors, Inc.
3543 State Road 419
Winter Springs, FL 32708

IF PAYING BY CREDIT CARD, FILL OUT BELOW	
____ Mastercard	____ Visa ____ American Express
Card #	_____
Card Verification #	_____
Exp. Date #	_____
Print Name	_____
Billing Address:	____ Check box if same as above

Signature	_____

INVOICE



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

APPROVED

Mark Johnson 01/03/22

Invoice #	628751
Account #	724857
Invoice Date	1/1/2022
Due Date	1/11/2022
Rep	JB

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

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

Purchase Order Number		Terms	Invoice Date Reflects Month of Service Provided
		NET 10 DAYS	
Item	Description		Amount
	Monthly Water Management Service (R)		804.00
	320 538 46800		
Customer Total Balance			\$804.00
Please confirm your bank bill payer amount matches your invoice amount if you use a bank bill payer service. Thank you!			Total Invoice \$804.00

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

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

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

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

Amount Enclosed

Invoice #	628751
Account #	724857
Date	1/1/2022

Go Green! Contact us at Payments@lakedoctors.com to have your invoices emailed.

For address and contact updates, please email us at Frontdesk@lakedoctors.com.

The Lake Doctors, Inc.
3543 State Road 419
Winter Springs, FL 32708

IF PAYING BY CREDIT CARD, FILL OUT BELOW	
____ Mastercard	____ Visa ____ American Express
Card #	_____
Card Verification #	_____
Exp. Date #	_____
Print Name	_____
Billing Address:	____ Check box if same as above

Signature	_____



Invoice

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

Invoice # 391339
Date 10/31/2021

Terms Net 30
Due Date 11/30/2021
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
Fall Event	1	240.00	240.00

We appreciate your prompt payment.

Total \$240.00

320 572 49400

Non-Contracted Billable Services

<u>Community</u>	Tisons Landing	<u>Month:</u>	<u>October 2021</u>	
Date of Service	Services Provided	Total Billable hours	Billable Hourly Rate	Amount billable
10/23/2021	Fall Event	8	\$30.00	\$240.00
Total				\$240.00

File document by community and month
Dana Harden

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

APPROVED

Mark Johnson 02/11/22

INVOICE

DATE	INVOICE #
2/9/2022	41593

BILL TO:

Tison's Landing CDD
c/o Vesta Property Services
16529 Tisons Bluff Road
Jacksonville, FL 32218

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

QUANTITY	DESCRIPTION	RATE	AMOUNT
	SITE: 16529 TISONS BLUFF ROAD, JAX 32218 - MAIN STREET ENTRANCE		
	SERVICE CALL: - CHECKED POWER TO PUMP - CHECKED AMPS & VOLTS TO PUMP - CHECKED AIR IN BLADDER TANK - NEEDS IRRIGATION TECHNICIAN	80.00	80.00
1	LABOR PER HOUR	150.00	150.00
	320 538 35000 irrig pump repair		

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

Total \$230.00

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

Payments/Credits \$0.00

Balance Due \$230.00

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

Invoice



APPROVED

Mark Johnson 01/31/22

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
14941	01/31/2022	\$1,491.65	03/02/2022	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

Envera

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

Invoice

Invoice Number 711815	Date 02/01/2022
Customer Number 400423	Due Date 03/01/2022

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		02/01/2022	03/01/2022

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Utility, Jacksonville, FL</i>				
1.00	Active Video Monitoring 03/01/2022 - 03/31/2022	1.00	\$250.00	\$250.00
1.00	Service & Maintenance 03/01/2022 - 03/31/2022	1.00	\$138.21	\$138.21
Subtotal:				\$388.21
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$388.21

320 538 34502

Date	Invoice #	Description	Amount	Balance Due
2/1/2022	711815	Alarm Monitoring Services	\$388.21	\$388.21

Envera

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

Invoice

Invoice Number 711815	Date 02/01/2022
Customer Number 400423	Due Date 03/01/2022

Net Due: \$388.21

Amount Enclosed: _____

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

Invoice

Invoice Number 711816	Date 02/01/2022
Customer Number 400423	Due Date 03/01/2022

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		02/01/2022	03/01/2022

Quantity	Description	Months	Rate	Amount
2058 - CCTV - Tison's Landing CDD - Entrance 1 - Pond Run Rd., Jacksonville, FL				
1.00	Service & Maintenance 03/01/2022 - 03/31/2022	1.00	\$129.27	\$129.27
1.00	Video Pulls 03/01/2022 - 03/31/2022	1.00	\$200.00	\$200.00
Subtotal:				\$329.27
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$329.27

Date	Invoice #	Description	Amount	Balance Due
2/1/2022	711816	Alarm Monitoring Services	\$329.27	\$329.27

Envera

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

Invoice

Invoice Number 711816	Date 02/01/2022
Customer Number 400423	Due Date 03/01/2022

Net Due: \$329.27

Amount Enclosed: _____

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

Invoice

Invoice Number 711814	Date 02/01/2022
Customer Number 400423	Due Date 03/01/2022

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		02/01/2022	03/01/2022

Quantity	Description	Months	Rate	Amount
2058 - CCTV - Tison's Landing CDD - Entrance 2 - Yellow Bluff Rd, Jacksonville, FL				
1.00	Service & Maintenance 03/01/2022 - 03/31/2022	1.00	\$30.61	\$30.61
1.00	Video Pulls 03/01/2022 - 03/31/2022	1.00	\$200.00	\$200.00
Subtotal:				\$230.61
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$230.61

Date	Invoice #	Description	Amount	Balance Due
2/1/2022	711814	Alarm Monitoring Services	\$230.61	\$230.61

Envera

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

Invoice

Invoice Number 711814	Date 02/01/2022
Customer Number 400423	Due Date 03/01/2022

Net Due: \$230.61

Amount Enclosed: _____

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

Invoice

Invoice Number 711782	Date 02/01/2022
Customer Number 400392	Due Date 03/01/2022

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400392		02/01/2022	03/01/2022

Quantity	Description	Months	Rate	Amount
1768 - CCTV - Tison's Landing CDD - 16529 Tison's Bluff Rd. , Jacksonville, FL				
1.00	Active Video Monitoring 03/01/2022 - 05/31/2022	3.00	\$675.00	\$2,025.00
1.00	Service & Maintenance 03/01/2022 - 05/31/2022	3.00	\$336.71	\$1,010.13
Subtotal:				\$3035.13
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$3035.13

Date	Invoice #	Description	Amount	Balance Due
2/1/2022	711782	Alarm Monitoring Services	\$3035.13	\$3035.13

Envera

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

Invoice

Invoice Number 711782	Date 02/01/2022
Customer Number 400392	Due Date 03/01/2022

Net Due: \$3,035.13

Amount Enclosed: _____

Tison's Landing CDD
c/o GMS-SF
5385 N. Nob Hill Road
Sunrise, FL 33351

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: 02/02/22

TOTAL SUMMARY OF CHARGES

Electric	\$	1,578.26
Irrigation		1,856.24
Sewer		628.88
Water		216.24

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

Total New Charges: \$ 4,279.62



Use power strips as central turn off points when you are finished using electronics.



By turning off the faucet, following irrigation restrictions and checking for leaks, you can help preserve our most valuable natural resource.

Previous Balance	Payment(s) Received
\$3,978.54	-\$3,978.54

on hold
pay

Please Pay
\$4,279.62

**WE APPRECIATE
YOUR BUSINESS**

Additional information on reverse side. ➔



Add \$ _____ for Neighbor to
Neighbor and Prosperity Scholarship
Fund. I will not contribute to 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: 02/02/22

Do not pay. AutoPay will process your payment on 02/24/22.

0006471

I=00000000



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

1/1 346879/3970310 0006471 1 I=0000000000

BILLING AND PAYMENT OPTIONS

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

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

MyBudget: With MyBudget, your bill is based on a rolling 12-month average. This prevents drastic changes in your bill month to month, even in the coldest or hottest months when you use more.

Auto-Pay: Our Automatic Bill Payment service ensures your JEA bill is paid automatically. You still receive a bill, but Automatic Bill Pay deducts the amount you owe from your bank account on your due date. Once set up, you don't have to do a thing.

Pay Online: When you pay your JEA bill on jea.com, your payment is credited to your account immediately. It is free to pay using your checking or savings account. Pay by debit or credit card—convenience fees charged by card payment vendor: Payments up to \$500: \$2.20, \$500.01–\$1,000: \$4.40, \$1,000.01 – \$10,000: \$9.95.

Pay Through Your Bank: Use your bank's bill payer system to pay JEA electronically. Provide your JEA account information to your bank and enter the date and amount to pay each month.

Pay by Phone: Call 665-6000 to pay your JEA bill using our automated phone system 24 hours a day. Your payment will be credited to your account immediately.

It is free to pay using your checking or savings account. Pay by debit or credit card—convenience fees charged by card payment vendor: Payments up to \$500: \$2.20, \$500.01–\$1,000: \$4.40, \$1,000.01–\$10,000: \$9.95.

Pay by Mail: Please write your account number on your check or money order. Please include the payment stub with your payment and mail to P.O. Box 45047, Jacksonville, FL 32232-5047. Make checks payable to JEA.

Pay in Person: JEA payments are accepted at the JEA Downtown Customer Center, Winn-Dixie stores, Duval County Tax Collector offices and over 140 JEA authorized payment-only locations. Find locations at JEA.com/paymentlocations. Be sure to take a copy of your JEA bill when you go. **The JEA Downtown Customer Center, 43 W. Church Street, is open 8:00 a.m.–5:00 p.m. Monday through Friday except holidays. Closed Saturday.**

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.

Request an Extension: We understand that sometimes things happen and you need a little more time to pay your bill. You can apply for an extension online at jea.com. Also, residential customers can call 665-6000; commercial customers can call 665-6250. Our self-serve system will let you know if you qualify and give you a new due date.

Need Help Paying Your Bill? United Way maintains a computerized database of programs that may be able to assist you in paying your utility bill. For assistance with your utility bill, dial 2-1-1 or 632-0600.

STATEMENT INFORMATION

APPLICATION AND CONTRACT FOR SERVICE—Customers may review terms and conditions of service and policies on jea.com, or may call, write or e-mail JEA to request a copy. Requesting of utility service and JEA's acceptance to provide utility service, including the rendering of a bill, constitutes a binding contractual agreement between JEA and the customer, including each financially responsible person or entity as defined by applicable State, City and Utility regulations and policies, whether or not service is listed in that individual's name.

Please review your billing statement. Should you suspect a billing or payment error, please notify us immediately at 665-6000. **Commercial customers can call us at 665-6250.** You have 90 days from the statement date to request a JEA review for correction or credit.

Customer Charge is a fixed monthly charge to maintain an account for a customer, including metering, billing and account administration.

Energy Charge pays for the cost of the electric infrastructure, contribution to the City of Jacksonville and to generate and deliver the electricity you use, excluding the cost of fuel.

Fuel Cost is determined by the Adjustable Fuel Rate, which may go up or down based on the cost of fuels JEA uses to generate electricity. A portion of the fuel charge is exempt from the Public Service Tax.

Water/Sewer Service Availability Charge is a fixed monthly charge that covers a portion of the water/sewer infrastructure and the cost to maintain an account for a customer, including metering, billing and account administration.

Conservation Charge applies only if you use more than 2,750 kWh during a billing period. If this occurs, you will be charged an additional \$.01 per kWh over 2,750 kWh to encourage conservation. Average home usage is 1,000 kWh per month.

Environmental Charge provides funding for environmental and regulatory programs.

Water Consumption/Sewer Usage Tiers are based on the amount of water you use. Typical household usage is 6 kgals or less.

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

kgal: 1,000 gallons

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

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

ADDRESS CORRECTION

Account #

Tel:

Address:

City:

State:

Zip Code:

E-mail:



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

SERVICE DETAILS

Account Name:

TISONS LANDING CDD

Account #:

8970821539

Bill Date:

02/02/22

Cycle:

04

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
15635 TISONS BLUFFRD	I	136.85	Irrigation 1 - Commercial	12/28/21 - 01/30/22	Commercial Irrigation Service
Detail		Basic Monthly Charge		Meter Nbr	Current Reading
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		67370623	5460
		Tier 2 Consumption (> 14 kgal @ \$3.96)			28000 GAL
		Environmental Charge			33
		City of Jacksonville Franchise Fee			Regular
15681 TISONS BLUFFRD	I	101.17	Irrigation 1 - Commercial	12/28/21 - 01/30/22	Commercial Irrigation Service
Detail		Basic Monthly Charge		Meter Nbr	Current Reading
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		67370625	4295
		Tier 2 Consumption (> 14 kgal @ \$3.96)			20000 GAL
		Environmental Charge			33
		City of Jacksonville Franchise Fee			Regular
16123 TISONS BLUFFRD	I	132.39	Irrigation 1 - Commercial	12/28/21 - 01/30/22	Commercial Irrigation Service
Detail		Basic Monthly Charge		Meter Nbr	Current Reading
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		83726295	115
		Tier 2 Consumption (> 14 kgal @ \$3.96)			27000 GAL
		Environmental Charge			33
		City of Jacksonville Franchise Fee			Regular
16151 DOWING CREEK DR	I	101.17	Irrigation 1 - Commercial	12/28/21 - 01/30/22	Commercial Irrigation Service
Detail		Basic Monthly Charge		Meter Nbr	Current Reading
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		74534584	1807
		Tier 2 Consumption (> 14 kgal @ \$3.96)			20000 GAL
		Environmental Charge			33
		City of Jacksonville Franchise Fee			Regular
16211 DOWING CREEK DR	I	212.66	Irrigation 1 - Commercial	12/28/21 - 01/30/22	Commercial Irrigation Service
Detail		Basic Monthly Charge		Meter Nbr	Current Reading
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		74458033	6342
		Tier 2 Consumption (> 14 kgal @ \$3.96)			45000 GAL
		Environmental Charge			33
		City of Jacksonville Franchise Fee			Regular

1/1 346879/3970310 0006471 2 1=000000000000

Service Address:			Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:		
16303 HUNTERS HOLLOW TL			I	212.66	Irrigation 1 - Commercial	12/28/21 - 01/30/22	Commercial Irrigation Service		
Detail	Basic Monthly Charge			18.90	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.44)			48.17	67370633	4972	45000 GAL	33	Regular
	Tier 2 Consumption (> 14 kgal @ \$3.96)			122.75					
	Environmental Charge			16.65					
	City of Jacksonville Franchise Fee			6.19					
16316 MAGNOLIA GROVE WY			I	101.17	Irrigation 1 - Commercial	12/30/21 - 02/02/22	Commercial Irrigation Service		
Detail	Basic Monthly Charge			18.90	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.44)			48.17	67370626	6393	20000 GAL	34	Regular
	Tier 2 Consumption (> 14 kgal @ \$3.96)			23.75					
	Environmental Charge			7.40					
	City of Jacksonville Franchise Fee			2.95					
16331 TISONS BLUFFRD			I	105.63	Irrigation 1 - Commercial	12/28/21 - 01/30/22	Commercial Irrigation Service		
Detail	Basic Monthly Charge			18.90	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.44)			48.17	67370634	5388	21000 GAL	33	Regular
	Tier 2 Consumption (> 14 kgal @ \$3.96)			27.71					
	Environmental Charge			7.77					
	City of Jacksonville Franchise Fee			3.08					
16343 TISONS BLUFFRD			I	230.50	Irrigation 1 - Commercial	12/28/21 - 01/30/22	Commercial Irrigation Service		
Detail	Basic Monthly Charge			18.90	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.44)			48.17	67370632	8575	49000 GAL	33	Regular
	Tier 2 Consumption (> 14 kgal @ \$3.96)			138.59					
	Environmental Charge			18.13					
	City of Jacksonville Franchise Fee			6.71					
16356 MAGNOLIA GROVE WY APT IR01			I	114.55	Irrigation 1 - Commercial	12/31/21 - 02/02/22	Commercial Irrigation Service		
Detail	Basic Monthly Charge			18.90	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.44)			48.17	67370624	4309	23000 GAL	33	Regular
	Tier 2 Consumption (> 14 kgal @ \$3.96)			35.63					
	Environmental Charge			8.51					
	City of Jacksonville Franchise Fee			3.34					
16365 N MAIN ST APT SG01			E	83.77	Commercial - Electric	12/29/21 - 01/31/22	General Service		
Detail	Basic Monthly Charge			9.25	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:	Energy Charge (\$0.0663 per kWh)			41.90	24074025	18135	632 KWH	33	Regular
	Fuel Cost			27.76					
	Environmental Charge			0.39					
	City of Jacksonville Franchise Fee			2.38					
Gross Receipts Tax			2.09						
16529 TISONS BLUFFRD			E	1,494.49	Commercial - Electric	12/29/21 - 01/31/22	General Service		
Detail	Basic Monthly Charge			9.25	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:	Energy Charge (\$0.0663 per kWh)			840.68	22968209	38109	12680 KWH	33	Regular
	Fuel Cost			556.90	22968209	33.75	33.75 KW	33	Regular
	Environmental Charge			7.86					
	City of Jacksonville Franchise Fee			42.44					
	Gross Receipts Tax			37.36					

Service Address:		Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:		
16529 TISONS BLUFF RD		S	628.88	Commercial - Water/Sewer	12/28/21 - 01/30/22	Commercial Sewer Service		
Detail	Basic Monthly Charge		105.75	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:	Sewer Usage Charge		475.58	87650993	1668	79000 GAL	33	Regular
	Environmental Charge		29.23					
	City of Jacksonville Franchise Fee		18.32					
16529 TISONS BLUFF RD		W	216.24	Commercial - Water/Sewer	12/28/21 - 01/30/22	Commercial Water Service		
Detail	Basic Monthly Charge		63.00	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:	Water Consumption Charge		117.71	87650993	1668	79000 GAL	33	Regular
	Environmental Charge		29.23					
	City of Jacksonville Franchise Fee		6.30					
261 BRADFORD LAKE CR		I	243.88	Irrigation 1 - Commercial	12/28/21 - 01/30/22	Commercial Irrigation Service		
Detail	Basic Monthly Charge		18.90	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17	81523391	3777	52000 GAL	33	Regular
	Tier 2 Consumption (> 14 kgal @ \$3.96)		150.47					
	Environmental Charge		19.24					
	City of Jacksonville Franchise Fee		7.10					
79 BRADFORD LAKE CR		I	163.61	Irrigation 1 - Commercial	12/28/21 - 01/30/22	Commercial Irrigation Service		
Detail	Basic Monthly Charge		18.90	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17	83974232	1694	34000 GAL	33	Regular
	Tier 2 Consumption (> 14 kgal @ \$3.96)		79.19					
	Environmental Charge		12.58					
	City of Jacksonville Franchise Fee		4.77					

PO Box 551203
Jacksonville, FL 32255

APPROVED

Mark Johnson 02/16/22

Invoice

Date	Invoice #
2/11/2022	7881

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

		Terms	Due Date	Project
		Net 30	3/13/2022	CC Duval Property, ...
Item	Description	Rate	Serviced	Amount
Maintenance	Installment for monthly services-January 2022 Service 360 538 46200 Jan 22 lawn maint.	4,091.00		4,091.00
It is our pleasure to serve your lawn and landscaping needs!			Current Charges	\$4,091.00

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

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



Invoice

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

Invoice # 395659
Date 1/31/2022

Terms

Due Date 2/28/2022

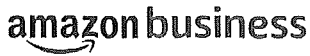
Memo

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			
Cleaning Products 320 572 520.00			71.37
Chair leg caps 1 1 1			9.62
Gym matt, Basketball net, Door stop, Slider 320 572 520.00			181.03
Cord cover 1 1 1			31.23
Christmas tree storage bag 1 1 1			39.58
Decorative Ring Buoy - 1/7/22 1 1 1			43.70
Tree Storage Bag & Ring Buoy - 1/11/22 1 1 1			83.28
Water filter for Refrigerator 1 1 1			29.69
Replacement water filters 1 1 1			99.97
M.JOHNSON - Gate - gas for pressure washer 320 538 460.00			15.65
M.JOHNSON - Lowes - Paint , drywall			57.72
M.JOHNSON - Lowes - paint, batteries			90.86
M.JOHNSON - Gate - gas for pressure washer			15.91
M.JOHNSON - Home Depot - paint , brushes			151.64
Total Billable Expenses			921.25

Total \$921.25



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

Invoice summary

Payment due by February 03, 2022

Item subtotal before tax	\$ 66.70
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 66.70
Tax	\$ 4.67
Amount due	\$ 71.37 USD

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) WFBUS6S

Check

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

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.

