

TISON'S LANDING
Community Development District

JUNE 13, 2022

AGENDA

Tison's Landing Community Development District

475 West Town Place
Suite 114
St. Augustine, Florida 32092
www.TisonsLandingCDD.com

June 6, 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, June 13, 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 May 4, 2022 Meeting
 - B. Financial Statements
 - C. Check Register
- IV. Staff Reports (1)
 - A. District Engineer
 1. Acceptance of Stormwater Needs Analysis Report
 2. Acceptance of the 2022 Annual Engineer's Report
- V. Discussion on Entry Monument Landscape Plan / Renderings
- VI. Consideration of Proposals for Installation of Mulch
- VII. Discussion on Installation of Speed Humps
- VIII. Discussion on Safety Implementation Plan (Armed JSO, Armed Security, Metal Detector, JSO Partnership)
- IX. Discussion on Guest Policies, Additional Hours, and Guest Pass Reissues

- X. Discussion on Purchasing Additional Computers and Monitors
- XI. Discussion on RFP for District Management Services
- XII. Discussion on the www.YelloBluffLanding.com Website
- XIII. Discussion on the Fiscal Year 2023 Budget
- XIV. Staff Reports (2)
 - A. District Counsel
 - B. District Manager – Report on the Number of Registered Voters (1,438)
 - C. Amenity Manager – Report
 - D. Field Operations Manager – Report
- XV. Supervisor Requests / Audience Comments
- XVI. Next Scheduled Meeting – Wednesday, July 6, 2022 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida 32218
- XVII. 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 Wednesday, May 4, 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
Brian Richardson	Supervisor
Ashtin Henninger	Supervisor

Also present were:

Daniel Laughlin	District Manager
Gerald Knight	District Counsel
Scott Lockwood	District Engineer (by telephone)
Dana Harden	Amenity Manager – Vesta
Mark Johnson	Field Operations Manager – Vesta
Dan Fagen	Vesta
Kimberly Hopkins	Vesta

The following is a summary of the discussions and actions taken at the May 4, 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

Approval of Consent Agenda

- A. Minutes of the April 11, 2022 Meeting**
- B. Financial Statements**
- C. Check Register**

Mr. Laughlin gave a brief overview of the financials noting the check register totals \$166,389.43.

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

FOURTH ORDER OF BUSINESS Staff Reports (1)

A. District Engineer – Discussion of Stormwater Management Plan

Mr. Lockwood provided the Board with an overview of a proposed stormwater management plan, which includes routine maintenance and other related maintenance of the stormwater management facilities as required, review of the outfall control structures by the District Engineer every two years, maintenance of the lands within conservation easements to provide a safe environment, and protection of the preserved wetlands, conservation areas, and stormwater management facilities from all construction activities.

Ms. Timmons noted references to St. Johns County need to be corrected to say Duval County.

The stormwater needs analysis report will be provided within the next meeting’s agenda package for the Board’s review.

On MOTION by Ms. Timmons seconded by Mr. Kirsch with all in favor the stormwater management plan was approved in substantial form.

FIFTH ORDER OF BUSINESS Discussion on Entry Monument Landscape Plan / Renderings

This item was tabled as the proposed plans were not yet finalized.

SIXTH ORDER OF BUSINESS Discussion on Volleyball Area

Mr. Johnson reminded the Board that last month he presented a proposal from Lawnboy to improve the volleyball area by cleaning up the edges and adding sand for a total of \$4,457 and the Board asked for other options for the area due to the lack of usage. To sod over what is currently the sand pit, the estimate provided totals \$11,283. To turn it into a multi-use court where one half of the court is sodded and the other half is left sand, the estimate provided totals \$7,908.

The Board tabled further discussion of this item to first discuss the budget and other expenses.

SEVENTH ORDER OF BUSINESS

Consideration of Proposal to Investigate Gazebo Damage

Mr. Johnson informed the Board that after investigation, it was discovered the wood on the gazebo near the volleyball court has extensive water damage and requires repair to all four columns. All Weather Contractors provided a proposal totaling \$4,930. He also noted the other gazebos in the community are likely built the same and will require repair in the future.

On MOTION by Mr. Kirsch seconded by Mr. Richardson with all in favor All Weather’s proposal totaling \$4,390 to repair the volleyball gazebo was approved.

Mr. Knight noted he would prepare a small project agreement.

EIGHTH ORDER OF BUSINESS

Discussion of RFP for District Management Services

Mr. Laughlin noted this item was requested by Supervisor Timmons. Ms. Timmons asked what the process would be to request proposals for district management services. Mr. Laughlin explained District Counsel would be responsible for obtaining proposals and the two options would be publishing a notice for a formal RFP process, or simply reaching out to local management companies and asking for proposals. Mr. Laughlin also noted GMS has no increase in management fees planned for the upcoming year.

Further discussion of this item was tabled to the next meeting.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2022-04, Approving a Proposed Budget for Fiscal Year 2023 and Setting a Public Hearing Date for Adoption

Mr. Laughlin informed the board the public hearing date would be the July 6, 2022 meeting at 6:00 p.m. at the Yellowbluff Amenity Center, and he provided the Board with an overview of the proposed budget. There is an increase in assessments proposed from \$1,031 to \$1,144, which is an annual increase of \$113. A large part of the increase is due to utility expenses, landscaping expenses and staffing increases.

The Board discussed an addition of seasonal staffing. Ms. Harden explained the plan would be to have staff present for four additional hours Friday through Sunday from Spring Break through Labor Day. Mr. Dustin Stahle expressed concern with the addition of seasonal

staffing, stating that it may not solve the problems the community is having if those problems still occur after that staff member has left. Mr. Hernandez stated that he felt the additional staffing would be a great idea as an alternative to paying for security, which would be more expensive.

The Board discussed approving the budget as-is, and if savings can be found between now and the budget adoption meeting in July, it can be adjusted downward at that meeting.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor Resolution 2022-04, approving the proposed budget for Fiscal Year 2023 and setting the public hearing date for July 6, 2022, at 6:00 p.m. at the Yellowbluff Amenity Center was approved.

NINTH ORDER OF BUSINESS

Discussion on County’s Request to Utilize the Amenity Center as a Polling Location

Ms. Harden informed the Board that after the last meeting she sent a survey to the residents of the community asking their opinion on using the amenity center as a polling location. The results showed out of 240 votes, there were 122 votes in favor and 118 against. With the majority of the Board expressing that they were against it, staff will inform the County the District will not be allowing use of the amenity center for a polling location.

ELEVENTH ORDER OF BUSINESS

Staff Reports (2)

A. District Counsel

Mr. Knight informed the Board his firm went back to the State to again ask if they would agree to allowing Beautiful Blooms to trim the Magnolia Trees with a Supervisor employed by the company. Their answer was that they would not. Staff reached back out to Arbor Pro, who stated they are still willing to do the work based off their original proposal totaling \$7,425. The project is slated to begin mid-June.

C. District Manager

Mr. Laughlin informed the Board that he pulled the agreement from the last resurfacing of the pools, and noted it was for the main pool only.

Laughlin proposed areas and details for the gardens as it would need to be included on a meeting agenda to be discussed by the Board.

Mr. Gregory Adams expressed concern about the splash pad bucket falling and suggested having it inspected on a regular basis. Mr. Johnson stated that is being done now.

Mr. Jerry Smith stated that the speeding in the community needs to be addressed. Mr. Laughlin explained that staff can request the Sheriff’s Office send officers by to monitor, and if that is not being done enough, the CDD can pay to have off-duty officers monitor, or speed bumps are an option, however Mr. Kirsch noted the Board has looked into the cost of speed bumps and was quoted approximately \$90,000. Ms. Timmons stated that she would support speed bumps on the main portions of the roadways. Mr. Kirsch asked that a discussion on speed bump locations be added to the next agenda.

A resident asked that more events for seniors be considered.

THIRTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – Monday, June 13, 2022 at 6:00 p.m. at the Yellow Bluff Amenity Center