Account # A2DPS3ST4NXTBP

Payment terms Net 30

Purchase date 03-Jan-2022

Purchased by mark johnson

Cost center Northeast

GL code DSD-51003 Housekeeping/J
anitor

Location DSD - Tison's Landing

Billable / Billable

Non-Billable

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

Invoice details

Description	Qty	Unit price	Item subtotal before tax	Tax
1 Scrubbing Bubbles Bathroom Cleaner Aerosol, Fresh, 22 Ounce (Pack of 2)	1	\$26.80	\$26.80	7.000%

ASIN: B00J5HC3TK Sold by: DEALS 4 U
Order # 114-2965097-2853827

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

Invoice summary

Payment due by February 03, 2022

Item subtotal before tax	\$ 8.99
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 8.99
Tax	\$ 0.63
Amount due	\$ 9.62 USD

Account # A2DPS3ST4NXTBP

Payment terms Net 30

Purchase date 04-Jan-2022

Purchased by mark johnson

Cost center Northeast

GL code DSD - 51010 Repairs &
Mainten

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) WFBUS6S

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 Sopito Chair Leg Tips Caps 1 Inch Rubber Table Chair Leg Caps,16 PCS, Black	1	\$8.99	\$8.99	7.000%

ASIN: B07W8FLT67 Sold by: qiang zeng
Order # 114-1001374-9332232

Total before tax \$8.99



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

Invoice summary

Payment due by February 03, 2022

Item subtotal before tax	\$ 169.19
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 169.19
Tax	\$ 11.84
Amount due	\$ 181.03 USD

Account # A2DPS3ST4NXTBP

Payment terms Net 30

Purchase date 03-Jan-2022

Purchased by mark johnson

Cost center Northeast

GL code DSD - 51010 Repairs & Mainten

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) WFBUS6S

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 Day 1 Fitness Folding Gymnastics Gym Mat, Black, 2'x6'	2	\$54.20	\$108.40	7.000%

ASIN: B07DQ8XXFW Sold by: Amazon.com Services LLC
Order # 114-5177553-7802640

Description	Qty	Unit price	Item subtotal before tax	Tax
2 Ultra Sporting Goods Heavy Duty Basketball Net Replacement - All Weather Anti Whip, Fits Standard Indoor or Outdoor Rims - 12 Loops (White) ASIN: B0792NS47G Sold by: UF Fund Asset 3 IM LLC Order # 114-9412052-0613064	4	\$9.99	\$39.96	7.000%
3 40pcs Furniture Felt Pad Round Heavy Duty Nail-on Slider Glide Pad Floor Protector for Wooden Furniture Chair Tables Leg Feet(Dia 0.7"/18mm,Brown) ASIN: B01KNAEJ4Y Sold by: HE HUAN XIN Order # 114-9190220-1237858	1	\$5.95	\$5.95	7.000%
4 Jack N'Drill (3 ⅛) Rigid Door Stop (12 Pack) - Rustproof Satin Nickel Solid Door Stopper w/ Durable Rubber Tips Protects Walls & Doors from D ASIN: B07SQFKBDN Sold by: SHOW EASY ENTERPRISE CO., LTD. Order # 114-9412052-0613064	1	\$14.88	\$14.88	7.000%
			Total before tax	\$169.19
			Tax	\$11.84
			Amount due	\$181.03

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

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

Invoice summary

Payment due by February 05, 2022

Item subtotal before tax	\$ 29.19
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 29.19
Tax	\$ 2.04
Amount due	\$ 31.23 USD

Account # A2DPS3ST4NXTBP

Payment terms Net 30

Purchase date 05-Jan-2022

Purchased by mark johnson

Cost center Northeast

GL code DSD - 51010 Repairs &
Mainten

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) WFBUS6S

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

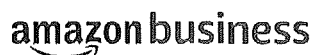
Include Amazon invoice number(s) in the descriptive field of your electronic funds transfer payment, or
Email ar-businessinvoicing@amazon.com to submit your remittance detail.

Invoice details

Description	Qty	Unit price	Item subtotal before tax	Tax
1 D-Line 13.12ft White Cord Cover Kit, Half Round Cable Raceway, Paintable Self-Adhesive Cord Hider, TV Wire Hider, Cable Management - 4X 1.18 (W) x 0.5	1	\$29.19	\$29.19	7.000%

ASIN: B07C41H4B6 Sold by: D-Line USA Inc.

Order # 114-5082460-3517858



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

Invoice summary

Payment due by February 06, 2022

Item subtotal before tax	\$ 36.99
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 36.99
Tax	\$ 2.59
Amount due	\$ 39.58 USD

Account #	A2DPS3ST4NXTBP
Payment terms	Net 30
Purchase date	04-Jan-2022
Purchased by	mark johnson
Cost center	Northeast
GL code	DSD - 51010 Repairs & Mainten
Location	DSD - Tison's Landing
Billable / Non-Billable	Billable

Pay by

Electronic funds transfer (EFT/ACH/Wire)

Account name Amazon Capital Services, Inc.
Bank name Wells Fargo Bank
ACH routing # (ABA) 121000248
Bank account # (DDA) 41630410417183962
SWIFT code (wire transfer) WFBUS6S

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

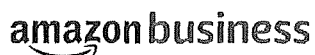
mark johnson
96042 BASS LN
YULEE, FL 32097-6592

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 Rolling Large Christmas Tree Storage Bag - Fits Upto 9 ft. Artificial Disassembled Trees, Durable Handles & Wheels for Easy Carrying and Transport - 6	1	\$36.99	\$36.99	7.000%

ASIN: B08Z4GTDZC Sold by: Sandsnake Ventures, Inc
Order # 114-4763189-9591445



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

Invoice summary

Payment due by February 10, 2022

Item subtotal before tax	\$ 40.84
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 40.84
Tax	\$ 2.86
Amount due	\$ 43.70 USD

Account #	A2DPS3ST4NXTBP
Payment terms	Net 30
Purchase date	07-Jan-2022
Purchased by	mark johnson
Cost center	Northeast
GL code	DSD - 51010 Repairs & Mainten
Location	DSD - Tison's Landing
Billable / Non-Billable	Billable

Pay by

Electronic funds transfer (EFT/ACH/Wire)

Account name Amazon Capital Services, Inc.
Bank name Wells Fargo Bank
ACH routing # (ABA) 121000248
Bank account # (DDA) 41630410417183962
SWIFT code (wire transfer) WFBUS6S

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

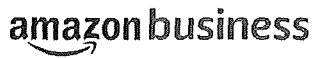
Include Amazon invoice number(s) in the descriptive field of your electronic funds transfer payment, or
Email ar-businessinvoicing@amazon.com to submit your remittance detail.

Invoice details

Description	Qty	Unit price	Item subtotal before tax	Tax
1 Taylor Made Products 372 Decorative Ring Buoy, 20-Inch, White	1	\$40.84	\$40.84	7.000%

ASIN: B004VU8EYE
Order # 114-0180729-9117079
Sold by: Amazon.com Services LLC

Total before tax \$40.84
Tax \$2.86



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

Invoice summary

Payment due by February 14, 2022

Item subtotal before tax	\$ 78.59
Shipping & handling	\$ 0.00
Promos & discounts	(\$ 0.76)
Total before tax	\$ 77.83
Tax	\$ 5.45
Amount due	\$ 83.28 USD

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) WFBUS6S

Check

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

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.

Account # A2DPS3ST4NXTBP

Payment terms Net 30

Purchase date 11-Jan-2022

Purchased by mark johnson

Cost center Northeast

GL code DSD - 51010 Repairs & Mainten

Location DSD - Tison's Landing

Billable / Billable

Non-Billable

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

Invoice details

Description	Qty	Unit price	Item subtotal before tax	Tax
1 Taylor Made Products 372 Decorative Ring Buoy, 20-Inch, White	1	\$41.60	\$41.60	7.000%

ASIN: B004VU8EYE
Order # 112-0979657-2856237
Sold by: Outside the Docks, Inc.

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

Invoice summary

Payment due by February 21, 2022

Item subtotal before tax	\$ 29.69
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 29.69
Tax	\$ 0.00
Amount due	\$ 29.69 USD

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) WFBUS6S

Check

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

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.

Account # A2DPS3ST4NXTBP

Payment terms Net 30

Purchase date 21-Jan-2022

Purchased by mark johnson

Cost center Northeast

GL code DSD - 51010 Repairs & Mainten

Location DSD - Tison's Landing

Billable / Billable

Non-Billable

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

Invoice details

Description	Qty	Unit price	Item subtotal before tax	Tax
1 Waterdrop GSWF Refrigerator Water Filter, Replacement for GE® GSWF Smart Water 238C2334P001, Kenmore 46-9914, 469914, 9914, 3 Filters (Package May Va	1	\$29.69	\$29.69	0.000%

ASIN:
B01CA3KOA0
Sold by: Qingdao Ecopure Filter Co., Ltd
Order # 114-4942330-9009059

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

Invoice summary

Payment due by February 22, 2022

Item subtotal before tax	\$ 99.97
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00

Total before tax	\$ 99.97
Tax	\$ 0.00

Amount due \$ 99.97 USD

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)	WFBUS6S

Check

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

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.

Account # A2DPS3ST4NXTBP

Payment terms Net 30

Purchase date 21-Jan-2022

Purchased by mark johnson

Cost center Northeast

GL code DSD - 51010 Repairs & Mainten

Location DSD - Tison's Landing

Billable / Billable

Non-Billable

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

Invoice details

Description	Qty	Unit price	Item subtotal before tax	Tax
1 Replacement for Еlаy 51300C 2-PACK - WаtеrSеntry Plus - Bottle Filters - Water Filter (2-PACK)	1	\$99.97	\$99.97	0.000%

ASIN:	Sold by: Sophie Kohlmann
B09P1PHLMH	
Order #	114-3151047-7573034

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

Receipt #83510
01/21/2022
07:13

Pump Gallons Price
08 4.893 \$ 3.199
Product: Regular
TOTAL FUEL \$ 15.65

Refer #102564779
Batch #4252
Sequence #854141

SALE
American Express
Card Num : (C)
XXXXXXXXXXXX1781
Chip Read

USD\$ 15.65

AMERICAN EXPRESS
AID:
A000000025010801
TVR: 0000008000
IAD: XXXXXXXXXXXXXX
TSI: E800
ARC: 00
ARQC:
707965DG9848EE61

01/21/2022 07:12:21

I agree to pay the
above total Amount
according to Card
Issuer Agreement.
Term: 501
Appr : 808628

Thank you for
choosing GATE!

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

- SALE -

SALES#: S1647HRS 4151668 TRANS#: 10077019 01-13-22

23229 32-OZ DRYDEX SPACKLING	9.48
785604 URNR 3-IN FLEX PUTTY KNIF	8.48
2557219 124 FL OZ HGTV OVATION SA	35.98

SUBTOTAL:	53.94
TAX:	3.78
INVOICE 10064 TOTAL:	57.72
AMEX:	57.72

AMEX: XXXXXXXXXXXX1781 AMOUNT:57.72 AUTHCD: 801560

CHIP REFID:164710078463 01/13/22 07:30:02

APL: AMERICAN EXPRESS TVR: 0000000000

AID: A000000025010801 TSI: E800

STORE: 1647 TERMINAL: 10 01/13/22 07:30:19

OF ITEMS PURCHASED: 3

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOVE'S.
FOR DETAILS ON OUR RETURN POLICY, VISIT
LOVES.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 LOVES.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.loves.com/survey *

* Y O U R I D #100642 164790 133074 *

* *

* NO PURCHASE NECESSARY TO ENTER OR WIN. *

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

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

STORE: 1647 TERMINAL: 10 01/13/22 07:30:19

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

-- SALE --

SALES#: S1647CJ1 626666 TRANS#: 10991132 01-12-22

416297 15-OZ PRO 2X FLOR ORANGE	6.98
2557213 124 FL OZ HOTV OVAION FL	59.96
2 @ 29.98	
551855 ENERGIZER AAA 24-PACK	17.98

SUBTOTAL:	84.92
TAX:	5.94
INVOICE 10876 TOTAL:	90.86
AMEX:	90.86

AMEX: XXXXXXXXXXXX1781 AMOUNT:90.86 AUTHCD: 023323

CHIP REFID:164710078241 01/12/22 07:38:41

APL: AMERICAN EXPRESS TUR: 0000008000

AID: A000000025010801 TSI: E800

STORE: 1647 TERMINAL: 10 01/12/22 07:38:52

OF ITEMS PURCHASED: 4

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	*
*	Y O U R I D #108769 164730 127327	*
*		*

*	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 01/12/22 07:38:52

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

Receipt #75899
01/11/2022
07:19

Pump Gallons Price
02 5.006 \$ 3.179
Product: Regular
TOTAL FUEL \$ 15.91

Refer #102496334
Batch #4242
Sequence #831064

SALE
American Express
Card Num : (C)
XXXXXXXXXXXX1781
Chip Read

USD\$ 15.91

AMERICAN EXPRESS
AID:
A000000025010801
TVR: 0000008000
IAD: XXXXXXXXXXXXXXX
TSI: E800
ARC: 00
ARQC:
673EF8AC0A5B49BD

01/11/2022 07:17:49

I agree to pay the
above Total Amount
according to Card
Issuer Agreement.
Term: 501
Appr : 837932

Thank you for
choosing GATE!



**How doers
get more done.**

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

6921 00061 53597 01/11/22 07:39 AM
SALE CASHIER SHIRLEY

8961100859542 DROP CLOTH <A>	9.28
5'X5' EASY DROP CLOTH 80Z	
731919242068 PVC GL L/XL <A>	8.98
GMPC PVC COATED GLOVES L/XL	
071497184214 BRUSH <A>	19.98
WSTR PRO NP 3 PC BRUSH SET ALL PAINT	
037000695257 EXTRA DURABL <A>	11.47
MR CLEAN ERASER EXTRA POWER 10CT	
051115036835 2090 <A>	7.48
SCOTCHBLUE 1.88" 2090	
020066777982 RSTOGLBLKSPR <A>	
STOPS RUST GLOSS BLACK	
2@4.98	9.96
638060853429 PGP150 4PK <A>	6.77
3M PGP 9X11 SANDPAPER 150 GRIT 4PK	
040235751285 30 SEC GAL <A>	
30 SECONDS O/DR 128OZ	
2@10.98	21.96
056198677500 GLN INT SG <A>	
GLID PREM INT SG PURE WHITE 310Z	
2@12.98	25.96
4716609413399 20MAG SD ST <A>	19.88
HUSKY 20PC MAGNETIC SCREWDRIVER SET	

SUBTOTAL	141.72
SALES TAX	9.92
TOTAL	\$151.64

XXXXXXXXXXXX1781 AMEX USD\$ 151.64

AUTH CODE 854303/6610985 TA

Chip Read
AID A000000025010801 AMERICAN EXPRESS

6921 01/11/22 07:39 AM



6921 61 53597 01/11/2022 1805

RETURN POLICY DEFINITIONS		
POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90 04/11/2022

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 114404 107544
PASSWORD: 22061 107483

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.



Jacksonville Carriage Co LLC

12558 Old Kings Rd
Jacksonville, FL 32219
(904) 766-3933
www.JaxCarriage.Com

Invoice

Number: 20222553

Date: 2/23/2022

Bill To:

Dana Harden, CAM
Tison's Landing CDD
(904) 757-1547 w

Event Location:

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

Customer Email	Terms	Sales Rep
yellowbluffmanager@gmsnf.com		Bieni Boyce

Date	Service ID	Description	Quantity	Price	Amount
4/9/2022	Zoo	Petting Farm			
	Time	10:00am to 12:00pm			
	Deposit	Please remit a Non-Refundable deposit to reserve us. Bad weather rescheduling must be done by 4/8/2022 or balance is due.		\$500.00	\$500.00
	Balance	Balance due on arrival.		\$500.00	\$500.00

Jacksonville Carriage Co follows recommended guidelines for COVID-19. We will not cancel our services for the event unless it is legally prohibited. We reserve the time slot exclusively for your event and your non-refundable deposit is to hold this time for you. Please consider this when planning your event.

Please review this invoice to ensure it accurately reflects our agreement.
Add 4% for payments by credit card.

Bieni@JaxCarriage.Com

Total \$1,000.00

WARNING

Under Florida law, an equine activity sponsor or equine professional is not liable for an injury to, or the death of, a participant in equine activities resulting from the inherent risks of equine activities.

320 572 49400 50% \$ 500 Petting Farm



Jacksonville Carriage Co LLC

12558 Old Kings Rd
Jacksonville, FL 32219
(904) 766-3933
www.JaxCarriage.Com

Invoice

Number: 20222553 -1

Date: 2/23/2022

Bill To:

Dana Harden, CAM
Tison's Landing CDD
(904) 757-1547 w

Event Location:

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

Customer Email	Terms	Sales Rep
yellowbluffmanager@gmsnf.com		Bieni Boyce

Date	Service ID	Description	Quantity	Price	Amount
4/9/2022	Zoo	Petting Farm			
	Time	10:00am to 12:00pm			
	Deposit	Please remit a Non-Refundable deposit to reserve us. Bad weather rescheduling must be done by 4/8/2022 or balance is due.		\$500.00	\$500.00
	Balance	Balance due on arrival.		\$500.00	\$500.00

Jacksonville Carriage Co follows recommended guidelines for COVID-19. We will not cancel our services for the event unless it is legally prohibited. We reserve the time slot exclusively for your event and your non-refundable deposit is to hold this time for you. Please consider this when planning your event.

Please review this invoice to ensure it accurately reflects our agreement.
Add 4% for payments by credit card.

Bieni@JaxCarriage.Com

Total

\$1,000.00

WARNING

Under Florida law, an equine activity sponsor or equine professional is not liable for an injury to, or the death of, a participant in equine activities resulting from the inherent risks of equine activities.

360 572 49400 Balance Petting Farm \$500


TISONS LANDING CDD MONTHLY EXPENSE REPORT

BEGINNING 1/6/2022
ENDING 2/2/2022

DATE	DESCRIPTION	GL #	GL Description	RETAILER	TOTAL
1/6/2022	Wet jet refills	320.57200.46000	Maint & Repairs	Amazon	\$ 11.17
1/8/2022	Community surveys	320.57200.49400	Special Events	Survey Monkey	\$ 384.00
1/11/2022	Computer Monitor	320.57200.52000	Amenity Supplies	Best Buy	\$ 264.98
1/11/2022	Bagels Breakfast Supplies	320.57200.49400	Special Events	Walmart	\$ 52.54
1/11/2022	Organizational Calendar	320.57200.49400	Special Events	Amazon	\$ 12.89
1/11/2022	Gift Card for bagels	320.57200.49400	Special Events	Panera Bread	\$ 100.00
1/12/2022	HDMI cable for meetings	320.57200.52000	Amenity Supplies	Amazon	\$ 10.16
1/14/2022	Lift to replace parking lot light	320.57200.46000	Maint & Repairs	Sunbelt	\$ 390.27
1/31/2022	Printer	320.57200.52000	Amenity Supplies	Best Buy	\$ 199.99
1/31/2022	Printer Ink	320.57200.52000	Amenity Supplies	Best Buy	\$ 34.45
2/2/2022	Hooks and replacement pieces	320.57200.46000	Maint & Repairs	Lowe's	\$ 57.28
					\$1,517.73

Explanation:

Signature:



Dana Harden, Amenity Manager

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[Account Settings](#)

Order Details

[Print Receipt](#)

Purchase Date: Jan 31, 2022

Order Number: BBY01-806587623372

Total: \$234.44

[Payment Details](#) ▾



Hi Dana!

Before we can show you your full order details, we just need to make sure it's you.

[Sign In](#)

Shipment One

Delivered on Feb 2, 2022 ▾

[Shipping Address](#)

[Sign In to View](#)

Epson - T8223 - Pack Standard Capacity Multi Ink Cartridges



Model: T822520-S
SKU: 6428374
Quantity: 1

Item Total: \$34.45
Product Price: \$34.45
Sales Tax, Fees & Surcharges: \$0.00

[Return & Support Options](#)

Returnable until Feb 24, 2022.

Shipment Two

Delivered on Feb 3, 2022 ▾

[Shipping Address](#)

[Sign In to View](#)

Epson - WorkForce Pro WF-4820 Wireless All-in-One Printer



Model: C11CJ06201
SKU: 6426721
Quantity: 1

Item Total: \$199.99
Product Price: \$199.99
Sales Tax, Fees & Surcharges: \$0.00

[Return & Support Options](#)

Returnable until Feb 25, 2022.



Best Buy Support

Browse our Support Center for answers to frequently asked questions.

[Get help](#)

[Help](#)

Give us feedback @ survey.walmart.com
Thank you! ID #: RD8Y3192X6H



904-751-5552 Hgt: ADAM
13227 CITY SQUARE DR
JACKSONVILLE FL 32218

STW 03/02 DPH 006152 FEB 22 TRN 07779
CASH CHESL 007074212703 F 2.12 0
UNIP CASH CHS 007074205420 F 2.12 0
BLU DISP 074736300302 23.76 0
LUL CLASSIC 002550020421 I 7.56 0
VAL COOKIES 007074202177 I 5.94 0
ID CASHIER 004127102253 I 3.24 0
GV BLUEB COB 007074220046 F 1.06 0
COOKIES 007074213273 I 5.94 0
SUBTOTAL 52.54
TOTAL 52.54
VISA TEND 52.54
**** * 3429 1 2

Visa Credit
APPROVAL 0 011529
REF N 1042000314
TRANS ID - 582011596656664
VALIDATION - CP/D
PAYMENT SERVICE - E
ATD A0000000031010
AAC 12E01ACD55ADA093
TERMINAL N SC100067

01/11/22 11:34:25
CHARGE DUE 0.00
N ITEMS SOLD 0

LEN 2174 3616 0633 3907 3536



Give them the gift
of membership
Scan to gift today.

01/11/22 11:34:33
CUSTOMER COPY

REPRINT

Panera Bread
Cafe #: 601047
13271 City Station Dr
Jacksonville, FL 32218
Phone: 904-714-6488

Accuracy Matters
Your order should be correct every time.
If it's not, we'll fix it right away,
and give you a free treat for your
trouble. Just let an associate know.