FOURTEENTH 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
April 30, 2022

Board of Supervisors Meeting
June 13, 2022

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET

April 30, 2022

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<u>ASSETS:</u>				
Cash	\$33,089	---	\$2,814	\$35,903
Accounts Receivable	\$250		---	\$250
Due From Other Funds	---	\$7,464	---	\$7,464
Investments:				
SBA-Surplus Funds	\$387,352	---	\$89,766	\$477,118
Series 2016-1				
Reserve	---	\$149,267	---	\$149,267
Revenue	---	\$373,361	---	\$373,361
Redemption	---	\$3	---	\$3
Series 2016-2				
Reserve	---	\$42,224	---	\$42,224
Prepayment	---	\$1,430	---	\$1,430
Deposits	\$4,202	---	---	\$4,202
Prepaid Expenses	\$948	---	---	\$948
TOTAL ASSETS	<u>\$425,842</u>	<u>\$573,749</u>	<u>\$92,580</u>	<u>\$1,092,171</u>
<u>LIABILITIES:</u>				
Accounts Payable	\$34,874	---	---	\$34,874
Due to other Funds	\$7,464	---	---	\$7,464
TOTAL LIABILITIES	<u>\$42,337</u>	<u>\$0</u>	<u>\$0</u>	<u>\$42,337</u>
<u>FUND BALANCES:</u>				
Nonspendable:				
Prepaid items and deposits	\$5,151	---	---	\$5,151
Restricted for:				
Debt service	---	\$573,749	---	\$573,749
Assigned for Captial Projects			\$92,580	\$92,580
Unassigned	\$378,354	---	---	\$378,354
TOTAL FUND BALANCES	<u>\$383,504</u>	<u>\$573,749</u>	<u>\$92,580</u>	<u>\$1,049,833</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$425,842</u>	<u>\$573,749</u>	<u>\$92,580</u>	<u>\$1,092,171</u>

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended April 30, 2022

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 04/30/22</u>	<u>ACTUAL THRU 04/30/22</u>	<u>VARIANCE</u>
<u>REVENUES</u>				
Maintenance Assessments - Tax Roll	\$648,742	\$648,742	\$646,838	(\$1,904)
Clubhouse Income	\$2,000	\$1,167	\$5,145	\$3,978
HOA Revenues	\$1,500	\$875	\$0	(\$875)
Interest Income	\$200	\$117	\$457	\$341
Miscellaneous Revenues	\$0	\$0	\$212	\$212
TOTAL REVENUES	\$652,442	\$650,900	\$652,652	\$1,752
<u>EXPENDITURES</u>				
<u>Administrative:</u>				
Supervisor Fees	\$7,000	\$5,000	\$6,000	(\$1,000)
FICA Taxes	\$536	\$383	\$459	(\$77)
Engineering Fees	\$3,000	\$1,750	\$5,600	(\$3,850)
Architecture Services	\$25,000	\$14,583	\$0	\$14,583
Arbitrage Rebate	\$1,200	\$0	\$0	\$0
Dissemination Agent	\$1,000	\$583	\$683	(\$100)
Trustee Fees	\$3,725	\$3,725	\$3,717	\$8
Assessment Roll Administration	\$2,500	\$2,500	\$2,500	\$0
Attorney Fees	\$15,000	\$8,750	\$14,895	(\$6,145)
Annual Audit	\$3,600	\$3,000	\$3,000	\$0
Management Fees	\$50,000	\$29,167	\$29,167	(\$0)
Computer Time/Information Technology	\$1,200	\$700	\$700	\$0
Telephone	\$100	\$58	\$121	(\$62)
Postage	\$1,000	\$583	\$8	\$575
Printing & Binding	\$2,000	\$1,167	\$123	\$1,044
Insurance	\$9,317	\$9,317	\$9,180	\$137
Legal Advertising	\$1,000	\$583	\$1,266	(\$683)
Other Current Charges	\$1,000	\$583	\$567	\$16
Website Administration	\$1,200	\$700	\$700	\$0
Website Lifestyle	\$3,000	\$1,750	\$2,750	(\$1,000)
Office Supplies	\$500	\$292	\$18	\$273
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$133,053	\$85,350	\$81,630	\$3,720
<u>Field:</u>				
Insurance (Property)	\$14,600	\$14,600	\$14,389	\$211
Field Management & Administration (Vesta)	\$28,608	\$16,688	\$16,688	\$0
Security Camera Monitoring (Envera)	\$23,463	\$15,150	\$15,150	\$0
Landscape Maintenance (LawnBoy)	\$49,100	\$28,642	\$28,637	\$5
Landscape Mulch	\$15,000	\$2,553	\$2,553	\$0
Landscape Fertilization (Agro Pro)	\$17,900	\$10,442	\$10,442	\$0
Landscape Contingency	\$7,500	\$4,375	\$585	\$3,790

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended April 30, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 04/30/22	ACTUAL THRU 04/30/22	VARIANCE
<i>Field: (continued)</i>				
Irrigation Maintenance	\$5,625	\$3,281	\$1,554	\$1,728
Lake Maintenance (The Lake Doctor)	\$10,840	\$5,628	\$5,628	\$0
Utilities-Cable (Comcast)	\$1,680	\$980	\$863	\$117
Utilities-Electric (JEA)	\$1,200	\$700	\$529	\$171
Utilities-Irrigation (JEA)	\$32,000	\$18,667	\$12,067	\$6,600
Refuse Service (Republic Services)	\$4,200	\$2,450	\$3,498	(\$1,048)
Repairs and Maintenance	\$20,000	\$11,667	\$7,338	\$4,329
Contingency	\$1,000	\$1,000	\$5,052	(\$4,052)
Capital Outlay	\$5,000	\$5,000	\$5,000	\$0
Capital Reserve	\$40,000	\$40,000	\$40,000	\$0
TOTAL FIELD	\$277,716	\$181,822	\$169,971	\$11,851
<i>Amenity</i>				
Amenity Manager (Vesta)	\$92,783	\$54,123	\$54,124	(\$0)
Pool Maintenance (Vesta)	\$27,332	\$15,944	\$15,943	\$0
Pool Repair	\$3,000	\$1,750	\$521	\$1,229
Pool Chemicals (Vesta)	\$9,211	\$5,373	\$6,626	(\$1,253)
Permit Fees	\$600	\$0	\$0	\$0
Utilities-Cable (Comcast)	\$5,520	\$3,220	\$3,209	\$11
Utilities-Electric (JEA)	\$18,800	\$10,967	\$9,300	\$1,667
Utilities-Water/Sewer (JEA)	\$10,000	\$5,833	\$5,559	\$274
Repairs and Maintenance	\$17,000	\$9,917	\$6,040	\$3,876
Janitorial Maintenance (Vesta)	\$28,041	\$16,357	\$16,357	\$0
Janitorial Supplies (Vesta)	\$3,386	\$1,975	\$1,975	(\$0)
Gym Equipment Maintenance	\$0	\$0	\$1,560	(\$1,560)
Special Events	\$20,000	\$8,893	\$8,893	\$0
Amenity Supplies	\$5,000	\$2,917	\$4,204	(\$1,287)
Contingency	\$1,000	\$583	\$0	\$583
TOTAL AMENITY	\$241,673	\$137,852	\$134,312	\$3,540
TOTAL EXPENDITURES	\$652,442	\$405,024	\$385,913	\$19,111
Excess (deficiency) of revenues over (under) expenditures	\$0	\$245,877	\$266,739	\$20,863
Net change in fund balance	\$0	\$245,877	\$266,739	\$20,863
FUND BALANCE - Beginning	\$0		\$116,765	
FUND BALANCE - Ending	\$0		\$383,504	

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL RESERVE FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended April 30, 2022

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 04/30/22</u>	<u>ACTUAL THRU 04/30/22</u>	<u>VARIANCE</u>
<u>REVENUES</u>				
Interest Income	\$100	\$58	\$103	\$45
Capital Reserve-Transfer In	\$45,000	\$45,000	\$45,000	\$0
TOTAL REVENUES	<u>\$45,100</u>	<u>\$45,058</u>	<u>\$45,103</u>	<u>\$45</u>
<u>EXPENDITURES</u>				
Capital Outlay	\$100,000	\$58,333	\$83,765	(\$25,432)
Miscellaneous Services	\$800	\$467	\$291	\$175
TOTAL EXPENDITURES	<u>\$100,800</u>	<u>\$58,800</u>	<u>\$84,056</u>	<u>(\$25,256)</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(\$55,700)</u>	<u>(\$13,742)</u>	<u>(\$38,953)</u>	<u>(\$25,212)</u>
Net change in fund balance	<u>(\$55,700)</u>	<u>(\$13,742)</u>	<u>(\$38,953)</u>	<u>(\$25,212)</u>
FUND BALANCE - Beginning	\$119,409		\$131,533	
FUND BALANCE - Ending	<u>\$63,709</u>		<u>\$92,580</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 April 30, 2022