01/11/2022 10:00:03 AM
Order Number: 626759 Cashier: Soo

1 Panera Card Add 100.00
Subtotal 100.00
Tax 0.00
Gratuity 0.00
Total 100.00
Visa 100.00
Acct: *****3429
AuthCode: 011624
Trans#: 00000037

View your Account at: www.mypanera.com
MyPanera Member: *****87846
MyPanera Offers Earned:
\$2 off You Pick Two: 1 (Exp Date 02/10/22)
Visits To Next Reward: 7

www.panerabread.com

To Go
Your Order Number is: 626759
Customer / Pager: Dana 0

*** Customer Copy ***

amazon.com

Final Details for Order #114-5588464-3271454
[Print this page for your records.](#)

Order Placed: January 11, 2022
Amazon.com order number: 114-5588464-3271454
Order Total: \$10.16

Shipped on January 11, 2022

Items Ordered	Price
1 of: DisplayPort to HDMI 6 Feet Gold-Plated Cable, Avacon Display Port to HDMI Adapter Male to Male Black	\$9.45
Sold by: BenfeiDirect (seller profile)	
Condition: New	

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

Shipping Speed:
FREE Prime Delivery

Payment information

Payment Method:
Visa | Last digits: 3429

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

Item(s) Subtotal:	\$9.45
Shipping & Handling:	\$0.00

Total before tax:	\$9.45
Estimated tax to be collected:	\$0.71

Grand Total:	\$10.16

Credit Card transactions

Visa ending in 3429: January 11, 2022: \$10.16

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

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LOVE'S HOME CENTERS, LLC
9525 REVENUE SQUARE BLVD N
JACKSONVILLE, FL 32225 (904) 855-0000

- SALE -

SALES#: 50503YCA 4116286 TRANS#: 64827694 02-02-22

Welcome to Best Buy #1475
13141 CITY STATION DR
JACKSONVILLE, FL 32218



Val:100003-147806-458038-679114-190128-07426

1475 068 6786 01/11/22 11:55

TAX EXEMPT

5425904 S2721NX 219.99 E
DELL 27 MONITOR-S2721NX
299.99 Was Price
80 00- Sale Discount
Sales Tax 0.00
8903072 4YR 200-299 44.99 E
4YR 200-299.99 MONITOR GSP-R
Plan ID 6938300397
SKU# 6425904
Sales Tax 0.00

Subtotal 264.98
Sales Tax 0.00

Total 264.98

*****3429 ChipRead USD\$ 264.98
Visa Credit - VISA
HARDEN/DANA
Approval 011316

CARD ENTRY: Chip
MODE: Issuer
AID: A0000000031010

Other Savings 80.00

3662673 RD SH DECO GARMENT HOOK 2 11.96
2 @ 5.98
3694959 SS 6-IN X 36-IN BARNWOOD 5.34
3 @ 1.78
848907 22-IN AQUA WOODGRAIN CLOC 39.98

SUBTOTAL: 57.28

TAX: 0.00

INVOICE 14058 TOTAL: 57.28

VISA: 57.28

VISA: XXXXXXXXXXXX3429 AMOUNT:57.28 AUTHCD: 002195

CHIP REFID:050314043903 02/02/22 13:47:13

CUSTOMER CODE: no

APL: Visa Credit TVR: 0080008000

AID: A0000000031010 ISI: E800

STORE: 503 TERMINAL: 14 02/02/22 13:48:14

OF ITEMS PURCHASED: 6

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOVE'S.

FOR DETAILS ON OUR RETURN POLICY, VISIT

LOVES.COM/RETURNS

A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE

AT OUR CUSTOMER SERVICE DESK

STORE MANAGER: MARC CARRASQUILLO

LOVE'S PRICE PROMISE

FOR MORE DETAILS, VISIT LOVES.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.loves.com/survey *
* Y O U R I D #140581 050340 339528 *
*
* NO PURCHASE NECESSARY TO ENTER OR WIN. *
* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. *
* OFFICIAL RULES & WINNERS AT: www.loves.com/survey *

STORE: 503 TERMINAL: 14 02/02/22 13:48:14

amazon.com

Final Details for Order #114-8090050-5270649

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

Order Placed: January 6, 2022

Amazon.com order number: 114-8090050-5270649

Order Total: \$12.89

Shipped on January 10, 2022

Items Ordered

	Price
1 of: <i>Monyes 2021 - 2023 Wall Calendar, 17" x 12" Academic Desk Calendar, 2 Year Wirebound Calendar</i>	\$11.99

Sold by: Monyes ([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

Item(s) Subtotal: \$11.99

Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$11.99

Estimated tax to be collected: \$0.90

Grand Total: \$12.89

Credit Card transactions

Visa ending in 3429: January 10, 2022: \$12.89

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

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amazon.com

Final Details for Order #114-3447296-7171428
[Print this page for your records.](#)

Order Placed: January 6, 2022
Amazon.com order number: 114-3447296-7171428
Order Total: \$11.17

Shipped on January 6, 2022

Items Ordered

	Price
1 of: Swiffer WetJet Multi-Purpose Floor Cleaner Solution with Febreze Refill, Lavender Vanilla and Comfort Scent, 1.25 Liter (Pack of 2)	\$10.39
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

Payment information

Payment Method:

Visa | Last digits: 3429

Item(s) Subtotal: \$10.39
Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$10.39
Estimated tax to be collected: \$0.78

Grand Total: \$11.17

Credit Card transactions

Visa ending in 3429: January 6, 2022: \$11.17

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

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Invoice #41992144

Jan 8, 2022

Paid on Jan 8, 2022 5:48:00 PM (UTC)

Description	Billing Period	Quantity	Amount
Advantage Annual Plan	Jan 8, 2022 - Jan 7, 2023	1	\$384
			Total: \$384

Billing Details

Dana Harden

Tisons Landing CDD

16529 Tison's Bluff Rd.

Jacksonville

Florida

32226

United States

Username: TisonsLandingCDD

Notes

Subscription Renewal Charge

How to Pay

Payment made on

Jan 8, 2022 5:48:00 PM (UTC).

Payment Method: VISA

Card Number(last 4 digits): 3429

Mxmentive Inc. FKA SurveyMonkey Inc.
One Curiosity Way, San Mateo CA 94403, USA
Our Tax ID (EIN): 37-1581003
Contact: billing@surveymonkey.com



INVOICE
SEND ALL PAYMENTS TO:
SUNBELT RENTALS, INC
PO BOX 409211
ATLANTA, GA 30384-9211

INVOICE NUMBER	121750438-0001
ACCOUNT NUMBER	FL H240161758340
INVOICE DATE	1/17/22
PAGE	1

INVOICE TO

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

JOB ADDRESS

TIMOTHY HARDEN;14925 N MAIN ST;JACKSONVI
HARDEN, LCAM, DANA
16529 TISONS BLUFF ROAD
TISONS LANDING COMMUNITY
JACKSONVILLE, FL 32218
C#: 904-571-5848 J#: 904-571-5848

RECEIVED BY
HARDEN, TIMOTHY

CONTRACT NUMBER
121750438

PURCHASE ORDER NUMBER
N/R

JOB NUMBER
TISONS BLUFF

BRANCH
0007 JACKSONVILLE PC007
5415 PHILIPS HWY
JACKSONVILLE, FL 32207 7938
904-443-2955

QTY	EQUIPMENT #	Min	Day	Week	4 Week	Amount
1.00	34' TOWABLE ART MANLIFT 10488693 Make: JLG Model: T350 Ser #: 0030013780 HR OUT: 4.738 HR IN: 6.001 TOTAL: 1.263 Billed from 1/14/22 thru 1/15/22 Cpu@0007	335.00	335.00	1020.00	2020.00	335.00

Rental Sub-total: 335.00

SALES ITEMS:

Qty	Item number	Unit	Price	
1	ENVIRONMENTAL	EA	5.020	5.02
1	ENVIRONMENTAL/HAZMAT FEE 2133XXX0000	EA		N/C
1	RETURNED FULL	EA		
1	RENTAL PROTECTION PLAN	EA		50.25

PAYMENT HISTORY

DATE	TYPE	REF #	AUTH #	TRANS TYPE	AMOUNT	APPLIED
1/11/22	Pay On Return					
1/14/22	VISA	**3429	014486	CHARGED	390.27	390.27

CONTINUED

RENTAL RETURN

NET 30

SUBTOTAL	
TAX	
INVOICE TOTAL	

Alpha Dog Security

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

APPROVED

Mark Johnson 03/01/22

INVOICE

Invoice Number
22267

Invoice Date
3/1/2022

Customer Number
10313

Terms
Due On Receipt

TO: **Tison's Landing CDD**
16529 Tisons Bluff Rd

Jacksonville, FL 32218

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

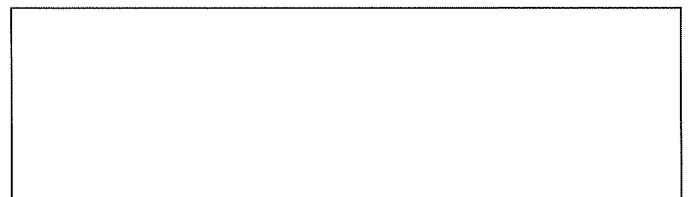
CUSTOMER NAME	CUST NO	PO NUMBER	INVOICE DATE	TERMS
Governmental Management	10313		3/1/2022	Due On Receipt

Description	Rate	Quantity	Amount
<i>Tison's Landing CDD - 16529 Tisons Bluff Rd Jacksonville, FL 32218</i>			
Alarm.com Cloud Access Control: 03/01/2022 - 03/31/2022	\$20.00	1.00	\$20.00
ADC-Access-Door-Addon x 4doors: 03/01/2022 - 03/31/2022	\$40.00	1.00	\$40.00
320 538 34502			
Subtotal			\$60.00
Taxes			\$0.00
Total			\$60.00
Payments/Credits			\$0.00
Net Due			\$60.00

As Of	Invoice No	Description	Amount	Net Due
03/01/2022	22267	Contracted Services	\$60.00	\$60.00

Alpha Dog Audio Video Security

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



LAW OFFICES

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

ESTABLISHED 1977

DENNIS E. LYLES
JOHN W. MAURO
KENNETH W. MORGAN, JR.
BRUCE M. RAMSEY
RICHARD T. WOULFE
CAROL J. HEALY GLASGOW
MICHAEL J. PAWELCZYK
ANDREW A. RIEF
MANUEL R. COMRAS
SHIRLEY A. DELUNA
GINGER E. WALD
JEFFERY R. LAWLEY
DONNA M. KRUSBE
SCOTT C. COCHRAN
SHAWN B. MCKAMEY
ALINE O. MARCANTONIO

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)

January 31, 2022

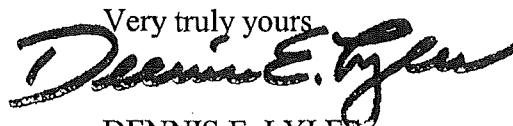
Mr. Richard Hans
Tison's Landing CDD
Governmental Management Services
5385 North Nob Hill Road
Sunrise, Florida 33351

**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
01/31/2022
Account No: 80-12113M
Statement No: 173450

Attn: MR. RICHARD P. HANS

TISON'S LANDING CDD

Fees

Hours

01/05/2022	GLK	PREPARE FOR, TRAVEL TO AND ATTEND MEETING OF BOARD OF SUPERVISORS	1.50
01/06/2022	MJP	RECEIPT AND REVIEW PAINTING PROPOSAL APPROVED BY BOARD OF SUPERVISORS	0.20
	MJP	PREPARE DRAFT RESOLUTION RE: RULE AMENDMENT FOR ACCESS CARDS	0.40
	MJP	PREPARE INITIAL DRAFT OF SMALL PROJECT AGREEMENT FOR CLUBHOUSE PAINTING PROJECT	0.80
01/07/2022	MJP	REVISIONS TO DRAFT RESOLUTION AMENDING AMENITY FACILITY RULES RE ACCESS CARDS	0.20
	MJP	REVISIONS TO SMALL PROJECT AGREEMENT WITH ACE PAINTING	0.40
	MJP	CORRESPONDENCE TO MARK JOHNSON AND ERNESTO TORRES WITH ATTACHMENT	0.30
	MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM ERNESTO TORRES	0.20
	MJP	CORRESPONDENCE TO ERNESTO TORRES	0.30
	MJP	RECEIPT, REVIEW AND REPLY TO CORRESPONDENCE FROM MARK JOHNSON	0.20
01/10/2022	MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM ERNESTO TORRES	0.10
	MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM ERNESTO TORRES	0.10
	MJP	REVISIONS TO DRAFT RESOLUTION PROPOSING RULE CHANGE RE: ACCESS CARDS	0.20
	MJP	REVISIONS TO SMALL PROJECT AGREEMENT WITH ACE PAINTING	0.30
	MJP	CORRESPONDENCE TO ERNESTO TORRES WITH ATTACHMENT	0.20

TISON'S LANDING CDD

Page: 2

01/31/2022

Account No: 80-12113M
Statement No: 173450

TISON'S LANDING CDD

		Hours	
	MJP CORRESPONDENCE TO ERNESTO TORRES AND MARK JOHNSON WITH ATTACHMENT	0.20	
01/11/2022	MJP RECEIPT AND REVIEW OF CORRESPONDENCE FROM MARK JOHNSON	0.10	
01/18/2022	MJP RECEIPT AND REVIEW OF CORRESPONDENCE FROM MARK JOHNSON WITH ATTACHMENT AND REPLY THERETO	0.40	
	MJP REVISIONS TO SMALL PROJECT AGREEMENT WITH ACE PAINTING	0.30	
	MJP CORRESPONDENCE TO ERNESTO TORRES AND MARK JOHNSON WITH ATTACHMENT	0.20	
01/19/2022	MJP RECEIPT AND REVIEW OF CORRESPONDENCE FROM MARK JOHNSON WITH ATTACHMENT	0.20	
01/20/2022	MJP RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE	0.20	
01/25/2022	GLK RECEIVE AND REVIEW DRAFT OF AGENDA FOR FEBRUARY 8, 2022 MEETING OF BOARD OF SUPERVISORS	0.30	
01/28/2022	MJP CORRESPONDENCE TO COURTNEY HOGGE	0.20	
	MJP RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE	0.20	
	For Current Services Rendered	7.70	2,117.50

Recapitulation

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
GERALD L. KNIGHT	PARTNERS	1.80	\$275.00	\$495.00
MICHAEL J. PAWELCZYK	PARTNERS	5.90	275.00	1,622.50

Previous Balance \$2,923.50

Total Current Work 2,117.50

Payments

01/14/2022	PAYMENT RECEIVED - THANK YOU	-1,713.50
01/31/2022	PAYMENT RECEIVED - THANK YOU	-1,210.00
	Total Payments	-2,923.50

TISON'S LANDING CDD

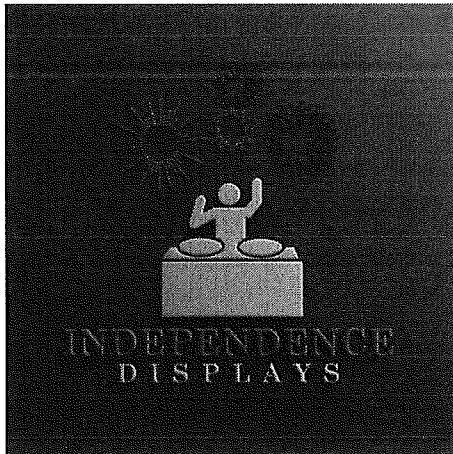
TISON'S LANDING CDD

Page: 3
01/31/2022
Account No: 80-12113M
Statement No: 173450

Balance Due

\$2,117.50

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



INVOICE

Date: March 2, 2022

INVOICE # 2201

Tisons Landing CDD

c/o Dana Harden

(904) 757-1547

Event Contact	Event	Payment Terms	Event Date
Daniel Polimeni	Yellow Bluff Landing Easter	50% Deposit, 50% Day of Event	April 9, 2022

Description	Line Total
DJ Services (continuous music, event broadcasts, no lighting needed)	\$500
Event Address: 16529 Tisons Bluff Road, Jacksonville, FL 32218	\$0
<i>Deposit 320 572 474 ew \$ 250.-</i>	
Send Deposit to:	
16360 Tisons Bluff Road	
Jacksonville, FL 32218	
Hand deliver balance to Event Contact on day of event.	
Deposit:	\$250
Balance:	\$250
Total Due:	\$500

Make all checks payable to Independence Displays, LLC

Thank you for your business!

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

INVOICE



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

APPROVED

Mark Johnson 03/01/22

Invoice #	640924
Account #	724857
Invoice Date	3/1/2022
Due Date	3/11/2022
Rep	JB

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

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

Purchase Order Number	Terms	Invoice Date Reflects Month of Service Provided	
	NET 10 DAYS		
Item	Description	Amount	
	Monthly Water Management Service (R) <i>March</i> <i>320 538 468</i> <i>512 469</i>	804.00	
Customer Total Balance		\$804.00	
Please confirm your bank bill payer amount matches your invoice amount if you use a bank bill payer service. Thank you!		Total Invoice	\$804.00

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

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

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

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

Amount Enclosed

Invoice #	640924
Account #	724857
Date	3/1/2022

Go Green! Contact us at Payments@lakedoctors.com to have your invoices emailed.

For address and contact updates, please email us at Frontdesk@lakedoctors.com.

**The Lake Doctors, Inc.
3543 State Road 419
Winter Springs, FL 32708**

IF PAYING BY CREDIT CARD, FILL OUT BELOW	
____ Mastercard	____ Visa
Card # _____	Card Verification # _____
Exp. Date # _____	Print Name _____
Billing Address: _____	Check box if same as above _____
Signature _____	



Invoice

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

Invoice # 395999
Date 3/1/2022

Terms

Due Date 3/1/2022

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 320 SF 2 45105	1	7,731.95	7,731.95
Pool maintenance SF 2 464	1	2,277.63	2,277.63
Field management and administration 538 34400	1	2,383.99	2,383.99
Janitorial maintenance SF 2 46601	1	2,336.75	2,336.75
Janitorial supplies 46602	1	282.19	282.19
Website fee 513 47510	1	250.00	250.00

Total \$15,262.51

Credit Memo

Vesta Property Services

Vesta
245 Riverside Avenue
Suite 250
Jacksonville FL 32202

Credit # 118332
Date 2/28/2022

PO #

Project

Subsidiary Vesta

Memo

Bill To

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

Item	Quantity	Description	Rate	Amount	Tax Rate
Pool Maintenance Services	1	Credit for January and February pool chemicals	1,535.10	1,535.10	

Total \$1,535.10

320 572 46500



Invoice

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

Invoice # 394609
Date 2/1/2022

Terms
Due Date 2/1/2022
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 320 572 45105	1	7,731.95	7,731.95
Pool maintenance 46400	1	2,277.63	2,277.63
Pool chemicals 46500	1	767.55	767.55
Field management and administration 528 34400	1	2,383.99	2,383.99
Janitorial maintenance 46601	1	2,336.75	2,336.75
Janitorial supplies 602	1	282.19	282.19
January website fee 310 513 49500	1	250.00	250.00
February website fee	1	250.00	250.00

Total \$16,280.06

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

March 3, 2022

Date

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

Payment Due Upon Receipt

Serial #	22-01421D	PO/File #		\$69.50
Notice of Rule Development				Amount Due
				Amount Paid
Tison's Landing Community Development District				\$69.50
				Payment Due
Case Number				
Publication Dates	3/3			
County	Duval			

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

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

001-310-51300-48000

Your notice can be found at www.jaxdailyrecord.com

TERMS: Net 30 days. Past due amounts will be charged a finance charge of 1.5% per month.

Preliminary Proof Of Legal Notice
(This is not a proof of publication.)

Please read copy of this advertisement and advise us of any necessary corrections before further publications.

**NOTICE OF RULE
DEVELOPMENT BY TISON'S
LANDING COMMUNITY
DEVELOPMENT DISTRICT**

In accord with Chapter 190, Florida Statutes, the Tison's Landing Community Development District ("District") hereby gives notice of its intention to develop rule amendments relating to use of the Amenity Center by revising subsection (2) of section A entitled "User Fee Structure," to increase the number of facility access cards available to each property owner or non-resident member from two to four under specified conditions, and providing that such two additional cards may be purchased at a rate of \$30.00 each. The purpose and effect of the proposed rule amendments is to provide additional guidelines and procedures for use of the amenity center facilities. A public hearing on the proposed rule amendments will be conducted by the District's Board of Supervisors on April 11, 2022, at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida 32218. Specific legal authority for the rule amendments includes Sections 190.011, 190.012(3), 190.035, 120.54, and 120.81, Florida Statutes. A copy of the proposed rule amendments may be obtained by contacting the District Manager at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, or by calling (904) 940-5850.

Ernesto Torres
District Manager

Mar. 3 oo (22-01421D)

12

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

March 3, 2022

Date

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

Payment Due Upon Receipt

Serial #	22-01422D	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	3/3			
County	Duval			

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

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

001-310-51300-48000

Your notice can be found at www.jaxdailyrecord.com

TERMS: Net 30 days. Past due amounts will be charged a finance charge of 1.5% per month.