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 04/30/22</u>	<u>ACTUAL THRU 04/30/22</u>	<u>VARIANCE</u>
<u>REVENUES</u>				
Special Assessments - On Roll	\$382,996	\$382,996	\$380,815	(\$2,181)
Interest Income	\$0	\$0	\$20	\$20
TOTAL REVENUES	<u>\$382,996</u>	<u>\$382,996</u>	<u>\$380,835</u>	<u>(\$2,162)</u>
<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	<u>\$377,936</u>	<u>\$78,968</u>	<u>\$83,968</u>	<u>(\$5,000)</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$5,060</u>	<u>\$304,028</u>	<u>\$296,866</u>	<u>(\$7,162)</u>
Net change in fund balance	<u>\$5,060</u>	<u>\$304,028</u>	<u>\$296,866</u>	<u>(\$7,162)</u>
FUND BALANCE - Beginning	\$80,981		\$276,882	
FUND BALANCE - Ending	<u>\$86,041</u>		<u>\$573,749</u>	

**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	
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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	
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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	\$1,420	\$2,897	\$0	\$0	\$0	\$0	\$0	\$646,838
Clubhouse Income	\$0	\$1,660	\$2,030	\$250	\$0	\$1,205	\$0	\$0	\$0	\$0	\$0	\$0	\$5,145
HOA Revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Income	\$5	\$3	\$41	\$70	\$65	\$117	\$157	\$0	\$0	\$0	\$0	\$0	\$457
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	\$2,742	\$3,054	\$0	\$0	\$0	\$0	\$0	\$652,652
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Administrative:

Supervisor Fees	\$1,000	\$800	\$800	\$1,000	\$600	\$800	\$1,000	\$0	\$0	\$0	\$0	\$0	\$6,000
FICA Taxes	\$77	\$61	\$61	\$77	\$46	\$61	\$77	\$0	\$0	\$0	\$0	\$0	\$459
Engineering Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$5,600	\$0	\$0	\$0	\$0	\$0	\$5,600
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	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$683
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	\$1,485	\$2,970	\$0	\$0	\$0	\$0	\$0	\$14,895
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	\$4,167	\$4,167	\$0	\$0	\$0	\$0	\$0	\$29,167
Computer Time/information Technology	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$700
Telephone	\$9	\$0	\$76	\$0	\$0	\$0	\$37	\$0	\$0	\$0	\$0	\$0	\$121
Postage	\$0	\$0	\$8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8
Printing & Binding	\$17	\$9	\$25	\$0	\$24	\$31	\$17	\$0	\$0	\$0	\$0	\$0	\$123
Insurance	\$9,080	\$0	\$0	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,180
Legal Advertising	\$207	\$377	\$97	\$97	\$0	\$393	\$97	\$0	\$0	\$0	\$0	\$0	\$1,266
Other Current Charges	\$112	\$103	\$57	\$43	\$82	\$69	\$100	\$0	\$0	\$0	\$0	\$0	\$567
Website Administration	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$700
Website Lifestyle	\$1,750	\$0	\$0	\$250	\$250	\$250	\$250	\$0	\$0	\$0	\$0	\$0	\$2,750
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	\$7,538	\$14,597	\$0	\$0	\$0	\$0	\$0	\$81,630

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
FIELD:													
Insurance (Property)	\$14,389	\$0	\$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	\$2,384	\$2,384	\$0	\$0	\$0	\$0	\$0	\$16,688
Security Camera Monitoring (Envera)	\$2,083	\$1,956	\$4,043	\$1,008	\$1,956	\$3,095	\$1,008	\$0	\$0	\$0	\$0	\$0	\$15,150
Landscape Maintenance (LawnBoy)	\$4,091	\$4,091	\$4,091	\$4,091	\$4,091	\$4,091	\$4,091	\$0	\$0	\$0	\$0	\$0	\$28,637
Landscape Mulch	\$1,755	\$798	\$0	\$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	\$1,492	\$1,492	\$0	\$0	\$0	\$0	\$0	\$10,442
Landscape Contingency	\$200	\$0	\$0	\$0	\$0	\$0	\$385	\$0	\$0	\$0	\$0	\$0	\$585
Irrigation Maintenance	\$0	\$1,324	\$0	\$0	\$230	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,554
Lake Maintenance (The Lake Doctor)	\$804	\$804	\$804	\$804	\$804	\$804	\$804	\$0	\$0	\$0	\$0	\$0	\$5,628
Utilities-Cable (Comcast)	\$123	\$123	\$123	\$123	\$123	\$123	\$123	\$0	\$0	\$0	\$0	\$0	\$863
Utilities-Electric (JEA)	\$48	\$87	\$102	\$84	\$56	\$75	\$76	\$0	\$0	\$0	\$0	\$0	\$529
Utilities-Irrigation (JEA)	\$1,763	\$1,941	\$1,807	\$1,856	\$1,571	\$1,532	\$1,596	\$0	\$0	\$0	\$0	\$0	\$12,067
Refuse Service (Republic Services)	\$1,474	\$619	\$276	\$275	\$275	\$280	\$299	\$0	\$0	\$0	\$0	\$0	\$3,498
Repairs and Maintenance	\$1,787	\$1,102	\$719	\$450	\$1,130	\$0	\$2,149	\$0	\$0	\$0	\$0	\$0	\$7,338
Contingency	\$1,500	\$209	\$0	\$0	\$0	\$3,000	\$343	\$0	\$0	\$0	\$0	\$0	\$5,052
Capital Outlay	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000	\$0	\$0	\$0	\$0	\$0	\$5,000
Capital Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$40,000	\$0	\$0	\$0	\$0	\$0	\$40,000
TOTAL FIELD	\$33,893	\$16,930	\$15,841	\$12,567	\$14,111	\$16,877	\$59,751	\$0	\$0	\$0	\$0	\$0	\$169,971

Amenity

Amenity Manager (Vesta)	\$7,732	\$7,732	\$7,732	\$7,732	\$7,732	\$7,732	\$7,732	\$0	\$0	\$0	\$0	\$0	\$54,124
Pool Maintenance (Vesta)	\$2,278	\$2,278	\$2,278	\$2,278	\$2,278	\$2,278	\$2,278	\$0	\$0	\$0	\$0	\$0	\$15,943
Pool Repair	\$0	\$9	\$0	\$0	\$387	\$0	\$124	\$0	\$0	\$0	\$0	\$0	\$521
Pool Chemicals (Vesta)	\$768	\$768	\$768	\$915	\$1,488	\$915	\$1,005	\$0	\$0	\$0	\$0	\$0	\$6,626
Permit Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utilities-Cable (Comcast)	\$452	\$452	\$452	\$465	\$462	\$463	\$465	\$0	\$0	\$0	\$0	\$0	\$3,209
Utilities-Electric (JEA)	\$1,312	\$1,293	\$1,335	\$1,494	\$1,305	\$1,279	\$1,282	\$0	\$0	\$0	\$0	\$0	\$9,300
Utilities-Water/Sewer (JEA)	\$692	\$718	\$735	\$845	\$735	\$794	\$1,041	\$0	\$0	\$0	\$0	\$0	\$5,559
Repairs and Maintenance	\$0	\$149	\$1,065	\$2,290	\$1,844	\$543	\$150	\$0	\$0	\$0	\$0	\$0	\$6,040

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

	OCT 2021	NOV 2021	DEC 2021	JAN 2022	FEB 2022	MAR 2022	APR 2022	MAY 2022	JUN 2022	JUL 2022	AUG 2022	SEP 2022	TOTAL
Amenity (continued)													
Janitorial Maintenance (Vesta)	\$2,337	\$2,337	\$2,337	\$2,337	\$2,337	\$2,337	\$2,337	\$0	\$0	\$0	\$0	\$0	\$16,357
Janitorial Supplies (Vesta)	\$282	\$282	\$282	\$282	\$282	\$282	\$282	\$0	\$0	\$0	\$0	\$0	\$1,975
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	\$750	\$1,925	\$0	\$0	\$0	\$0	\$0	\$8,893
Amenity Supplies	\$547	\$148	\$0	\$1,431	\$161	\$0	\$1,917	\$0	\$0	\$0	\$0	\$0	\$4,204
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL AMENITY	\$19,539	\$16,927	\$18,090	\$20,618	\$21,230	\$17,372	\$20,537	\$0	\$0	\$0	\$0	\$0	\$134,312
Total Expenditures	\$75,510	\$46,088	\$41,674	\$41,819	\$43,956	\$41,787	\$94,885	\$0	\$0	\$0	\$0	\$0	\$385,913
Interfund Transfers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Excess Revenues (Expenditures)	(\$75,506)	(\$21,370)	\$571,607	(\$34,315)	(\$42,607)	(\$39,045)	(\$91,832)	\$0	\$0	\$0	\$0	\$0	\$266,739