Preliminary Proof Of Legal Notice
(This is not a proof of publication.)

*Please read copy of this advertisement and advise us of any
necessary corrections before further publications.*

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

Notice is hereby given that the Tison's Landing Community Development District ("District") is scheduled to hold a Board of Supervisors meeting on Monday, March 14, 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

Mar. 3 00 (22-01422D)

4
Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 425

Invoice Date: 3/1/22

Due Date: 3/1/22

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - March 2022 001 310 51300 34000		4,166.67	4,166.67
Website Administration - March 2022 49500		100.00	100.00
Information Technology - March 2022 35100		100.00	100.00
Dissemination Agent Services - March 2022 31200		83.33	83.33
Copies 42500		30.90	30.90

Total \$4,480.90

Payments/Credits \$0.00

Balance Due \$4,480.90

LawnBoy Lawn Services
PO Box 551203
Jacksonville, FL 32255

APPROVED

Mark Johnson 03/02/22

Invoice

Date	Invoice #
3/1/2022	7916

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

Terms	Due Date	Project
Net 30	3/31/2022	CC Duval Property, ...

Item	Description	Rate	Serviced	Amount
Maintenance	Installment for monthly services-February 2022 Service SL 001-320-53800-46200	4,091.00		4,091.00
It is our pleasure to serve your lawn and landscaping needs!			Current Charges	\$4,091.00

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

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



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

Invoice

Date 3/1/2022

Invoice # 131295605337

APPROVED

Terms	Net 20
Due Date	3/21/2022
PO #	

Mark Johnson 03/02/22

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

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate <i>Month 22 - Pool chem. reb</i> <i>142</i> <i>001-320-57200-46500</i>	1	ea	915.00

Subtotal 915.00
Shipping Cost (FEDEX GROUND) 0.00
Total 915.00
Amount Due \$915.00

Remittance Slip

Customer
13TIS025
Invoice #
131295605337

Amount Due \$915.00

Amount Paid _____

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295605337



Invoice

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

Invoice # 396704
Date 3/7/2022

Terms

Due Date

Memo Monthly Fees

Bill To

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

Description	Quantity	Rate	Amount
Pressure washing services	1	1,500.00	1,500.00

Total \$1,500.00

157

001-320-53800-49100

Tiziana Cessna

From: Ernesto Torres <etorres@gmsnf.com>
Sent: Monday, November 15, 2021 12:41 PM
To: Tisons Landing CDD; Tiziana Cessna
Subject: Re: Tison Pressure Wash invoice

Sure. Do you mind sending a new invoice?

- Ernesto Torres

.....
Governmental Management Services

From: Tisons Landing CDD <yellowbluffmanager@gmsnf.com>
Date: Friday, November 12, 2021 at 9:54 AM
To: Tiziana Cessna <TCessna@gmsnf.com>, Ernesto Torres <etorres@gmsnf.com>
Subject: RE: Tison Pressure Wash invoice

Ernesto, I spoke with Brandon regarding this and he is OK with ½ up front and ½ upon completion. Is it OK to proceed with that direction?

Sincerely,
Dana A. Harden, CAM
General Manager



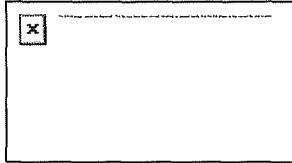
16529 Tisons Bluff Road
Jacksonville, FL 32218
P: 904.757.1547
www.VestaPropertyServices.com

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From: Tiziana Cessna
Sent: Friday, November 12, 2021 8:36 AM
To: Tisons Landing CDD; Ernesto Torres
Subject: FW: Tison Pressure Wash invoice

Hi,
What did you decide?

Tiziana Cessna
GMS-SF, LLC
5385 N Nob Hill Road
Sunrise, FL 33351
(954) 721-8681 x 218
(954) 721-9202
tcessna@gmssf.com



Please consider the environment before printing this email.

From: Ernesto Torres <etorres@gmsnf.com>
Sent: Tuesday, November 9, 2021 11:23 AM
To: Dana A. Harden <dharden@vestapropertyservices.com>
Cc: Tiziana Cessna <Tcessna@gmssf.com>
Subject: FW: Tison Pressure Wash invoice

Dana,

The proposal was approved on November 3, 2021. Can you verify all the pressure washing is complete before the invoice is processed?

- Ernesto Torres

.....
Governmental Management Services

From: Priscila Gieselman <pgieselman@vestapropertyservices.com>
Date: Tuesday, November 9, 2021 at 10:35 AM
To: tcessna@gmssf.com <tcessna@gmssf.com>
Cc: Ernesto Torres <etorres@gmsnf.com>, Dana A. Harden <dharden@vestapropertyservices.com>
Subject: Tison Pressure Wash invoice

Good Morning,

Please see attached invoice.

Regards,

Priscila Gieselman
Accounting Supervisor

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	Jan 20	-\$123.35
Balance forward		\$0.00
Regular monthly charges	Page 3	\$123.35
Taxes, fees and other charges		\$0.00
New charges		\$123.35

Amount due \$123.35

! Thanks for paying by Automatic Payment

Your electronic payment of \$123.35 will be applied on Feb 19, 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

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

Account number **8495 74 120 3534627**

Automatic payment **Feb 19, 2022**

Please pay \$123.35

Electronic payment will be applied Feb 19, 2022

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574120353462700123356

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

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Additional billing information

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Online

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By App

Download the Comcast Business App



In-Store

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

Regular monthly charges		\$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.

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		\$464.51
EFT Payment - thank you	Jan 17	-\$463.51
Balance forward		\$1.00
Regular monthly charges	Page 3	\$458.75
Taxes, fees and other charges	Page 3	\$4.04
New charges		\$462.79

Amount due **\$463.79**

Thanks for paying by Automatic Payment

Your electronic payment of \$463.79 will be applied on Feb 16, 2022.

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

Please write your account number on your check or money order

Do not include correspondence with payment

**COMCAST
BUSINESS**

141 NW 16TH ST
POMPANO BEACH FL 33060-5250

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

Account number **8495 74 120 0906133**

Automatic payment Feb 16, 2022

Please pay \$463.79

Electronic payment will be applied Feb 16, 2022

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574120090613300463794

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Call us anytime

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

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

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Attn: M. Gifford.

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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 **\$458.75**

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 **\$39.90**

Directory List Mgmt Fee - Adjustment	Dec 26 - Mar 03	-\$1.00
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 **\$4.04**

Other charges **\$4.04**

Regulatory Cost Recovery	\$1.38
Federal Universal Service Fund	\$2.66

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.

TV Update: Effective March 22, 2022, Kids Street and AFRO will only be available in HD; Kids Street HD will be added to Standard ch 1722; and AFRO HD ch 1623 will move from Preferred to Standard. An X1 TV box and HD programming (not included, additional charges may apply) are required to view these channels.

Universal Service Fund: The FCC modifies the rate that voice providers pay into the USF on a quarterly basis. USF is assessed on applicable voice services as the Federal Universal Service Fund at the FCC's approved rate. See: fcc.gov/encyclopedia/contribution-factor-quarterly-filings-universal-service-fund-usf-management-support. A new rate becomes effective January 1, 2022.

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.



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 0687-001197740
Invoice Date January 16, 2022
Previous Balance \$275.42
Payments/Adjustments -\$275.42
Current Invoice Charges \$274.50

Total Amount Due \$274.50	Payment Due Date February 05, 2022
--	---

PAYMENTS/ADJUSTMENTS

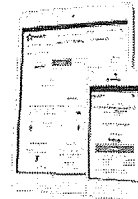
<u>Description</u>	<u>Reference</u>	<u>Amount</u>
Payment - Thank You 01/05	5555555	-\$275.42

CURRENT INVOICE CHARGES

<u>Description</u>	<u>Reference</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Amount</u>
Tison's Landing Amenity Center 16529 Tisons Bluff Rd PO 9687025-50				
Jacksonville, FL Contract: 9687025 (C50)				
1 Waste Container 4 Cu Yd, 1 Lift Per Week				
Pickup Service 02/01-02/28			\$161.66	\$161.66
Container Refresh 02/01-02/28		1.0000	\$9.00	\$9.00
Total Fuel/Environmental Recovery Fee				\$63.95
Total Franchise - Local				\$39.89
CURRENT INVOICE CHARGES				\$274.50

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RepublicServices.com today.



8619 Western Way
Jacksonville FL 32256-036060

Thank You For Choosing Paperless

Total Enclosed

Return Service Requested

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

Total Amount Due \$274.50
Payment Due Date February 05, 2022
Account Number 3-0687-0002027
Invoice Number 0687-001197740



For Billing Address Changes,
Check Box and Complete Reverse.

Make Checks Payable To:

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



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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	

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
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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
ALINE O. MARCANTONIO

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)

February 28, 2022

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

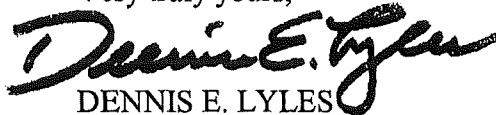
Re: Tison's Landing CDD
Our File No.: 80.12113

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
02/28/2022
Account No: 80-12113M
Statement No: 173789

Attn: MR. RICHARD P. HANS

TISON'S LANDING CDD

Fees

		Hours
02/01/2022		
GLK	REVIEW PROPOSED AGENDA FOR FEBRUARY 8, 2022 BOARD MEETING, REVIEW OF FILE	0.40
02/08/2022		
GLK	PREPARE FOR, TRAVEL TO AND ATTEND MEETING OF BOARD OF SUPERVISORS	2.50
02/09/2022		
GLK	TELEPHONE CONFERENCE WITH MARK JOHNSON, TELEPHONE CONFERENCE WITH COURTNEY HOGGE, REVIEW DOCUMENTS RE: PROPOSED AGREEMENT WITH POOLSURE	0.40
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE WITH MULTIPLE ATTACHMENTS	0.30
MJP	REVISIONS TO NOTICE OF RULE DEVELOPMENT AND NOTICE OF RULEMAKING	0.30
MJP	REVIEW MULTIPLE NOTICES FROM TRUSTEE RE: NAME CHANGE; RECEIPT AND REVIEW MULTIPLE CORRESPONDENCE FROM RICH HANS; MULTIPLE TELEPHONE CONFERENCE WITH RICH HANS	0.10
MJP	REVIEW MULTIPLE CORRESPONDENCE AND ATTACHMENTS RELATED TO ITEMS REQUIRING DISTRICT COUNSEL INPUT OR ASSISTANCE	0.30
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM COURTNEY HOGGE AND REPLY THERETO	0.20
MJP	PREPARE INITIAL DRAFT OF FIRST AMENDMENT TO SMALL PROJECT AGREEMENT WITH ACE PAINTING	0.50
MJP	CORRESPONDENCE TO MARK JOHNSON	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANA HARDEN AND REPLY THERETO	0.20
GLK	REVIEW DOCUMENTS RE: BEACHES ELECTRICAL SERVICE PROPOSAL FOR LIGHTING FIXTURES	0.30
02/10/2022		
MJP	CORRESPONDENCE TO COURTNEY HOGGE	

		Hours
	WITH ATTACHMENTS	0.30
MJP	CORRESPONDENCE TO DANA HARDEN AND MARK JOHNSON WITH ATTACHMENT	0.30
MJP	PREPARE SMALL PROJECT AGREEMENT DRAFT WITH BEACHES ELECTRICAL SERVICE	0.60
MJP	CORRESPONDENCE TO DANIEL LAUGHLIN AND MARK JOHNSON WITH ATTACHMENT	0.30
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MARK JOHNSON WITH ATTACHMENT	0.20
MJP	CORRESPONDENCE TO MARK JOHNSON WITH MULTIPLE ATTACHMENTS	0.20
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM MARK JOHNSON	0.20
MJP	REVISIONS TO FIRST AMENDMENT TO SMALL PROJECT AGREEMENT WITH ACE PAINTING	0.30
MJP	FURTHER CORRESPONDENCE TO MARK JOHNSON AND DANIEL LAUGHLIN WITH ATTACHMENT	0.20
MJP	ADDITIONAL CORRESPONDENCE TO MARK JOHNSON	0.20
MJP	PREPARE DRAFT ADDENDUM TO POOL CHEMICAL AGREEMENT; REVIEW PROPOSED POOL CHEMICAL AGREEMENT	1.10
02/11/2022		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MARK JOHNSON	0.20
02/15/2022		
MJP	REVISIONS TO ADDENDUM TO FLORIDA LEASE AND SERVICE AGREEMENT AND CORRESPONDENCE TO MARK JOHNSON WITH ATTACHMENT	0.40
02/16/2022		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE	0.20
02/18/2022		
GLK	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DISTRICT MANAGER WITH ATTACHMENT	0.30
02/23/2022		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE WITH ATTACHMENT AND REPLY THERETO	0.20
02/24/2022		
MJP	CORRESPONDENCE TO MARK JOHNSON	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MARK JOHNSON	0.10
02/28/2022		
GLK	REVIEW PROPOSED AGENDA FOR MARCH 14, 2022 BOARD OF SUPERVISORS MEETING	0.30

TISON'S LANDING CDD

TISON'S LANDING CDD

Page: 3
02/28/2022
Account No: 80-12113M
Statement No: 173789

	<u>Hours</u>	
For Current Services Rendered	11.50	3,162.50

		Recapitulation		
<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
GERALD L. KNIGHT	PARTNERS	4.20	\$275.00	\$1,155.00
MICHAEL J. PAWELCZYK	PARTNERS	7.30	275.00	2,007.50

Previous Balance	\$2,117.50
------------------	------------

Total Current Work	3,162.50
--------------------	----------

Payments

03/09/2022	PAYMENT RECEIVED - THANK YOU	-2,117.50
------------	------------------------------	-----------

Balance Due	<u>\$3,162.50</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

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		\$463.79
EFT Payment - thank you	Feb 17	-\$462.79
Balance forward		\$1.00
Regular monthly charges	Page 3	\$458.75
Taxes, fees and other charges	Page 3	\$4.04
New charges		\$462.79

Amount due

\$463.79

! Thanks for paying by Automatic Payment

Your electronic payment of \$463.79 will be applied on Mar 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 **Mar 16, 2022**

Please pay \$463.79

Electronic payment will be applied Mar 16, 2022

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574120090613300463794

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.

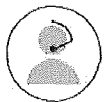
Call today for a FREE account review at 877-564-0318.

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		\$458.75
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		\$39.90
Directory List Mgmt Fee - Adjustment Jan 26 - Apr 03	-\$1.00	
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		\$4.04
Other charges		\$4.04
Regulatory Cost Recovery	\$1.38	
Federal Universal Service Fund	\$2.66	

What's included?

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

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

Additional information

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

TV Update: Effective March 31, 2022, Fox Life will cease operations.

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.

New Year. New Start.

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

Comcast Business is making it easy to get going with fast, reliable Internet, advanced cybersecurity solutions and the right people by your side.

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

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



Call 844-833-0487 or
visit ComcastBusiness.com/AccountReview

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	Feb 20	-\$123.35
Balance forward		\$0.00
Regular monthly charges	Page 3	\$123.35
Taxes, fees and other charges		\$0.00
New charges		\$123.35

Amount due **\$123.35**

Thanks for paying by Automatic Payment

Your electronic payment of \$123.35 will be applied on Mar 19, 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

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

Account number **8495 74 120 3534627**

Automatic payment **Mar 19, 2022**

Please pay **\$123.35**

Electronic payment will be applied Mar 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.

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

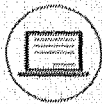


Faster speeds. More solutions. Bigger savings.

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

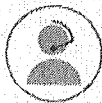
Call today for a FREE account review at 877-564-0318.

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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

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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		\$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.

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

March 10, 2022

Date

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

310 513 410

Payment Due Upon Receipt

Serial #	22-01570D	PO/File #		\$130.25
				Amount Due
Notice of Rulemaking for the Purpose of Amending the Amenity Center Policies				
				Amount Paid
Tison's Landing Community Development District				\$130.25
				Payment Due
Case Number				<i>For your convenience, you may remit payment at https://www.jaxdailyrecord.com/send-payment.</i>
Publication Dates	3/10			
County	Duval			

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

Your notice can be found at www.jaxdailyrecord.com

TERMS: Net 30 days. Past due amounts will be charged a finance charge of 1.5% per month.

Preliminary Proof Of Legal Notice
(This is not a proof of publication.)

*Please read copy of this advertisement and advise us of any
necessary corrections before further publications.*

**NOTICE OF RULEMAKING
FOR THE PURPOSE OF
AMENDING THE AMENITY
CENTER POLICIES OF THE
TISON'S LANDING
COMMUNITY
DEVELOPMENT DISTRICT**

A public hearing will be conducted by the Board of Supervisors of the TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT (the "District") on Monday, April 11, 2022, at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida 32218. The public hearing will provide an opportunity for the public to address the proposed amendment to subsection (2) of section A entitled "User Fee Structure," to increase the number of facility access cards available to each property owner or non-resident member from two to four under specified conditions, and providing that such two additional cards may be purchased at a rate of \$30.00 each. The purpose and effect of the proposed rule amendments is to provide additional guidelines and procedures for use of the amenity center facilities. Prior notice of rule development was published in the *Jacksonville Daily Record* on March 3, 2022.

Specific legal authority for the rule includes Sections 190.011, 190.012(3), 190.035, 120.54, and 120.81, Florida Statutes. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty one (21) days after publication of this notice.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the District's Board of Supervisors with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors may participate in the public hearing by telephone. Any person requiring special accommodations at the hearing because of a disability or physical impairment should contact the District Office at (904) 940-5850 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 Office. A copy of the rule may be obtained by contacting the District Manager at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, or by calling (904) 940-5850.

Ernesto Torres
District Manager

Mar. 10 00 (22-01570D)



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

Page 1 of 5

Customer Name: TISONS LANDING CDD

Account #: 8970821539

Cycle: 04

Bill Date: 03/03/22

TOTAL SUMMARY OF CHARGES

Electric	\$	1,360.39
Irrigation	320 538 43100	1,570.81
Sewer	11 572 43100	543.31
Water	1 1 1	191.33

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

Total New Charges: \$ 3,665.84



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



By turning off the faucet, following irrigation restrictions and checking for leaks, you can help preserve our most valuable natural resource.

320 538 43100 55.68
320 572 43100 1304.71

1/30 - 2/28/22

Do not pay. AutoPay will process your payment on 03/25/22.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$4,279.62	-\$4,279.62	\$0.00	\$3,665.84	\$3,665.84

**WE APPRECIATE
YOUR BUSINESS**

Additional information on reverse side. ➔


☐

Add \$_____ to my monthly bill: \$_____ for Neighbor to Neighbor and/or \$_____ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

☐

Check here for telephone/mail address correction and fill in on reverse side.

Acct#: 8970821539

Bill Date: 03/03/22

Do not pay. AutoPay will process your payment on 03/25/22.

0006816

I=00000000



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

BILLING AND PAYMENT OPTIONS

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

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

MyBudget: With MyBudget, your bill is based on a rolling 12-month average. This prevents drastic changes in your bill month to month, even in the coldest or hottest months when you use more.

Auto-Pay: Our Automatic Bill Payment service ensures your JEA bill is paid automatically. You still receive a bill, but Automatic Bill Pay deducts the amount you owe from your bank account on your due date. Once set up, you don't have to do a thing.

Pay Online: When you pay your JEA bill on jea.com, your payment is credited to your account immediately. It is free to pay using your checking or savings account. Pay by debit or credit card—convenience fees charged by card payment vendor: Payments up to \$500: \$2.20, \$500.01–\$1,000: \$4.40, \$1,000.01 - \$10,000: \$9.95.

Pay Through Your Bank: Use your bank's bill payer system to pay JEA electronically. Provide your JEA account information to your bank and enter the date and amount to pay each month.

Pay by Phone: Call 665-6000 to pay your JEA bill using our automated phone system 24 hours a day. Your payment will be credited to your account immediately.

It is free to pay using your checking or savings account. Pay by debit or credit card—convenience fees charged by card payment vendor: Payments up to \$500: \$2.20, \$500.01–\$1,000: \$4.40, \$1,000.01–\$10,000: \$9.95.

Pay by Mail: Please write your account number on your check or money order. Please include the payment stub with your payment and mail to P.O. Box 45047, Jacksonville, FL 32232-5047. Make checks payable to JEA.

Pay in Person: JEA payments are accepted at the JEA Downtown Customer Center, Winn-Dixie stores, Duval County Tax Collector offices and over 140 JEA authorized payment-only locations. Find locations at JEA.com/paymentlocations. Be sure to take a copy of your JEA bill when you go. **The JEA Downtown Customer Center, 43 W. Church Street, is open 8:00 a.m.–5:00 p.m. Monday through Friday except holidays. Closed Saturday.**

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.

Request an Extension: We understand that sometimes things happen and you need a little more time to pay your bill. You can apply for an extension online at jea.com. Also, residential customers can call 665-6000; commercial customers can call 665-6250. Our self-serve system will let you know if you qualify and give you a new due date.

Need Help Paying Your Bill? United Way maintains a computerized database of programs that may be able to assist you in paying your utility bill. For assistance with your utility bill, dial 2-1-1 or 632-0600.