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

ASSESSED THROUGH DUVAL COUNTY

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

DATE	DESCRIPTION	AMOUNT	DISCOUNTS /PENALTIES	Commssion	Prop Appraiser	NET RECEIPTS	General Fund - O&M	Debt Service Fund - Series 2016-1 & 2	Total
11/10/21	10/01-10/31/21	\$1,395.79	\$73.27	\$26.85	\$19.44	\$1,276.23	\$803.30	\$472.93	\$1,276.23
11/19/21	11/01-11/15/21	\$37,982.38	\$1,519.31	\$740.20	\$536.01	\$35,186.86	\$22,147.78	\$13,039.08	\$35,186.86
12/06/21	11/16-11/21/21	\$99,469.28	\$3,978.76	\$1,938.46	\$1,403.71	\$92,148.35	\$58,001.16	\$34,147.19	\$92,148.35
12/08/21	11/23-11/30/21	\$137,704.12	\$5,508.14	\$2,683.58	\$1,943.28	\$127,569.12	\$80,296.13	\$47,272.99	\$127,569.12
12/09/21	11/22-11/22/21	\$780,532.08	\$31,221.45	\$15,211.00	\$11,014.87	\$723,084.76	\$455,132.96	\$267,951.80	\$723,084.76
12/22/21	12/01-12/16/21	\$30,486.72	\$1,215.68	\$594.20	\$430.28	\$28,246.56	\$17,779.30	\$10,467.26	\$28,246.56
01/11/22	12/17-12/31/21	\$11,840.93	\$375.01	\$232.76	\$168.55	\$11,064.61	\$6,964.42	\$4,100.19	\$11,064.61
01/21/22	01/01-01/17/22	\$371.52	\$11.15	\$5.30	\$7.31	\$347.76	\$218.89	\$128.87	\$347.76
02/07/22	01/18-01/31/22	\$1,977.87	\$39.56	\$39.35	\$28.49	\$1,870.47	\$1,177.33	\$693.14	\$1,870.47
03/07/22	02/01-02/28/22	\$1,977.87	\$19.77	\$28.79	\$39.75	\$1,889.56	\$1,189.35	\$700.21	\$1,889.56
03/23/22	03/01-03/16/22	\$379.61	\$0.00	\$5.57	\$7.71	\$366.33	\$230.58	\$135.75	\$366.33
04/12/22	04/01-04/17/22	\$1,452.65	(\$43.58)	\$30.38	\$21.99	\$1,443.86	\$908.81	\$535.05	\$1,443.86
04/12/22	03/17-03/31/22	\$3,273.21	\$0.00	\$66.44	\$48.12	\$3,158.65	\$1,988.16	\$1,170.49	\$3,158.65
TOTAL		\$1,108,844.03	\$43,918.52	\$21,602.88	\$15,669.51	\$1,027,653.12	\$646,838.17	\$380,814.95	\$1,027,653.12

YTD Collected %	99.51%	99.51%	99.51%
YTD Outstanding	\$3,402.86	\$2,002.83	\$5,405.69
YTD Gross collected	\$697,942.34	\$410,900.77	\$1,108,843.11
-Discount/Penalties	\$27,643.74	\$16,274.74	\$43,918.48
-Commission	\$13,597.55	\$8,005.31	\$21,602.86
-Prop Appraiser	\$9,862.90	\$5,806.60	\$15,669.50
YTD Net collected	\$646,838.15	\$380,814.12	\$1,027,652.27

Assessed on Roll:

	GROSS AMOUNT		ASSESSMENTS		AMOUNT
	ASSESSED	PERCENTAGE	COLLECTED	TRANSFERRED	TO BE TFR.
O & M	\$701,345	62.94%	\$646,839	(\$646,839)	\$0.00
DS	\$412,904	37.06%	\$380,815	(\$373,351)	\$7,463.70
TOTAL	\$1,114,249	100.00%	\$1,027,654	(\$1,020,190)	\$7,463.70

TRANSFERS TO DEBT SERVICE:

DATE	CHECK #	AMOUNT
12/17/2021	2942	\$362,883.99
1/14/2022	2960	\$10,467.26
TOTAL		\$373,351.25
Amount due:		\$7,463.70

C.