STATEMENT INFORMATION

APPLICATION AND CONTRACT FOR SERVICE—Customers may review terms and conditions of service and policies on jea.com, or may call, write or e-mail JEA to request a copy. Requesting of utility service and JEA's acceptance to provide utility service, including the rendering of a bill, constitutes a binding contractual agreement between JEA and the customer, including each financially responsible person or entity as defined by applicable State, City and Utility regulations and policies, whether or not service is listed in that individual's name.

Please review your billing statement. Should you suspect a billing or payment error, please notify us immediately at 665-6000. Commercial customers can call us at 665-6250. You have 90 days from the statement date to request a JEA review for correction or credit.

Customer Charge is a fixed monthly charge to maintain an account for a customer, including metering, billing and account administration.

Energy Charge pays for the cost of the electric infrastructure, contribution to the City of Jacksonville and to generate and deliver the electricity you use, excluding the cost of fuel.

Fuel Cost is determined by the Adjustable Fuel Rate, which may go up or down based on the cost of fuels JEA uses to generate electricity. A portion of the fuel charge is exempt from the Public Service Tax.

Water/Sewer Service Availability Charge is a fixed monthly charge that covers a portion of the water/sewer infrastructure and the cost to maintain an account for a customer, including metering, billing and account administration.

Conservation Charge applies only if you use more than 2,750 kWh during a billing period. If this occurs, you will be charged an additional \$.01 per kWh over 2,750 kWh to encourage conservation. Average home usage is 1,000 kWh per month.

Environmental Charge provides funding for environmental and regulatory programs.

Water Consumption/Sewer Usage Tiers are based on the amount of water you use. Typical household usage is 6 kgals or less.

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

kgal: 1,000 gallons

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

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

ADDRESS CORRECTION

Account #

Tel: [REDACTED] — [REDACTED] — [REDACTED]

Address: [REDACTED]
[REDACTED]

City: [REDACTED] State: [REDACTED] Zip Code: [REDACTED] — [REDACTED]

E-mail: [REDACTED]



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:

03/03/22

Cycle:

04

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:			
15635 TISONS BLUFFRD	I	114.55	Irrigation 1 - Commercial	01/30/22 - 02/28/22	Commercial Irrigation Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		67370623	5483	23000 GAL	29	Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		Environmental Charge						
		City of Jacksonville Franchise Fee						
15681 TISONS BLUFFRD	I	92.25	Irrigation 1 - Commercial	01/30/22 - 02/28/22	Commercial Irrigation Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		67370625	4313	18000 GAL	29	Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		Environmental Charge						
		City of Jacksonville Franchise Fee						
16123 TISONS BLUFFRD	I	114.55	Irrigation 1 - Commercial	01/30/22 - 02/28/22	Commercial Irrigation Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		83726295	138	23000 GAL	29	Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		Environmental Charge						
		City of Jacksonville Franchise Fee						
16151 DOWING CREEK DR	I	87.79	Irrigation 1 - Commercial	01/30/22 - 02/28/22	Commercial Irrigation Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		74534584	1824	17000 GAL	29	Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		Environmental Charge						
		City of Jacksonville Franchise Fee						
16211 DOWING CREEK DR	I	212.66	Irrigation 1 - Commercial	01/30/22 - 02/28/22	Commercial Irrigation Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		74458033	6387	45000 GAL	29	Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		Environmental Charge						
		City of Jacksonville Franchise Fee						

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:			
16303 HUNTERS HOLLOW TL	I	78.87	Irrigation 1 - Commercial	01/30/22 - 02/28/22	Commercial Irrigation Service			
Detail	Basic Monthly Charge	18.90	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type	
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.44)	48.17	67370633	4987	15000 GAL	29	Regular	
	Tier 2 Consumption (> 14 kgal @ \$3.96)	3.95						
	Environmental Charge	5.55						
	City of Jacksonville Franchise Fee	2.30						
16316 MAGNOLIA GROVE WY	I	92.25	Irrigation 1 - Commercial	02/02/22 - 03/03/22	Commercial Irrigation Service			
Detail	Basic Monthly Charge	18.90	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type	
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.44)	48.17	67370626	6411	18000 GAL	29	Regular	
	Tier 2 Consumption (> 14 kgal @ \$3.96)	15.83						
	Environmental Charge	6.66						
	City of Jacksonville Franchise Fee	2.69						
16331 TISONS BLUFFRD	I	101.17	Irrigation 1 - Commercial	01/30/22 - 02/28/22	Commercial Irrigation Service			
Detail	Basic Monthly Charge	18.90	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type	
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.44)	48.17	67370634	5408	20000 GAL	29	Regular	
	Tier 2 Consumption (> 14 kgal @ \$3.96)	23.75						
	Environmental Charge	7.40						
	City of Jacksonville Franchise Fee	2.95						
16343 TISONS BLUFFRD	I	203.74	Irrigation 1 - Commercial	01/30/22 - 02/28/22	Commercial Irrigation Service			
Detail	Basic Monthly Charge	18.90	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type	
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.44)	48.17	67370632	8618	43000 GAL	29	Regular	
	Tier 2 Consumption (> 14 kgal @ \$3.96)	114.83						
	Environmental Charge	15.91						
	City of Jacksonville Franchise Fee	5.93						
16356 MAGNOLIA GROVE WY APT IR01	I	123.47	Irrigation 1 - Commercial	02/02/22 - 03/03/22	Commercial Irrigation Service			
Detail	Basic Monthly Charge	18.90	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type	
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.44)	48.17	67370624	4334	25000 GAL	29	Regular	
	Tier 2 Consumption (> 14 kgal @ \$3.96)	43.55						
	Environmental Charge	9.25						
	City of Jacksonville Franchise Fee	3.60						
16365 N MAIN ST APTSG01	E	55.68	Commercial - Electric	01/31/22 - 03/01/22	General Service			
Detail	Basic Monthly Charge	9.25	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type	
Charges:	Energy Charge (\$0.0663 per kWh)	26.45	24074025	18534	399 KWH	29	Regular	
	Fuel Cost	16.76						
	Environmental Charge	0.25						
	City of Jacksonville Franchise Fee	1.58						
	Gross Receipts Tax	1.39						
16529 TISONS BLUFFRD	E	1,304.71	Commercial - Electric	01/31/22 - 03/01/22	General Service			
Detail	Basic Monthly Charge	9.25	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type	
Charges:	Energy Charge (\$0.0663 per kWh)	746.14	22968209	49363	11254 KWH	29	Regular	
	Fuel Cost	472.67	22968209	30.17	30.17 KW	29	Regular	
	Environmental Charge	6.98						
	City of Jacksonville Franchise Fee	37.05						
	Gross Receipts Tax	32.62						

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:			
16529 TISONS BLUFF RD	S	543.31	Commercial - Water/Sewer	01/30/22 - 02/28/22	Commercial Sewer Service			
Detail	Basic Monthly Charge	105.75	Meter Nbr	Current Reading	Consumption	Days Billed	Reading	Type
Charges:	Sewer Usage Charge	397.32	87650993	1734	66000 GAL	29	Regular	
	Environmental Charge	24.42						
	City of Jacksonville Franchise Fee	15.82						
16529 TISONS BLUFF RD	W	191.33	Commercial - Water/Sewer	01/30/22 - 02/28/22	Commercial Water Service			
Detail	Basic Monthly Charge	63.00	Meter Nbr	Current Reading	Consumption	Days Billed	Reading	Type
Charges:	Water Consumption Charge	98.34	87650993	1734	66000 GAL	29	Regular	
	Environmental Charge	24.42						
	City of Jacksonville Franchise Fee	5.57						
261 BRADFORD LAKE CR	I	208.20	Irrigation 1 - Commercial	01/30/22 - 02/28/22	Commercial Irrigation Service			
Detail	Basic Monthly Charge	18.90	Meter Nbr	Current Reading	Consumption	Days Billed	Reading	Type
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.44)	48.17	81523391	3821	44000 GAL	29	Regular	
	Tier 2 Consumption (> 14 kgal @ \$3.96)	118.79						
	Environmental Charge	16.28						
	City of Jacksonville Franchise Fee	6.06						
79 BRADFORD LAKE CR	I	141.31	Irrigation 1 - Commercial	01/30/22 - 02/28/22	Commercial Irrigation Service			
Detail	Basic Monthly Charge	18.90	Meter Nbr	Current Reading	Consumption	Days Billed	Reading	Type
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.44)	48.17	83974232	1723	29000 GAL	29	Regular	
	Tier 2 Consumption (> 14 kgal @ \$3.96)	59.39						
	Environmental Charge	10.73						
	City of Jacksonville Franchise Fee	4.12						

Envera

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

Invoice

Invoice Number 712946	Date 03/01/2022
Customer Number 400423	Due Date 04/01/2022

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		03/01/2022	04/01/2022

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Entrance 2 - Yellow Bluff Rd, Jacksonville, FL</i>				
1.00	Service & Maintenance 04/01/2022 - 04/30/2022	1.00	\$30.61	\$30.61
1.00	Video Pulls 04/01/2022 - 04/30/2022	1.00	\$200.00	\$200.00
Subtotal:				\$230.61
Tax				\$0.00
Payments/Credits Applied				\$230.61
Invoice Balance Due:				\$0.00

156
001-320-53800-34562

Date	Invoice #	Description	Amount	Balance Due
3/1/2022	712946	Alarm Monitoring Services	\$230.61	\$0.00

Envera

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

Invoice

Invoice Number 712946	Date 03/01/2022
Customer Number 400423	Due Date 04/01/2022

Net Due: \$0.00

Amount Enclosed: _____

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

Invoice

Invoice Number 712947	Date 03/01/2022
Customer Number 400423	Due Date 04/01/2022

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		03/01/2022	04/01/2022

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Utility, Jacksonville, FL</i>				
1.00	Active Video Monitoring 04/01/2022 - 04/30/2022	1.00	\$250.00	\$250.00
1.00	Service & Maintenance 04/01/2022 - 04/30/2022	1.00	\$138.21	\$138.21
Subtotal:				\$388.21
Tax				\$0.00
Payments/Credits Applied				\$388.21
Invoice Balance Due:				\$0.00

156
001-320-53800-34502

Date	Invoice #	Description	Amount	Balance Due
3/1/2022	712947	Alarm Monitoring Services	\$388.21	\$0.00

Envera

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

Invoice

Invoice Number 712947	Date 03/01/2022
Customer Number 400423	Due Date 04/01/2022

Net Due: \$0.00

Amount Enclosed: _____

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

Invoice

Invoice Number
712948

Date
03/01/2022

Customer Number
400423

Due Date
04/01/2022

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		03/01/2022	04/01/2022

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Entrance 1 - Pond Run Rd., Jacksonville, FL</i>				
1.00	Service & Maintenance 04/01/2022 - 04/30/2022	1.00	\$129.27	\$129.27
1.00	Video Pulls 04/01/2022 - 04/30/2022	1.00	\$200.00	\$200.00
Subtotal:				\$329.27
Tax				\$0.00
Payments/Credits Applied				\$329.27
Invoice Balance Due:				\$0.00

156

001-320-53800-34502

Date	Invoice #	Description	Amount	Balance Due
3/1/2022	712948	Alarm Monitoring Services	\$329.27	\$0.00

Envera

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

Invoice

Invoice Number
712948

Date
03/01/2022

Customer Number
400423

Due Date
04/01/2022

Net Due: \$0.00

Amount Enclosed: _____

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802



8619 Western Way
Jacksonville FL 32256-036060

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

Important Information

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

Account Number 3-0687-0002027
Invoice Number 0687-001205179
Invoice Date February 16, 2022
Previous Balance \$274.50
Payments/Adjustments -\$274.50
Current Invoice Charges \$280.01

Total Amount Due	Payment Due Date
\$280.01	March 08, 2022

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 02/05	5555555	-\$274.50

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 03/01-03/31			\$161.66	\$161.66
Container Refresh 03/01-03/31		1.0000	\$9.00	\$9.00
Total Fuel/Environmental Recovery Fee				\$68.68
Total Franchise - Local				\$40.67
CURRENT INVOICE CHARGES				\$280.01

on Wed

pay

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RepublicServices.com today.



8619 Western Way
Jacksonville FL 32256-036060

Thank You For Choosing Paperless

Total Enclosed

Return Service Requested

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

Total Amount Due \$280.01
Payment Due Date March 08, 2022
Account Number 3-0687-0002027
Invoice Number 0687-001205179



For Billing Address Changes,
Check Box and Complete Reverse.

Make Checks Payable To:

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



UNDERSTANDING YOUR BILL

Visit RepublicServices.com/MyBill

Check Processing

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

Cancellation & Payment Policy

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

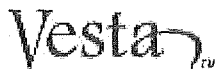
Understanding Our Rates, Charges and Fees

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

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

BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	



Invoice

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

Invoice # 396774
Date 2/28/2022

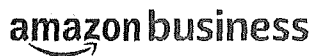
Terms
Due Date 2/28/2022
Memo

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			
Pool supplies and locks	320 572 46550		119.08
Phosphate test kit - 2/10/22	1 4 46500		29.99
Phosphate remover - 2/10/22	1 1 1		173.00
6 Month Algaecide - 2/10/22	1 1 1		67.21
Emergency exit lights, signs, etc.	1 1 46550		103.64
Pool Supplies 2/24/22	1 1 46500		303.10
Maintenance	320 538 46000		115.85
Maintenance Tools	1 1 1		388.00
Door Knobs & Levers	1 1 1		279.42
M.JOHNSON - Lowe's - Drill bits/adhesive/screws	1 1 1		48.26
M.JOHNSON - Lowe's - drill	1 1 1		96.28
M.JOHNSON - Lowe's - Timer/lightbulbs	1 1 1		142.33
M.JOHNSON - Lowe's - fuel for pressure washing	1 1 1		28.04
M.JOHNSON - Lowe's - fuel for pressure washing	1 1 1		16.83
M.JOHNSON - Lowe's - fuel for pressure washing	1 1 1		14.98
Total Billable Expenses			1,926.01

Total \$1,926.01



Invoice
Invoice # **14XQ-4C74-TXY1** | February 01, 2022

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

Invoice summary

Payment due by March 03, 2022

Item subtotal before tax	\$ 119.08
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 119.08
Tax	\$ 0.00
Amount due	\$ 119.08 USD

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) WFBUS6S

Check

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

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.

Account # A2DPS3ST4NXTBP
Payment terms Net 30
Purchase date 01-Feb-2022
Purchased by mark johnson
Cost center Northeast
GL code DSD - 51010 Repairs & Mainten
Location DSD - Tison's Landing
Billable / Non-Billable Billable

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

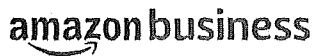
Invoice details

Description	Qty	Unit price	Item subtotal before tax	Tax
1 Bioclean Hard Water Stain Remover 20.3 oz	3	\$17.77	\$53.31	0.000%

ASIN: B01M7T3D99 Sold by: BIO CLEAN PRODUCTS
Order # 114-6594356-8264249

Description	Qty	Unit price	Item subtotal before tax	Tax
2 Master Lock M5XTLJ Magnum Heavy Duty Outdoor Padlock with Key, 2 Pack Keyed-Alike ASIN: B00898AEBK Sold by: Amazon.com Services LLC Order # 114-6594356-8264249	1	\$24.88	\$24.88	0.000%
3 HAMMERHEAD Debris Bag for AquaVac Pro HH1508 ASIN: B00NU3K2V6 Sold by: Aquatic Technology, Inc. Order # 114-1573722-3564208	1	\$40.89	\$40.89	0.000%
Total before tax				\$119.08
Tax				\$0.00
Amount due				\$119.08

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



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

Invoice summary

Payment due by March 13, 2022

Item subtotal before tax	\$ 272.75
Shipping & handling	\$ 0.00
Promos & discounts	(\$ 2.55)
Total before tax	\$ 270.20
Tax	\$ 0.00
Amount due	\$ 270.20 USD

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) WFBUS6S

Check

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

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.

Account #	A2DPS3ST4NXTBP
Payment terms	Net 30
Purchase date	10-Feb-2022
Purchased by	mark johnson
Cost center	Northeast
GL code	DSD-51008 Pool Repairs & Supp
Location	DSD - Tison's Landing
Billable / Non-Billable	Billable

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

Invoice details

Description	Qty	Unit price	Item subtotal before tax	Tax
1 SeaKlear 90207 Halo Source 1040105 Commercial Strength Phosphate Remover Quart Bottle Spa Accessories	4	\$43.25	\$173.00	0.000%

ASIN: B00CMQZZJ6 Sold by: Basic Enterprises LLC
Order # 114-0139797-9509028

Description	Qty	Unit price	Item subtotal before tax	Tax
2 TAYLOR TECHNOLOGIES INC K-1106 TEST KIT PHOSPHATE	1	\$29.99	\$29.99	0.000%
ASIN: B003V4QUDI Sold by: Direct 2 U Services Order # 114-0139797-9509028				
3 Pool RX 101001 6 Month Algaecide Blue Treats 7.5k-20k gallons, Single, Unit	1	\$69.76	\$69.76	0.000%
ASIN: B003TXBE4Q Sold by: Amazon.com Services LLC Order # 114-0139797-9509028				
4 Promotions & discounts			(\$2.55)	0.000%
Total before tax				\$270.20
Tax				\$0.00
Amount due				\$270.20

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



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

Invoice summary

Payment due by March 20, 2022

Item subtotal before tax	\$ 103.64
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 103.64
Tax	\$ 0.00
Amount due	\$ 103.64 USD

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) WFBUS6S

Check

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

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.

Account # A2DPS3ST4NXTBP
Payment terms Net 30
Purchase date 17-Feb-2022
Purchased by mark johnson
Cost center Northeast
GL code DSD - 51010 Repairs & Mainten
Location DSD - Tison's Landing
Billable / Non-Billable Billable

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

Invoice details

Description	Qty	Unit price	Item subtotal before tax	Tax
1 Ultra Slim LED Exit Sign, Red Letter Emergency exit Lights, 120V-277V Universal Mounting Double Face (2-Pack)	1	\$39.99	\$39.99	0.000%

ASIN:
B089VQQFF1
Sold by: JINJIANG UFINE INDUSTRIAL CO., LIMITED
Order # 114-6727051-7327425



Description	Qty	Unit price	Item subtotal before tax	Tax
2 AmazonCommercial Emergency Light Exit Sign, 1-Pack, Exit Combo with Battery Backup, 2 LED Adjustable Heads	1	\$37.66	\$37.66	0.000%
ASIN: B084QYK57Y Sold by: Amazon.com Services LLC				
Order # 114-6727051-7327425				
3 Seco-Larm SD-7202GC-PEQ ENFORCER LED Illuminated RTE Single-gang Wall Plate with Large Green Button, Large Illuminated Push Button with Caption "PUSH"	1	\$25.99	\$25.99	0.000%
ASIN: Sold by: CME-DS ENTERPRISES				
B0051BUGCA				
Order # 114-6727051-7327425				
Total before tax				\$103.64
Tax				\$0.00
Amount due				\$103.64

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

EMAIL



HX - FC - JACKSONVILLE - 34
8297 PHILLIPS HWY * JACKSONVILLE, FL 32256
PHONE: 904-730-9555 * FAX: 904-730-5672

Invoice	828312
Document	002136
Date	02/24/22
Print Time	7:14PM

Sold To:	340900		PHONE: 904-355-1831		Ship To:	TEMP	
	VESTA PROPERTY SVCS					VESTA PROPERTY SVCS	
	245 RIVERSIDE AVE STE 300		JACKSONVILLE, FL 32202			16529 TYSONS BLUFF RD JACKSONVILLE, FL 32218	
Customer PO Number		Order Taken By	Time	Terms		Order Pulled By:	
TYSONS LANDING		JKH	11:20AM	1% 10TH/N 20TH NET 20 TH		Order Checked Out By:	
Order Date		Carrier		Ship Date		Order Picked Up By:	
02/22/22		TRUCK		02/24/22		Order Delivered By: _____ Route: ZZZ	
QTY ORD	QTY B.O	QTY SHIP'D	Part Number	UM	Description	Bin location	Unit
1		1	TC-125	EA	T/C CALCIUM HYPOCHLORITE 25#		70.15
12		12	LO-202-1	EA	LO-CHLOR MULTI-STAIN REMOVER 2LB BOTTLE		17.65
							211.80
Standard Terms: Account disputes must be reported to Credit Department within 60 days of invoice date. Past due accounts and Credit Card payments are not entitled to discounts. Amounts not paid by the Due Date bear interest at 18% per annum and all cost of collection, including attorney's fees, are the obligation of the customer.						PAYMENT RECEIVED Cash <input type="checkbox"/> Check <input type="checkbox"/> Credit Card <input type="checkbox"/> Number: _____ Amount: _____ Received By: _____	
RECEIVED BY: _____ PLEASE SIGN AND PRINT NAME IN BLACK INK						Subtotal	281.95
						Discount/Fa	
						Taxable Subtotal	281.95
						Tax	21.15
						Freight	.00
						Total	303.10





Invoice
Invoice # 1M74-TLWR-LDH3 | February 24, 2022

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

Invoice summary

Payment due by March 26, 2022

Item subtotal before tax	\$ 115.85
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 115.85
Tax	\$ 0.00
Amount due	\$ 115.85 USD

Account #	A2DPS3ST4NXTBP
Payment terms	Net 30
Purchase date	18-Feb-2022
Purchased by	mark johnson
Cost center	Northeast
GL code	DSD - 51010 Repairs & Mainten
Location	DSD - Tison's Landing
Billable / Non-Billable	Billable

Pay by

Electronic funds transfer (EFT/ACH/Wire)

Account name Amazon Capital Services, Inc.
Bank name Wells Fargo Bank
ACH routing # (ABA) 121000248
Bank account # (DDA) 41630410417183962
SWIFT code (wire transfer) WFBUS6S

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 Lid Support Hinge 200N/45Lb 10 inch Gas Springs Strut Lift Support Gas Shocks for Pickup Tool Box Toy Box Storage Pack of 2	3	\$13.99	\$41.97	0.000%

ASIN:
B08BHSD5CT
Sold by: Shenzhen RYF technology co., ltd
Order # 114-6709814-0340203

Description	Qty	Unit price	Item subtotal before tax	Tax
2 Fu Volante Lock, 1-9/16" (40mm) Laminated Keyed Padlocks，keyed Alike Locks, 2 inch Long Shackle Locks-Pack of 8 ASIN: B08BJSS6ZY Sold by: Haining Tianyu Trade Co.,Ltd. Order # 114-4755495-1844220	1	\$28.99	\$28.99	0.000%
3 Iron Lock® - Key Lock Box Portable and Wall Mounted with Removable Shackle Indoor Outdoor Waterproof 4 Digit Combination with Resettable Code with A ASIN: B07TDT312X Sold by: Revivo Project Inc Order # 114-4755495-1844220	1	\$24.99	\$24.99	0.000%
4 FTG USA Wood Countersink Drill Bit Set 5 Pc Countersink Drill Bit #4, 6, 8, 10, 12, Tapered Drill Bits with 1/4" Hex Shank Quick Change and Allen Wren ASIN: B07PQ9X9T4 Sold by: Silviu Andru Order # 114-4755495-1844220	1	\$19.90	\$19.90	0.000%
			Total before tax	\$115.85
			Tax	\$0.00
			Amount due	\$115.85

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



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

Invoice summary

Payment due by March 30, 2022

Item subtotal before tax	\$ 388.00
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 388.00
Tax	\$ 0.00
Amount due	\$ 388.00 USD

Account #	A2DPS3ST4NXTBP
Payment terms	Net 30
Purchase date	23-Feb-2022
Purchased by	mark johnson
Cost center	Northeast
GL code	DSD - 51010 Repairs & Mainten
Location	DSD - Tison's Landing
Billable / Non-Billable	Billable

Pay by

Electronic funds transfer (EFT/ACH/Wire)

Account name Amazon Capital Services, Inc.
Bank name Wells Fargo Bank
ACH routing # (ABA) 121000248
Bank account # (DDA) 41630410417183962
SWIFT code (wire transfer) WFBUS6S

Check

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

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.

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

Invoice details

Description	Qty	Unit price	Item subtotal before tax	Tax
1 BOSCH ITPH3105 5 Pc. 1 In. Phillips #3 Impact Tough Screwdriving Bits	1	\$2.94	\$2.94	0.000%

ASIN: B06XYRKHRB Sold by: Amazon.com Services LLC
Order # 114-7880531-2384208

Description	Qty	Unit price	Item subtotal before tax	Tax
2 Tool Daily Pressure Washer O Rings Kit for Pump, Hose, Gun, Wand, Coupler, Adapter, Nozzle, 18 Sizes, 100 Pieces ASIN: B07VJKXGGV Sold by: Taizhou Yankang Trading Co., Ltd Order # 114-7880531-2384208	1	\$10.99	\$10.99	0.000%
3 Penrod Stainless Steel Ball Bearing Door Hinges, 4 Inch with 5/8 Inch Square Corners, NRP, 3 Pack ASIN: B075YD8YP9 Sold by: Hinge Outlet, Inc. Order # 114-7880531-2384208	11	\$32.36	\$355.96	0.000%
4 BOSCH T4047 Multi-Size Screwdriver Bit Set (47 Piece) ASIN: B00KHBDXT2 Sold by: Amazon.com Services LLC Order # 114-7880531-2384208	1	\$18.11	\$18.11	0.000%
			Total before tax	\$388.00
			Tax	\$0.00
			Amount due	\$388.00

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



Invoice
Invoice # 1L3K-NHTN-TJ3R | February 28, 2022

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

Invoice summary

Payment due by March 30, 2022

Item subtotal before tax	\$ 279.42
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 279.42
Tax	\$ 0.00
Amount due	\$ 279.42 USD

Account #	A2DPS3ST4NXTBP
Payment terms	Net 30
Purchase date	24-Feb-2022
Purchased by	mark johnson
Cost center	Northeast
GL code	DSD - 51010 Repairs & Mainten
Location	DSD - Tison's Landing
Billable / Non-Billable	Billable

Pay by

Electronic funds transfer (EFT/ACH/Wire)

Account name Amazon Capital Services, Inc.
Bank name Wells Fargo Bank
ACH routing # (ABA) 121000248
Bank account # (DDA) 41630410417183962
SWIFT code (wire transfer) WFBUS6S

Check

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

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Email ar-businessinvoicing@amazon.com to submit your remittance detail.

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

Invoice details

Description	Qty	Unit price	Item subtotal before tax	Tax
1 Knobonly 5 Pair Brushed Nickel Door Handleset Dummy Drop Lever for Right and Left Handed Pull or Push Function	1	\$45.99	\$45.99	0.000%

ASIN:
B07CQL8C9R
Sold by: xuzhousandinggongchengjixieyouxiangongsi
Order # 114-6965633-3741028

Description	Qty	Unit price	Item subtotal before tax	Tax
2 4 Pack Wave Style Entry Door Levers with Single Cylinder Deadbolt, All Keyed Alike Satin Nickel Handlesets, Wave Style Front/Exterior Door Locksets ASIN: B07NQ96992 Sold by: xuzhousandinggongchengjixieyouxiangongsi Order # 114-2211682-1542635	1	\$106.39	\$106.39	0.000%
3 5 Pack Entry Door Knob and Deadbolt Lock Set, handleset with Single Cylinder Deadbolt Combination Set in Satin Nickel Finish, Reveriable-Right or Left ASIN: B07JNBFSH7 Sold by: xuzhousandinggongchengjixieyouxiangongsi Order # 114-2211682-1542635	1	\$127.04	\$127.04	0.000%
			Total before tax	\$279.42
			Tax	\$0.00
			Amount due	\$279.42

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

Transaction # : 8524629
Order Date : 02/10/22 15:23:49



Item	Price
PS 3/16-IN X 3-IN TOGGLE BOLT 25CT	\$ 10.48
Item #: 326595	
1 @ 10.48	
20-CT 1/4-IN ALL-PURP ANC/SCRW	\$ 6.98
Item #: 124777	
1 @ 6.98	
5.5 OZ KWIKSEAL KB WHT (CAN)	\$ 4.68
Item #: 219947	
1 @ 4.68	
9-FL OZ GORILLA CONSTRUCTION ADHS	\$ 7.98
Item #: 753223	
1 @ 7.98	
KB 4-PC GLSS/TLE BIT SET(-280527)	\$ 14.98
Item #: 3209751	
1 @ 14.98	
Invoice 8012 Subtotal	\$ 45.10

Invoice 8012 Subtotal	\$ 45.10
Subtotal	\$ 45.10
Total Tax	\$ 3.16
Total	\$ 48.26

Total # of items purchased: 5

Excludes fees, services and special order items

Payment: AMEX ending in 1781	\$ 48.26
AuthTime	02/10/22 15:23:30
AuthCD	813571
REFID	164708042627
APL	AMERICAN EXPRESS
TSI	E800
AID	A000000025010801
TVR	0000008000
Order Date	02/10/22 15:23:49
Store #	1647
Terminal #	8
Store Manager	LAMAR BRYANT

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

-- SALE --

SALES#: S1647LS1 3109194 TRANS#: 10014178 02-16-22

617602 KOBALT 9-AMP COILED DRILL 89.98

SUBTOTAL: 89.98
TAX: 6.30
INVOICE 10927 TOTAL: 96.28
AMEX: 96.28

AMEX: XXXXXXXXXXXX1781 AMOUNT: 96.28 AUTHCD: 854906

CHIP REFID: 164710087975 02/16/22 07:22:51

APL: AMERICAN EXPRESS TVR: 0000008000

AID: A000000025010801 TSI: E800

STORE: 1647 TERMINAL: 10 02/16/22 07:22:58

OF ITEMS PURCHASED: 1

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

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 #109278 164770 479689 *

* *

* 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 02/16/22 07:22:58

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

- SALE -

SALES#: S1647LS1 3109194 TRANS#: 10719956 02-01-22

071316 TRK 60 MIN SPR UND TNR H	24.90
071314 TRK 60 MIN SPR UND TNR HA	23.90
220809 HH CARABINER WITH 3 RINGS	3.96
2 Q	1.90
903784 GE 26W CFL 4-PIN DBL 3500	16.96
2 Q	8.40
903787 GE 18W CFL 4-PIN DBL 2700	16.96
2 Q	8.40
1319069 JORGENSEN 24IN BAR CLAMP	19.90
329004 LP 70CT LP 6X1/2 PH PH HD	5.40
71877 HH #66 KWIKSET BRASS KEY	20.72
4 Q	5.18

SUBTOTAL:	133.02
TAX:	9.31
INVOICE 10504 TOTAL:	142.33
AMEX:	142.33

AMEX: XXXXXXXXXXXX1701 AMOUNT: 142.33 AUTHCD: 019493
CHTP REFID: 164710083755 02/01/22 07:51:45
APL: AMERICAN EXPRESS TUR: 0000008000
RID: A000000025010801 TSI: E800
STORE: 1647 TERMINAL: 10 02/01/22 07:52:36
OF ITEMS PURCHASED: 14
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOVE'S.
FOR DETAILS ON OUR RETURN POLICY, VISIT
LOVES.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 LOVES.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.loves.com/survey *
* Y O U R I D #105041 164720 327156 *
*
* NO PURCHASE NECESSARY TO ENTER OR WIN. *
* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. *
* OFFICIAL RULES & WINNERS AT: www.loves.com/survey *

STORE: 1647 TERMINAL: 10 02/01/22 07:52:36

Welcome To Loves#603
02

/03/22 11:31

Pump

Gallons Price 04
8.764 \$ 3.199

Product
AmountUnleaded
\$ 28.04

TOTAL SALE
\$ 28.04

#####1

781 Card: AMEX

Approval:

829805Sale - Insert

Ticket: 22
706

AID: A
000000025010801 AP
P: AME
RICAN EXPRESS No C
VM

TOTAL
SALE \$ 28.04 Thank Y
ou !!!

Welcome To Loves#603
02/18/22 12:03

Pump	Gallons	Price
08	4.938	\$ 3.409

Product	Amount
Unleaded	\$ 16.83

TOTAL SALE \$ 16.83

#####1781

Card: AMEX

Approval: 811332

Sale - Insert

Ticket: 45752

AID:

A000000025010801

APP:

AMERICAN EXPRESS

No CUM

TOTAL SALE \$ 16.83

Thank You !!!

Welcome To Loves#603

02

/24/22 10:56

Pump

Gallons Price 07

4.395 \$ 3.409

Product

AmountUnleaded

\$ 14.98

TOTAL SALE

\$ 14.98

#####1

781

Card: AMEX

Approval:

825222Sale - Insert

Ticket:

55

449

AID:

A

000000025010801

AP

P:

AME

RICAN EXPRESS

No C

VM

TOTAL

SALE \$ 14.98 Thank Y

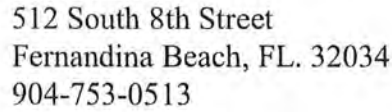
ou !!!

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/29/22	00023	3/04/22 2520	202203 600-53800-60000	POWER WASH /PAINT WALLS	*	35,925.00	
		3/23/22 2534	202203 600-53800-60000	SEALED & PAINTED WALKWAY	*	800.00	
ACE PAINTING & MAITENANCE INC							36,725.00 000041

TOTAL FOR BANK C						36,725.00	
TOTAL FOR REGISTER						36,725.00	

TISO TISON

TCESSNA



Mark Johnson 03/28/22

Date	Invoice #
3/23/2022	2534

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

Project Name
Tison Bluff Walkway

Number	Terms	Project
		Walkway Tison Bluff

Description	Unit Price	Amount Due
Sealed walkway with Seal Krete	800.00	800.00

	Total	\$800.00
	Balance Due	\$800.00



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

APPROVED

Mark Johnson 03/28/22

Invoice

Date	Invoice #
3/4/2022	2520

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

Project Name
16529 Tison Bluff Rd 033 600 507 130

Number	Terms	Project
		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.	21,500.00	17,675.00
Prep and fill cracks on porches and paint using Sherwin Williams tread plex. No porch ceilings.		
Prep and paint roof of building using Sherccryl.	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
Prep and paint three (3) additonal gazebos @ \$900.00 per gazebo.	2,700.00	2,700.00
Deposit paid: \$3850.00 on 1/24/2022		

Total \$35,925.00

Balance Due \$35,925.00

FOURTH ORDER OF BUSINESS

RESOLUTION NO. 2022-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT AMENDING THE AMENDED AND RESTATED POLICIES REGARDING USE OF THE TISON'S LANDING AMENITY CENTER, BY REVISING SUBSECTION (2) OF SECTION A, ENTITLED "USER FEE STRUCTURE" TO INCREASE THE NUMBER OF FACILITY ACCESS CARDS AVAILABLE TO EACH PROPERTY OWNER OR NON-RESIDENT MEMBER FROM TWO TO FOUR UNDER SPECIFIED CONDITIONS; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE

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

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

WHEREAS, the Amended and Restated Policies Regarding the Use of the Tison's Landing Amenity Center were adopted by the District Board of Supervisors under Resolution 2013-03, and amended pursuant to Resolution Nos. 2015-02, 2015-05, 2017-04, 2019-03 and 2022-01 (collectively the "Club Rules"); and

WHEREAS, the District Board of Supervisors has determined that it is in the best interests of the District and those residing and owning property within the District to revise the Club Rules to increase the number of Facility Access Cards available to each resident family/property owner and non-resident fee paying family/property owner from two to four; and

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

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

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

Section 2. Subsection (2) of Section A, entitled "USER FEE STRUCTURE" of the Club Rules is hereby amended as follows:

A. USER FEE STRUCTURE

...
(2) Two ~~(2)~~ Facility Access Cards will be issued to each family owning property within the District and to each non-resident fee-paying family. Up to two (2) additional Facility Access Cards may be purchased at a rate of \$30.00 each. There is a \$30.00 charge to replace lost cards. ~~Replacement e~~Facility Access Cards may be obtained through the Amenity Manager.
...

Section 3. District Counsel is hereby directed to produce an amended/updated version of the Club Rules, implementing the changes set forth in the Resolution, and is further directed to forward the amended Club Rules to the District Manager to be included in the Official Records of Proceeding of the District.

Section 4. The District Manager is hereby directed to take all actions consistent with this Resolution.

Section 5. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 7. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED in Public Session of the Board of Supervisors of the Tison's Landing Community Development District, this **11th day of April, 2022**.

Attest:

**TISON'S LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chairman
Board of Supervisors

FIFTH ORDER OF BUSINESS

RESOLUTION 2022-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
TISON'S LANDING COMMUNITY DEVELOPMENT
DISTRICT DESIGNATING THE OFFICERS OF THE
DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.**

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

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

NOW, THEREFORE, be it resolved by the Board of Supervisors of Tison's Landing Community Development District:

SECTION 1. _____ is appointed Chairman.

SECTION 2. _____ is appointed Vice Chairman.

SECTION 3. _____ is appointed Secretary and Treasurer.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Treasurer.

_____ is appointed Assistant Secretary.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 11TH DAY OF APRIL, 2022.

ATTEST

**TISON'S LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

SEVENTH ORDER OF BUSINESS

Tisons Landing Pump Rebuild Proposal Guide

Companies:	<u>Compac</u>		<u>Compac</u>		<u>Big Z Pool</u>	
	Pump without variable speed Drive	8,481	11,129	Pump With Variable Speed Drive	19,429.88	Pump with Variable Speed Drive
	Labor	3,725	4,725	Labor with electrical upgrade	2,430	Labor
	Total	\$ 11,161	\$ 15,992	Total	\$21,859.88	
Warranty Info:	1 year Part warranty on Pump,all labor 1 year.		3 year Part Warranty on Controller and Pump, all labor 1 year.		3 year part warranty 1 year labor	

**Com-Pac Filtration, Inc.**

P.O. Box 40071
Jacksonville, FL 32203
(904) 356-4003 • FAX

QUOTE

Bill To		Date	Expiration Date	Quote No.	Quote Requested By
Vesta Property Services (Jax) 245 Riverside Avenue Suite 205 Jacksonville, FL 32202		03-16-22	09-14-22	031622-5DS	Mike Johnson
		Project Name Tison's landing /Yellow Bluff landing			
		Customer Terms Net 10			
Phone (813) 316-8968	Email mjohnson@vestapropertyser	Lead Time To Be Determined		Quoted By Doug Schneider	

Item	Description	Qty	Unit Price	Ext Price
C4050B10-3-2	10HP CI Epoxy Coated Pump with Polyester finish and a Stainless Steel Impeller,Ultra High Eff. TEFC Motor with a Max 10:1 turndow	1	7,419.91	7,419.91
PP-PS-CS-5-6-E	5x6 epoxy coated steel pump stand	1	3,850.00	3,850.00
GA25060	2.5" liquid filled pressure gauge 0-60	1	60.33	60.33
GA25300	2.5" liquid filled vacuum gauge -30-0	1	55.80	55.80
MISC ITEM	gauge tubing both vac and psiw/fittings sealplate bleed tubing and fitts	1	45.00	45.00
IP4TU	4" Ipex true union ball valve	3	728.61	2,185.83
MISC ITEM	manifold, pvc fittings	1	45.00	45.00
CPI-AP-10-3-2	10hp Accupump 3phase 230VAC with branch circuit protection, Nema 4x rating, cooling measures, interlocking/time clocks/switching/ controls as needed.	1	7,454.97	7,454.97
SERVICE AND LABOR	Service call and Labor for installation of above listed items	1	10,550.00	10,550.00

Notes Electric up date with 3 year part warranty 1 year labor	Sub-Total	\$31,666.84
	- Discount	\$15,675.09
	Sales Tax	\$0.00
	Freight	\$0.00
	Total	\$15,991.75

Sales taxes and/or shipping cost are excluded from this quote unless otherwise specified within the body of this document.

Deposits are calculated from the subtotal only. Sales taxes and/or shipping charges will be added to the customer's Final Invoice. Deposits are due prior to manufacturing.

Insufficient funds due to returned checks, wire transfers and/or credit cards will be subject to loss of customer discount and will incur a 1.5% finance charge compounded monthly until paid in full. Purchaser agrees that any legal action shall be subject to the laws of the State of Florida with exclusive venue being Jacksonville, Duval County, Florida. In the event of litigation for nonpayment of amounts owed, the prevailing party shall be entitled to recover from the non-prevailing party reasonable costs and attorney fees, including those amounts incurred on appeal.

Customer discount will be revoked and charged back to the Final Invoice if not paid within the specified terms.

By signing below, the customer agrees to all terms specified within this quote.

Customer may use this quote to assign a purchase order number by completing the specified field below.

Print Name	Title	Purchase Order Number (optional)
Signature	Date	

**Com-Pac Filtration, Inc.**

P.O. Box 40071
Jacksonville, FL 32203
(904) 356-4003 • FAX

QUOTE

Bill To		Date	Expiration Date	Quote No.	Quote Requested By
Vesta Property Services (Jax) 245 Riverside Avenue Suite 205 Jacksonville, FL 32202		03-16-22	09-14-22	031122-3DS-R2	Mike Johnson
		Project Name Tison's landing /Yellow Bluff landing			
		Customer Terms Net 10			
Phone (813) 316-8968	Email mjohnson@vestapropertyser	Lead Time To Be Determined		Quoted By Doug Schneider	

Item	Description	Qty	Unit Price	Ext Price
C4050B10-3-2	10HP CI Epoxy Coated Pump with Polyester finish and a Stainless Steel Impeller,Ultra High Eff. TEFC Motor with a Max 10:1 turndow	1	7,419.91	7,419.91
PP-PS-CS-5-6-E	5x6 epoxy coated steel pump stand	1	3,809.00	3,809.00
GA25060	2.5" liquid filled pressure gauge 0-60	1	56.39	56.39
GA25300	2.5" liquid filled vacuum gauge -30-0	1	51.48	51.48
IMPELLER TRIM	Impeller Trim & Balance	1	1,116.15	1,116.15
MISC ITEM	gauge tubing both vac and psiw/fittings sealplate bleed tubing and fitts	1	55.00	55.00
IP4TU	4" Ipex true union ball valve	3	680.95	2,042.85
MISC ITEM	manifold, pvc fittings	1	200.00	200.00
SERVICE AND LABOR	Service call and Labor to install items listed above	1	7,350.00	7,350.00

Notes NO Drive or extended warranty includes 1 year parts and labor	Sub-Total	\$22,100.78
	- Discount	\$10,939.89
	Sales Tax	\$0.00
	Freight	\$0.00
	Total	\$11,160.89

Sales taxes and/or shipping cost are excluded from this quote unless otherwise specified within the body of this document.

Deposits are calculated from the subtotal only. Sales taxes and/or shipping charges will be added to the customer's Final Invoice. Deposits are due prior to manufacturing.

Insufficient funds due to returned checks, wire transfers and/or credit cards will be subject to loss of customer discount and will incur a 1.5% finance charge compounded monthly until paid in full. Purchaser agrees that any legal action shall be subject to the laws of the State of Florida with exclusive venue being Jacksonville, Duval County, Florida. In the event of litigation for nonpayment of amounts owed, the prevailing party shall be entitled to recover from the non-prevailing party reasonable costs and attorney fees, including those amounts incurred on appeal.

Customer discount will be revoked and charged back to the Final Invoice if not paid within the specified terms.

By signing below, the customer agrees to all terms specified within this quote.

Customer may use this quote to assign a purchase order number by completing the specified field below.

Print Name	Title	Purchase Order Number (optional)
Signature	Date	



Big Z Pool Service, LLC
172 Stokes Landing Rd
Saint Augustine, FL 32095
bigzpools@yahoo.com
www.facebook.com/bigzpoolservice

Estimate 2868

ADDRESS	DATE	TOTAL	EXPIRATION DATE
Tisons Landing	03/15/2022	\$21,859.88	04/15/2022

PRODUCT/SERVICE	QTY	RATE	AMOUNT
Re: Repairs			
Job Material:Material 10HP (7.68HP@1394rpm-83.9% eff used for 510GPM@60TDH), CI Epoxy Coated Pump with Polyester finish and a Stainless Steel Impeller,Ultra High Eff. TEFC Motor with a Max 10:1 turndow	1	7,419.91	7,419.91
Job Material:Material 5x6 epoxy coated steel pump stand	1	3,850.00	3,850.00
Job Material:Material 10hp Accupump 3phase 230VAC with branch circuit protection, Nema 1 4x rating, cooling measures, interlocking/time clocks/switching/ controls as needed.	1	7,454.97	7,454.97
Job Material:Material SS Hardware -nuts, bolts and washes for flanges	1	218.00	218.00
Job Material:Material Wiring, wiring accessories and conduit	1	113.00	113.00
Job Material:Material 2" liquid filled vacuum and pressure gauges	2	43.00	86.00
Job Material:Material Plumbing Materials	1	288.00	288.00
Labor Rates:Commercial Labor Labor	1	2,430.00	2,430.00

If you have any questions please give us a call at 904-868-4660!

Zach Sullivan

Big Z Pool Service, LLC

Licensed & Insured CPC#1459355

PRODUCT/SERVICE	QTY	RATE	AMOUNT
Deposit and Approval Notice: a signed copy of the estimate is required in order to order materials along with a 50% deposit. The final payment is due next 10 upon completion.			
Note: from ordering manufacturing from the warehouse is taking between 6-9 weeks.			
Deposit due: \$10929.94			
TOTAL			\$21,859.88
THANK YOU.			

Accepted By

Accepted Date

If you have any questions please give us a call at 904-868-4660!
Zach Sullivan
Big Z Pool Service, LLC
Licensed & Insured CPC#1459355

EIGHTH ORDER OF BUSINESS



March 17, 2022

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

Dear Mark,

Thank you for the opportunity to provide a proposal for the sand pit area of the volleyball "court."

Our project description is on the attached page.

Currently, we are assuming that the masonry sand from Liberty Landscape matches the existing sand. If we find that is not the case, we will need to adjust this proposal.

Should we encounter any obstructions or obstacles as we begin moving dirt, this may impact the project pricing.

With prices rising daily unfortunately we cannot honor pricing beyond one week. Our suppliers will only honor pricing for one week, so we can only do the same.

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

Sincerely,

Leo Dickinson
904-333-8995 cell

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

**Work Description:**

Remove Volleyball Net.

North End

Remove existing soil and grass to within 2" height of the existing sand in the pit. In other words, the remaining dirt will be 2" higher than the sand. This area measures 35' x 5" or approximately 175 square feet. We will remove this dirt/sand mixture and put it into the "sand pit" area on the SE corner of the field. This will be approximately 8 cubic yards of material. Bahia sod will be installed to cover the grass area we scrape off. This will reduce the "hump" at the North end of the area.

Along Sidewalk

We will remove the soil/sod between the concrete sidewalk and the sand pit. This area measures 4' x 67" or 268 square feet. We will excavate down to 8" below the sand. That is 11" of material (approximately 10 cubic yards.) We will move this to the "sand pit" located at the Southeast corner of the athletic field. We will then add sand up to the level of the surrounding sand. The sand added back to this area will flush with the existing sand and then slope up to the bottom of the concrete sidewalk on the south side. This is approximately 15 cubic yards of sand.

West end:

Square up this area by removing dirt in the dimensions of 35' x 5'. Remove this down to 8" below sand. 175 square feet. Material depth is 11" This will be one tractor bucket wide for the width of the pit. This is 8 CY of material. It will be disposed of in the "sand pit" area by the Southeast corner of the athletic field. We will add 8" of sand back in this area. This will be 5 yards of sand.

Move sand (if needed) to more equalize it more throughout the sand pit.

Re-attach the volleyball net.

Install bahia sod on the east end of the sand pit.

Clean up.

Project Completed.

Project Cost:

The project cost for sand, bahia turf, labor, fuel is: \$ 4,4576.00

NINTH 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

CUSTOMER:

By: _____

Name:

Title:

Date:

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: _____

ELEVENTH ORDER OF BUSINESS

***Proposed Budget
Fiscal Year 2023***

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

April 11, 2022



Tison's Landing

Community Development District

TABLE OF CONTENTS

	Page #
<u>General Fund</u>	
Budget	1 - 2
Reserve Allocations	3
Narrative	4 - 9
 <u>Capital Reserve Fund</u>	
Budget	10
 <u>Debt Service Fund - Series 2016</u>	
Budget	11
Amortization Schedule - 2016-1	12
Amortization Schedule - 2016-2	13

Tison's Landing

Community Development District

General Fund

Description	Adopted Budget FY 2022	Actual Thru 2/28/2022	Projected Next 7 Months	Total Projected 9/30/2022	Proposed Budget FY 2023
Revenues					
Maintenance Assessments - Tax Roll	\$648,742	\$642,521	\$7,861	\$650,382	\$648,742
Clubhouse Income	\$2,000	\$3,940	\$2,000	\$5,940	\$2,000
HOA Revenues	\$1,500	\$0	\$1,500	\$1,500	\$1,500
Interest Income	\$200	\$183	\$256	\$439	\$200
Miscellaneous Revenues	\$0	\$212	\$300	\$512	\$0
Total Revenues	\$652,442	\$646,856	\$11,917	\$658,773	\$652,442
Expenditures					
<u>Administrative</u>					
Supervisor Fees	\$7,000	\$4,200	\$7,000	\$11,200	\$12,000
FICA Taxes	\$536	\$321	\$536	\$857	\$918
Engineering Fees	\$3,000	\$0	\$3,000	\$3,000	\$3,000
Architecture Services	\$25,000	\$0	\$25,000	\$25,000	\$25,000
Arbitrage Rebate	\$1,200	\$0	\$1,200	\$1,200	\$1,200
Dissemination Agent	\$1,000	\$517	\$483	\$1,000	\$1,000
Trustee Fees	\$3,725	\$3,717	\$0	\$3,717	\$3,725
Assessment Roll Administration	\$2,500	\$2,500	\$0	\$2,500	\$2,500
Attorney Fees	\$15,000	\$10,440	\$4,560	\$15,000	\$15,000
Annual Audit	\$3,600	\$3,000	\$0	\$3,000	\$3,100
Management Fees	\$50,000	\$20,833	\$29,167	\$50,000	\$52,500
Computer Time/information Technology	\$1,200	\$500	\$700	\$1,200	\$1,400
Telephone	\$100	\$84	\$16	\$100	\$100
Postage	\$1,000	\$8	\$992	\$1,000	\$1,000
Printing & Binding	\$2,000	\$75	\$1,925	\$2,000	\$2,000
Insurance	\$9,317	\$9,180	\$137	\$9,317	\$10,249
Legal Advertising	\$1,000	\$777	\$223	\$1,000	\$1,000
Other Current Charges	\$1,000	\$398	\$602	\$1,000	\$1,000
Website Administration	\$1,200	\$500	\$700	\$1,200	\$1,400
Website Lifestyle	\$3,000	\$2,250	\$750	\$3,000	\$3,000
Office Supplies	\$500	\$18	\$482	\$500	\$500
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Total Administrative	\$133,053	\$59,494	\$77,472	\$136,967	\$141,767
<u>Field</u>					
Insurance	\$14,600	\$14,389	\$0	\$14,389	\$15,828
Field Management & Administration (Vesta)	\$28,608	\$11,920	\$16,688	\$28,608	\$28,608
Security Camera Monitoring (Envera/Alpha Dog)	\$23,463	\$11,047	\$12,416	\$23,463	\$23,463
Landscape Maintenance (LawnBoy)	\$49,100	\$20,455	\$28,645	\$49,100	\$49,100
Landscape Mulch	\$15,000	\$2,553	\$12,448	\$15,000	\$15,000
Landscape Fertilization (Agro Pro)	\$17,900	\$7,459	\$10,441	\$17,900	\$17,900
Landscape Contingency	\$7,500	\$200	\$7,300	\$7,500	\$7,500
Irrigation Maintenance	\$5,625	\$1,554	\$4,071	\$5,625	\$10,000

Tison's Landing

Community Development District

General Fund

Description	Adopted Budget FY 2022	Actual Thru 2/28/2022	Projected Next 7 Months	Total Projected 9/30/2022	Proposed Budget FY 2023
<u>Field-continued</u>					
Lake Maintenance (The Lake Doctor)	\$10,840	\$4,020	\$5,628	\$9,648	\$10,948
Utilities-Cable (Comcast)	\$1,680	\$617	\$1,063	\$1,680	\$2,400
Utilities-Electric (JEA)	\$1,200	\$377	\$1,423	\$1,800	\$1,800
Utilities-Irrigation (JEA)	\$32,000	\$8,938	\$19,633	\$28,571	\$30,000
Refuse Service (Republic Service)	\$4,200	\$2,919	\$1,881	\$4,800	\$4,800
Repairs and Maintenance	\$20,000	\$5,188	\$14,812	\$20,000	\$20,000
Contingency	\$1,000	\$1,709	\$0	\$1,709	\$10,000
Capital Outlay	\$5,000	\$0	\$5,000	\$5,000	\$0
Capital Reserve	\$40,000	\$0	\$40,000	\$40,000	\$0
Total Field	\$277,716	\$93,344	\$181,449	\$274,793	\$247,347
<u>Amenity</u>					
Amenity Manager (Vesta)	\$92,783	\$38,660	\$54,124	\$92,783	\$92,783
Pool Maintenance (Vesta)	\$27,332	\$11,388	\$15,944	\$27,332	\$27,332
Pool Repair	\$3,000	\$397	\$2,603	\$3,000	\$5,000
Pool Chemicals (PoolSure)	\$9,211	\$4,706	\$6,405	\$11,111	\$11,980
Permit Fees	\$600	\$0	\$600	\$600	\$600
Utilities-Cable (Comcast)	\$5,520	\$2,281	\$3,719	\$6,000	\$6,000
Utilities-Electric (JEA)	\$18,800	\$6,684	\$13,316	\$20,000	\$24,000
Utilities-Water/Sewer (JEA)	\$10,000	\$3,725	\$6,475	\$10,200	\$12,000
Repairs and Maintenance	\$17,000	\$5,348	\$11,652	\$17,000	\$17,000
Janitorial Maintenance (Vesta)	\$28,041	\$11,684	\$16,357	\$28,041	\$28,041
Janitorial Supplies (Vesta)	\$3,386	\$1,411	\$1,975	\$3,386	\$3,386
Gym Equipment Maintenance	\$0	\$1,560	\$0	\$1,560	\$1,000
Special Events	\$20,000	\$6,218	\$13,782	\$20,000	\$20,000
Amenity Supplies	\$5,000	\$2,287	\$2,713	\$5,000	\$5,000
Contingency	\$1,000	\$0	\$1,000	\$1,000	\$9,206
Total Amenity	\$241,673	\$96,348	\$150,666	\$247,014	\$263,328
Total Expenditures	\$652,442	\$249,186	\$409,588	\$658,774	\$652,442
Excess of revenues over/(under) expenditures	\$0	\$397,670	(\$397,671)	(\$0)	\$0

Product	Units	FY 2022 O&M		per Unit (gross)	Total	FY 2023 O&M		per Unit (gross)	Total	Increase/(decrease)		per Unit (gross)	Total
50" SF	186		\$1,031.39		\$191,837.86		\$1,031.39		\$191,837.86		\$0.00		\$0.00
55" SF	151		\$1,031.39		\$155,739.34		\$1,031.39		\$155,739.34		\$0.00		\$0.00
60" SF	138		\$1,031.39		\$142,331.31		\$1,031.39		\$142,331.31		\$0.00		\$0.00
65" SF	205		\$1,031.39		\$211,434.20		\$1,031.39		\$211,434.20		\$0.00		\$0.00
Total	680												
		Gross Assessments			\$701,342.70	Gross Assessments			\$701,342.70	Gross Assessments			\$0.00
		Less: Discounts 4%			(\$28,053.71)	Less: Discounts 4%			(\$28,053.71)	Less: Discounts 4%			\$0.00
		Less: Comm 3.5%			(\$24,546.99)	Less: Comm 3.5%			(\$24,546.99)	Less: Comm 3.5%			\$0.00
		Net Assessments			\$648,742.00	Net Assessments			\$648,742.00	Net Assessments			\$0.00

Tison's Landing

Community Development District

Exhibit "A" Allocation of Operating Reserve

Description		Amount
Beginning Balance - Carry Forward Surplus (As of 10/1/2021)		\$116,765
Estimated Excess Revenues over Expenditures		(\$0)
Less:		
Funding for First Quarter Operating Expenditures		(\$163,110)
Reserved for Capital Projects / Renewal and Replacement ⁽¹⁾		<u>\$0</u> (\$163,110)
Total Undesignated Cash as of 09/30/2022		(\$46,346)

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

REVENUES:

Maintenance Assessments

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

Clubhouse Income

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

HOA Revenues

HOA to contribute towards events and lifestyle website services.

Interest Income

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

EXPENDITURES:

ADMINISTRATIVE:

Supervisor Fees

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

FICA Expense

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

Engineering Fees

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

Architecture Services

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

Arbitrage Rebate

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

Dissemination Agent

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

Trustee Fees

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

Assessment Roll Administration

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

ADMINISTRATIVE: (continued)

Attorney Fees

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

Annual Audit

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

Management Fees

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

Computer Time/Information Technology

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

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc

Printing & Binding

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

Insurance

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

Legal Advertising

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

Other Current Charges

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

Website Administration

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

Website Lifestyle & APPS

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

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

FIELD:

Insurance

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

Field Management & Administration

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

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

Security Camera Monitoring

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

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

Landscape Maintenance

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

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

Landscape Mulch

Cost to replace mulch throughout the district.

Landscape Fertilization

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

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

Landscape Contingency

Any unanticipated landscape improvement expenses to the District.

Irrigation Maintenance

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

FIELD: (continued)

Lake Maintenance

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

<u>Vendor</u>	<u>Monthly</u>	<u>Annually</u>
The Lake Doctors	\$804	\$9,648
Contingency		\$1,300

Utilities-Cable

The District uses Comcast for internet at entrance gate.

Utilities-Electric

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

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

Utilities-Irrigation

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

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

Refuse Service

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

Repairs and Maintenance

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

Contingency

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

Capital Outlay

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

Capital Reserve

Funds set aside for future replacements of capital related items.

AMENITY

Amenity Manager

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

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

Pool Maintenance

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

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

Pool Repair

Cost to repair the community pool.

Pool Chemicals

The District's has contract with Poolsure for the placement of chemicals in the Amenity Center Swimming Pool. Proposed increase of 7.5%.

<u>Vendor</u>	<u>Monthly</u>	<u>Annually</u>
Vesta Property Service	\$915	\$11,980

Permit Fees

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

Utilities-Cable

The District uses Comcast for cable/TV and internet.

Utilities-Electric

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

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

Utilities-Water/Sewer

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

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

AMENITY (continued)

Repairs and Maintenance

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

Janitorial Maintenance

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

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

Janitorial Supplies

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

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

Special Events

Monthly events and organized functions provided for all residents.

Amenity Supplies

Miscellaneous supplies needed for the Clubhouse.

Contingency

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

Tison's Landing

Community Development District

Capital Reserve Fund

Description	Adopted Budget FY 2022	Actual Thru 2/28/2022	Projected Next 7 Months	Total Projected 9/30/2022	Proposed Budget FY 2023
Revenues					
Carry Forward Surplus	\$119,409	\$131,533	\$0	\$131,533	\$75,833
Interest Income	\$100	\$56	\$44	\$100	\$100
Capital Reserve-Transfer In	\$45,000	\$0	\$45,000	\$45,000	\$0
Total Revenues	\$164,509	\$131,589	\$45,044	\$176,633	\$75,933
Expenditures					
Capital Outlay	\$100,000	\$30,923	\$69,078	\$100,000	\$75,133
Miscellaneous	\$800	\$204	\$596	\$800	\$800
Total Revenues	\$100,800	\$31,127	\$69,673	\$100,800	\$75,933
Excess of revenues over/(under) expenditures	\$63,709	\$100,462	(\$24,629)	\$75,833	\$0

Tison's Landing

Community Development District

Debt Service Fund

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

Description	Adopted Budget FY 2022	Actual Thru 2/28/2022	Projected Next 7 Months	Total Projected 9/30/2022	Proposed Budget FY 2023
Revenues					
Carry Forward Surplus ⁽¹⁾	\$80,981	\$85,394	\$0	\$85,394	\$85,458
Special Assessments - On Roll	\$382,996	\$378,273	\$4,627	\$382,900	\$382,996
Interest Income	\$0	\$10	\$5	\$15	\$0
Total Revenues	\$463,977	\$463,677	\$4,632	\$468,309	\$468,454
Expenditures					
Series 2016-1					
Interest - 11/01	\$57,701	\$57,701	\$0	\$57,701	\$55,816
Special Call - 11/01	\$0	\$5,000	\$0	\$5,000	\$0
Interest - 05/01	\$57,701	\$0	\$57,616	\$57,616	\$55,816
Principal - 05/01	\$180,000	\$0	\$180,000	\$180,000	\$185,000
Series 2016-2					
Interest - 11/01	\$21,268	\$21,268	\$0	\$21,268	\$20,328
Interest - 05/01	\$21,268	\$0	\$21,268	\$21,268	\$20,328
Principal - 05/01	\$40,000	\$0	\$40,000	\$40,000	\$40,000
Total Expenditures	\$377,936	\$83,968	\$298,884	\$382,852	\$377,288
Excess of revenues over/(under) expenditures	\$86,041	\$379,709	(\$294,252)	\$85,458	\$91,166

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

Interest 11/1/2023 - 2016-1	\$53,781
Interest 11/1/2023 - 2016-2	\$19,388
Total	\$73,169

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

Tison's Landing

Community Development District

Amortization Schedule

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

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/22	\$3,455,000.00	2.000%	\$0.00	\$55,816.25	\$0.00
05/01/23	\$3,455,000.00	2.200%	\$185,000.00	\$55,816.25	\$296,632.50
11/01/23	\$3,270,000.00	2.200%	\$0.00	\$53,781.25	\$0.00
05/01/24	\$3,270,000.00	2.400%	\$190,000.00	\$53,781.25	\$297,562.50
11/01/24	\$3,080,000.00	2.400%	\$0.00	\$51,501.25	\$0.00
05/01/25	\$3,080,000.00	2.600%	\$195,000.00	\$51,501.25	\$298,002.50
11/01/25	\$2,885,000.00	2.600%	\$0.00	\$48,966.25	\$0.00
05/01/26	\$2,885,000.00	2.875%	\$200,000.00	\$48,966.25	\$297,932.50
11/01/26	\$2,685,000.00	2.875%	\$0.00	\$46,091.25	\$0.00
05/01/27	\$2,685,000.00	3.000%	\$205,000.00	\$46,091.25	\$297,182.50
11/01/27	\$2,480,000.00	3.000%	\$0.00	\$43,016.25	\$0.00
05/01/28	\$2,480,000.00	3.125%	\$210,000.00	\$43,016.25	\$296,032.50
11/01/28	\$2,270,000.00	3.125%	\$0.00	\$39,735.00	\$0.00
05/01/29	\$2,270,000.00	3.375%	\$220,000.00	\$39,735.00	\$299,470.00
11/01/29	\$2,050,000.00	3.375%	\$0.00	\$36,022.50	\$0.00
05/01/30	\$2,050,000.00	3.375%	\$225,000.00	\$36,022.50	\$297,045.00
11/01/30	\$1,825,000.00	3.375%	\$0.00	\$32,225.63	\$0.00
05/01/31	\$1,825,000.00	3.375%	\$235,000.00	\$32,225.63	\$299,451.25
11/01/31	\$1,590,000.00	3.375%	\$0.00	\$28,260.00	\$0.00
05/01/32	\$1,590,000.00	3.375%	\$240,000.00	\$28,260.00	\$296,520.00
11/01/32	\$1,350,000.00	3.375%	\$0.00	\$24,210.00	\$0.00
05/01/33	\$1,350,000.00	3.600%	\$250,000.00	\$24,210.00	\$298,420.00
11/01/33	\$1,100,000.00	3.600%	\$0.00	\$19,710.00	\$0.00
05/01/34	\$1,100,000.00	3.600%	\$260,000.00	\$19,710.00	\$299,420.00
11/01/34	\$840,000.00	3.600%	\$0.00	\$15,030.00	\$0.00
05/01/35	\$840,000.00	3.600%	\$270,000.00	\$15,030.00	\$300,060.00
11/01/35	\$570,000.00	3.600%	\$0.00	\$10,170.00	\$0.00
05/01/36	\$570,000.00	3.600%	\$275,000.00	\$10,170.00	\$295,340.00
11/01/36	\$295,000.00	3.600%	\$0.00	\$5,220.00	\$0.00
05/01/37	\$295,000.00	3.600%	\$290,000.00	\$5,220.00	\$300,440.00
Total			\$3,450,000.00	\$1,019,511.25	\$4,469,511.25

Tison's Landing

Community Development District

Amortization Schedule

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

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/22	\$865,000.00	4.700%	\$0.00	\$20,327.50	\$0.00
05/01/23	\$865,000.00	4.700%	\$40,000.00	\$20,327.50	\$80,655.00
11/01/23	\$825,000.00	4.700%	\$0.00	\$19,387.50	\$0.00
05/01/24	\$825,000.00	4.700%	\$45,000.00	\$19,387.50	\$83,775.00
11/01/24	\$780,000.00	4.700%	\$0.00	\$18,330.00	\$0.00
05/01/25	\$780,000.00	4.700%	\$45,000.00	\$18,330.00	\$81,660.00
11/01/25	\$735,000.00	4.700%	\$0.00	\$17,272.50	\$0.00
05/01/26	\$735,000.00	4.700%	\$45,000.00	\$17,272.50	\$79,545.00
11/01/26	\$690,000.00	4.700%	\$0.00	\$16,215.00	\$0.00
05/01/27	\$690,000.00	4.700%	\$50,000.00	\$16,215.00	\$82,430.00
11/01/27	\$640,000.00	4.700%	\$0.00	\$15,040.00	\$0.00
05/01/28	\$640,000.00	4.700%	\$50,000.00	\$15,040.00	\$80,080.00
11/01/28	\$590,000.00	4.700%	\$0.00	\$13,865.00	\$0.00
05/01/29	\$590,000.00	4.700%	\$55,000.00	\$13,865.00	\$82,730.00
11/01/29	\$535,000.00	4.700%	\$0.00	\$12,572.50	\$0.00
05/01/30	\$535,000.00	4.700%	\$55,000.00	\$12,572.50	\$80,145.00
11/01/30	\$480,000.00	4.700%	\$0.00	\$11,280.00	\$0.00
05/01/31	\$480,000.00	4.700%	\$60,000.00	\$11,280.00	\$82,560.00
11/01/31	\$420,000.00	4.700%	\$0.00	\$9,870.00	\$0.00
05/01/32	\$420,000.00	4.700%	\$60,000.00	\$9,870.00	\$79,740.00
11/01/32	\$360,000.00	4.700%	\$0.00	\$8,460.00	\$0.00
05/01/33	\$360,000.00	4.700%	\$65,000.00	\$8,460.00	\$81,920.00
11/01/33	\$295,000.00	4.700%	\$0.00	\$6,932.50	\$0.00
05/01/34	\$295,000.00	4.700%	\$70,000.00	\$6,932.50	\$83,865.00
11/01/34	\$225,000.00	4.700%	\$0.00	\$5,287.50	\$0.00
05/01/35	\$225,000.00	4.700%	\$70,000.00	\$5,287.50	\$80,575.00
11/01/35	\$155,000.00	4.700%	\$0.00	\$3,642.50	\$0.00
05/01/36	\$155,000.00	4.700%	\$75,000.00	\$3,642.50	\$82,285.00
11/01/36	\$80,000.00	4.700%	\$0.00	\$1,880.00	\$0.00
05/01/37	\$80,000.00	4.700%	\$80,000.00	\$1,880.00	\$83,760.00
Total			\$865,000.00	\$360,725.00	\$1,225,725.00

TWELFTH ORDER OF BUSINESS

B.

December 22, 2021

WORK AUTHORIZATION NO. 13
TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
CONTINUING SERVICES

Scope of Work for the following:

State Mandated – Storm Water Need Analysis (20 years)

ETM No. Job Number 02-005-18

England-Thims & Miller, Inc. shall prepare a 20-year stormwater needs analysis for the Tison's Landing CDD to be completed by June 30, 2022. It is our understanding that the stormwater needs analysis is a requirement of the passage of House Bill 53, Section 403.9302, Florida Statutes. Since this a new requirement and will require coordinating our efforts with the District Manager to provide the analysis, we are proposing to perform this work on an hourly basis with an estimated budget. We have attached a template with our comments showing the responsibilities of the District Engineer and the District Manager.

FEEHOURLY

(BUDGET ESTIMATE: \$10,000.00)

Not to Exceed without prior authorization

Expenses shall be invoiced in accordance with previously approved General Consulting Services Contract and District Policy. Sub-consultant fees shall be invoiced at cost plus 5%.

Re: State Mandated – Storm Water Need Analysis (20 years)

ITEMS NOT INCLUDED

1. Waste Water Needs Analysis
2. NPDES Permitting / Analysis
3. MS4 Permitting Analysis
4. Geotechnical Investigations
5. Soil Boring / Analysis
6. Groundwater Modeling / testing
7. Environmental Investigation
8. Wetland drawdown analysis
9. Wetland mitigation / Design / Permitting
10. Irrigation or Irrigation supply design
11. Electrical, Phone, Gas, Design / Permitting
12. Lighting design / Street / Parking / etc.
13. FEMA Floodplain / Model / Analysis / Permitting
14. Overhead Power line adjustments
15. Offsite drainage study
16. Hardscape/ Design / Permitting
17. Comprehensive plan
18. Fire Hydrant Testing
19. ADA Compliance
20. As-built Surveying
21. Surveying (Topo, Bound., Route, Tree, R/W)
22. Const. Stakeout / Locates / Verification
23. Utility Locations / Analysis / Design / Soft digs
24. ACOE Permitting
25. Signage Design / Permitting
26. Unified Sign Plan Design / Compliance
27. Community Development District Issues (CDD)
28. Homeowners Association issues
29. NDPEs permit compliance
30. Life Safety /Code compliance
31. Project Wide code compliance
32. OSHA or other safety issues
33. Administrative Hearing
34. Utility Locations / Analysis / Design / Soft digs
35. Consumptive Use Permitting (CUP)
36. Historical / Archeological Issues
37. Endangered species
38. Traffic study
39. Pool Grading and Drainage (by others)
40. Application / Permit Fees
41. Retaining wall or Structural design
42. Separate clearing / grading permit
43. Streetscape Design (specialty paving)
44. Offsite Entrance Road to Gate House (by BBX)

ENGLAND-THIMS & MILLER, INC.

HOURLY FEE SCHEDULE - 2022

CEO/CSO.....	\$375.00/Hr.
President.....	\$330.00/Hr.
Executive Vice President.....	\$320.00/Hr.
Vice President	\$257.00/Hr.
Senior Engineer/ Senior Project Manager.....	\$205.00/Hr.
Project Manager	\$190.00/Hr.
Director.....	\$175.00/Hr.
Engineer.....	\$165.00/Hr.
Assistant Project Manager	\$155.00/Hr.
Senior Planner /Planning Manager.....	\$190.00/Hr.
Planner.....	\$155.00/Hr.
CEI Project Manager.....	\$175.00/Hr.
CEI Senior Inspector.....	\$155.00/Hr.
CEI Inspector	\$125.00/Hr.
Senior Landscape Architect.....	\$175.00/Hr.
Landscape Architect.....	\$160.00/Hr.
Senior Technician.....	\$155.00/Hr.
GIS Developer / Senior Analyst.....	\$170.00/Hr.
GIS Analyst	\$140.00/Hr.
Senior Engineering Designer / Senior LA Designer.....	\$160.00/Hr.
Engineering Intern	\$140.00/Hr.
Engineering/Landscape Designer.....	\$140.00/Hr.
CADD/GIS Technician.....	\$125.00/Hr.
Administrative Support.....	\$90.00/Hr.

Re: State Mandated – Storm Water Need Analysis (20 years)

GENERAL CONDITIONS

PAYMENT TERMS - Payment is due upon receipt of our invoice. If payment is not received within thirty days from the invoice date, Client agrees to pay a finance charge on the principal amount of the past due account of one and one-half percent per month. If one and one-half percent per month exceeds the maximum allowed by law, the charge shall automatically be reduced to the maximum legally allowable.

In the event Client requests termination of the services prior to completion, the Client shall pay all outstanding invoices and all charges incurred between the issuance of the latest invoice through the date services are stopped plus any shutdown costs. If during the execution of the services, England, Thims & Miller, Inc. (ETM) is required to stop operations as a result of changes in the scope of services such as requests by the Client or requirements of third parties, additional charges will be applicable.

ETM will issue monthly invoices. For Lump Sum work, the invoice will reflect the percentage complete for each contract task item. For hourly services, the invoice will reflect the hours worked times the standard hourly billing rates as shown on Attachment A. (Incorporated herein by reference). ETM's standard hourly billing rates are reevaluated annually prior to the beginning of the calendar year and subject to an increase not to exceed five (5) percent per year.

INSURANCE – ETM maintains Workers' Compensation and Employer's Liability Insurance in conformance with applicable state law. In addition, we maintain Comprehensive General Liability Insurance and Automobile Liability Insurance with bodily injury and property damage limits of \$1,000,000. A certificate of insurance can be supplied evidencing such coverage which contains a clause providing that ten days written notice be given prior to cancellation.

Cost of the above coverage is included in our quoted fees. If additional coverage or increased limits of liability are required, ETM will endeavor to obtain the requested insurance and charge separately for costs associated with additional coverage or increased limits.

STANDARD OF CARE - The only warranty or guarantee made by ETM in connection with the services performed hereunder, is that we will use that degree of care and skill ordinarily exercised under similar conditions by reputable members of our profession practicing in the same or similar locality. No other warranty, expressed or implied, is made or intended by our proposal for consulting services or by our furnishing oral or written reports.

PERMITTING/ZONING - The Client is herein notified that several City, State and Federal environmental, zoning and regulatory permits may be required for this project. ETM will assist the Client in preparing these permits at the Client's direction. However, the Client acknowledges that it has the responsibility for submitting, obtaining and abiding by all required permits. Furthermore, the Client holds ETM harmless from any losses or liabilities resulting from such permitting or regulatory action.

LIMITATION OF LIABILITY - To the fullest extent permitted by law, and notwithstanding any other provision of this Agreement, the total liability, in the aggregate, of England, Thims & Miller, Inc. and its officers, directors, partners, employees, agents and subcontractors, and any of them, to the Client and anyone claiming by, through or under the Client, for any and all claims, losses, costs or damages of any nature whatsoever arising out of, resulting from or in any way related to the Project or the Agreement from any cause or causes, including but not limited to the negligence, professional errors or omissions, strict liability, breach of contract or warranty, express or implied, of ETM and its officers, directors, employees, agents or subcontractors, or any of them, shall not exceed the total compensation received by ETM under this Agreement, or the total amount of \$50,000.00, whichever is less.

If Client prefers to have higher limits on professional liability, ETM agrees to increase the limits up to a maximum of \$500,000 upon Clients written request at the time of accepting this proposal provided that the Client agrees to pay an additional charge as a result of such increase.

SEVERABILITY AND SURVIVAL - If any of the provisions contained in this AGREEMENT are held invalid, illegal, or unenforceable, such invalidity, illegality or unenforceability will not affect any other provision, and this AGREEMENT will be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

GOVERNING LAW - This agreement shall be governed in all respects by the laws of the State of Florida.

COST OPINIONS - Any cost opinions or Project economic evaluations provided by ETM will be on a basis of experience and judgment, but, since it has no control over market conditions or bidding procedures, ETM cannot warrant that bids, cost estimates, ultimate construction cost, or Project economics will not vary from these opinions.

SALES TAX - The purchaser of the services described herein shall pay any applicable state sales tax in the manner and in the amount as required by law.

OWNERSHIP OF DOCUMENTS - All documents, including, but not limited to drawings, specifications, reports, boring logs, field notes, laboratory test data, calculations and estimates, prepared by ETM as instruments of service pursuant to this Agreement, shall be the sole property of ETM. Client agrees that all documents of any nature furnished to Client or Client's agents or designees, if not paid for, will be returned upon demand and will not be used by Client for any purpose whatsoever. Client further agrees that under no circumstances shall any documents produced by ETM, pursuant to this Agreement be used at any location or for any project not expressly provided for in this Agreement without the written permission of ETM, and ETM will provide Client with copies of documents created in the performance of the work for a period not exceeding five years following submission of the final plans and specifications contemplated by this Agreement.

SAFETY - Should ETM provide periodic observations or monitoring services at the job site during construction, Client agrees that, in accordance with generally accepted construction practices, the contractor will be solely and completely responsible for working conditions on the job site, including safety of all persons and property during the performance of the work and compliance with OSHA regulations, and that these requirements will apply continuously and not be limited to normal working hours. Any monitoring of the contractor's procedures conducted by ETM is not intended to include review of the adequacy of the contractor's safety measures in, on, adjacent to, or near the construction site.

INDEMNIFICATION - In addition, and notwithstanding any other provisions of this Agreement, the Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless ETM and its directors, employees, agents and subcontractors from and against all damage, liability or cost, including reasonable attorneys' fees and defense costs, arising out of or in any way connected with this project or the performance by any of the parties above named of the services under this Agreement, excepting only those damages, liabilities or costs attributable to the sole negligence or willful misconduct of ETM

PURSUANT TO FLORIDA STATUTES SECTION 558.0035(2013), AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

MUTUAL WAIVER OF CONSEQUENTIAL DAMAGES –In no event shall either party hereunder be liable to the other party for punitive, speculative, consequential or special damages of any kind.

CONTRACT ADMINISTRATION - Client agrees that ETM will not be expected to make exhaustive or continuous on-site inspections but that periodic observations appropriate to the construction stage shall be performed. It is further agreed that ETM will not assume responsibility for the contractor's means methods, techniques, sequences or procedures of construction and it is understood that field services provided by ETM will not relieve the contractor of his responsibilities for performing the work in accordance with the plans and specifications. The words "supervision", "inspection", or "control" are used to mean periodic observation of the work by ETM to verify substantial compliance with the plans, specifications and design concepts. Continuous inspections by our employees do not mean that ETM is observing placement of all materials. Full-time inspection means that an employee of ETM has been assigned for eight-hour days during regular business hours.

Construction inspection and monitoring services which exceed 40 hours per week for one individual shall be invoiced at 150% of the standard billing rate.

ASSIGNABILITY - Client and ETM, respectively bind themselves, their successors and assigns to the other party to this Agreement and to the successors and assigns of such other part with respect to all covenants of this Agreement. Neither Client nor ETM shall assign this Agreement without the prior written consent of the other party.

INTEGRATION - This Agreement represents the entire and integrated Agreement between Client and ETM and supersedes all prior negotiations, representations or Agreements, either written or oral. This Agreement may be amended only by written instrument signed by both parties.

LIMITATIONS ON CAUSES OF ACTION - Causes of action between the parties to this Agreement pertaining to acts or failures to act shall be deemed to have occurred and the applicable statutes of limitations shall commence to run not later than (i) the date of substantial completion for acts or failures to act occurring prior to substantial completion of our engineering services pursuant to this Agreement; or (ii) the date of issuance of our final invoice for acts or failure to act occurring after substantial completion of our engineering services pursuant to this Agreement.

THIRD PARTY BENEFICIARY - Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either Client or ETM.

Re: State Mandated – Storm Water Need Analysis (20 years)

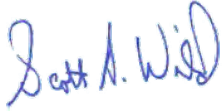
Please indicate your agreement with this proposal by signing in the space provided and return one copy to our office.

If you should have any questions or require additional information, please call. Thank you for this opportunity to be of professional service.

Yours sincerely,

Accepted this _____ day, 2022

ENGLAND, THIMS & MILLER, INC.



Scott A. Wild, P.E.
Executive Vice President
Shareholder

of: _____

By: _____

For: _____

SAW:SJL:shb

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.



TISON'S LANDING

FIELD OPERATIONS MANAGER'S REPORT

Date of Report: 03/31/22

Submitted by: Mark Johnson

Splash Pad Timer Switch

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



Bathroom Tile Floor

The bathroom tile floor was in need of cleaning. I did a deep clean to bring back grout lines and freshen things up.



Before



After

Monument Post Caps

I have painted the post caps with the new paint chosen, Peppercorn.



Before



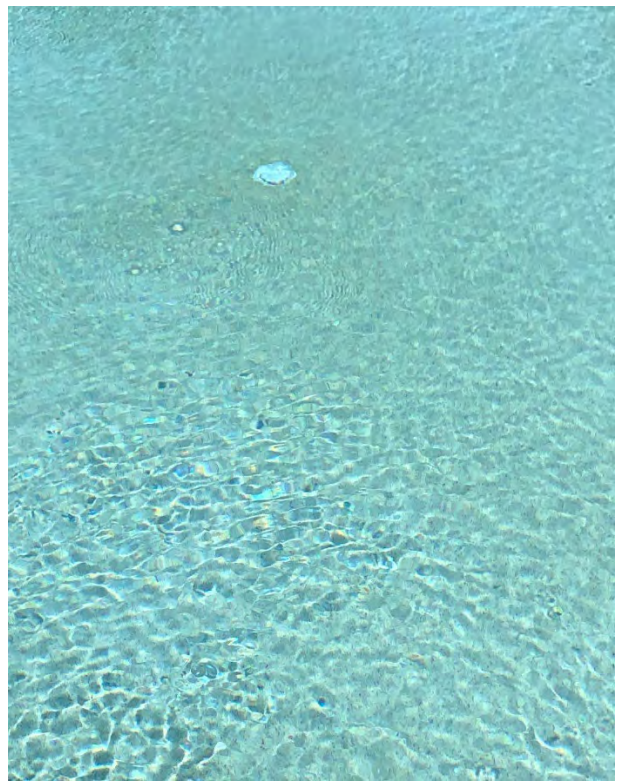
After

Main Pool Returns Treatment

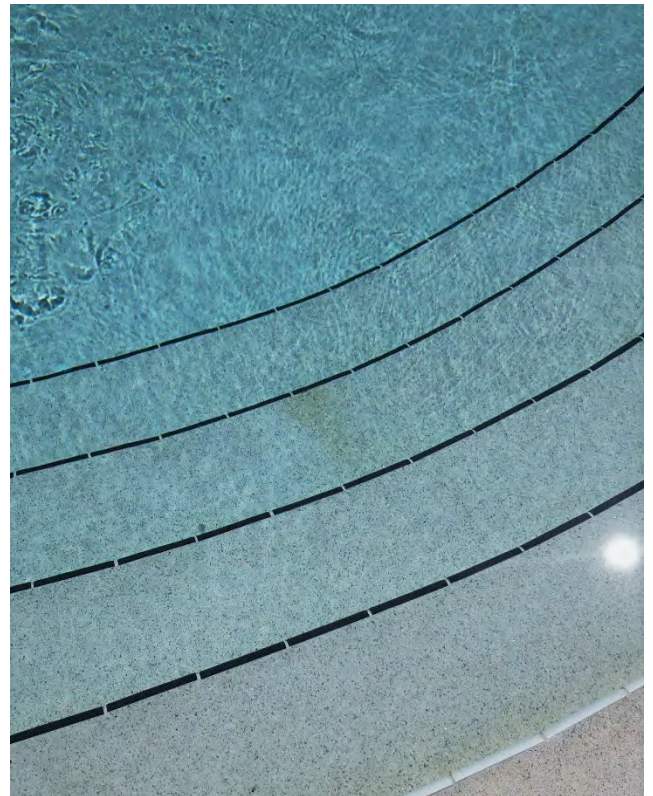
I have completed the water treatment for the returns in the main pool. It definitely reduced the yellow around returns. I will followup with another treatment in three months.



Before



After



Amenity Center Door Locks

All the door locks have been changed out to complete the new paint look. The old locks were rusty and were originals.



Lawn Boy Update

Lawn Boy has continued to keep the grounds in great shape, they have cleaned up areas by pool and went through entire irrigation systems and addressed minor repairs that were needed.

The Lake Doctors

The Lake Doctors have been out for regular lake maintenance, still noticing heavy pollen.

Agrowpro

Has been out and treated for regular service, I have submitted the approved proposal to have soccer field aeration and fertilization completed on April 5.

Updates

- The sling fabric replacement for damaged pool chairs is almost complete.
- Monument Sign stone work is complete.
- Beaches Electrical is still waiting for the new can lights and trims to come in due to supply issues, I have followed up with them weekly and the new anticipated start date is April 18.
- Acid wash of splash pool is complete.
- The Painting project is complete and looking spectacular.
- I have begun reaching out to pool contractors to get estimates on re-marcite of splash pool for next years budget.
- I have started reaching out to our current vendors to see if there is going to be any expected increase for next fiscal year.

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