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

4/21 - 5/31/22

<u><i>Date</i></u>	<u><i>Check Numbers</i></u>	<u><i>Amount</i></u>
General Fund		
4/28/2022	3018	\$105.00
4/30/2022	3019	\$3,680.71
5/6/2022	3020-3030	\$35,051.72
4/30/2022	3031	\$588.14
5/12/2022	3032	\$895.00
5/18/2022	3033	\$2,113.13
5/23/2022	3034-3038	\$14,778.21
5/26/2022	3039-3041	\$4,037.83
	total	<u>\$61,249.74</u>
Capital Reserve		
05/20/22	44-45	\$10,615.00
	total	<u>\$10,615.00</u>
Total		<u><u>\$71,864.74</u></u>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/28/22	00175	2/10/22	TISIONS02	202202 320-57200-49400	VALENTINES PAINT NIGHT SHANNON THOMAS	*	105.00	105.00	003018
4/30/22	00015	4/01/22	89708215	202203 320-53800-43000	ELECTRIC 03/1-03/30/22	*	75.24		
		4/01/22	89708215	202203 320-57200-43000	ELECTRIC 03/1-03/30/22	*	1,278.70		
		4/01/22	89708215	202203 320-53800-43100	IRRIGATION 3/1-3/30/22	*	1,532.64		
		4/01/22	89708215	202203 320-57200-43100	SEWER 3/1-3/30/22	*	589.39		
		4/01/22	89708215	202203 320-57200-43100	WATER 3/1-3/30/22	*	204.74		
					JEA (AUTO PAY)			3,680.71	003019
5/06/22	00161	4/30/22	15249	202204 320-53800-46203	APR 22- COM TURF/ORNMENT AGROWPRO INC.	*	1,491.65	1,491.65	003020
5/06/22	00172	5/01/22	23807	202205 320-53800-34502	MAY 22- CLOUD ACCESS CONT	*	20.00		
		5/01/22	23807	202205 320-53800-34502	MAY 22- ADC ACCESS DOOR	*	40.00		
					ALPHA DOG AUDIO VIDEO SECURITY			60.00	003021
5/06/22	00081	3/31/22	174253	202203 310-51300-31500	LEGAL SVC TRU 3/31/2022 BILLING, COCHRAN, LYLES, MAURO & RAMSE	*	1,485.00	1,485.00	003022
5/06/22	00012	4/21/22	22-02613	202204 310-51300-48000	NOTICE BOARD MEETING 4/21 DAILY RECORD + OBSERVER LLC	*	96.50	96.50	003023
5/06/22	00004	5/01/22	427	202205 310-51300-34000	MAY 22- MGMT FEE	*	4,166.67		
		5/01/22	427	202205 310-51300-49500	MAY 22- WEB ADMIN	*	100.00		
		5/01/22	427	202205 310-51300-35100	MAY 22- IT	*	100.00		
		5/01/22	427	202205 300-51300-31200	MAY 22- DISSEMINATION SVC	*	83.33		
		5/01/22	427	202205 310-51300-42500	MAY 22- COPIES	*	15.30		
		5/01/22	427	202205 310-51300-41000	MAY 22- TELEPHONE	*	26.45		
					GOVERNMENTAL MANAGMENT'S SERVICES			4,491.75	003024
					TISO TISON TCESSNA				

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/06/22	00052	4/04/22	7954	202204 320-53800-46200	MAR 22 LAWN SVC	*	4,091.00		
		4/04/22	7955	202204 320-57200-46200	MOWED UNDR PWER LNES 3/31	*	385.00		
		5/01/22	7993	202204 320-53800-46200	APR 22 LAWN SERVICE	*	4,091.00		
		5/03/22	7994	202204 320-53800-46000	RAISED TREES IN REAR ENTR	*	515.00		
								9,082.00	003025
5/06/22	00142	5/01/22	13129560	202205 320-57200-46500	MAY 22- POOL SV	*	915.00		
								915.00	003026
5/06/22	00184	2/10/22	53400195	202202 320-53800-49100	BACKFLOW PREV INSP	*	343.00		
								343.00	003027
5/06/22	00137	5/01/22	654073	202205 320-53800-46800	MAY 22 WATER MGMT	*	804.00		
								804.00	003028
5/06/22	00157	3/31/22	397944	202203 320-53800-46000	HINGE OUTLET SCREWS	*	49.95		
		3/31/22	397944	202203 320-53800-46000	GAS PROP STRUTS SHOCKS	*	51.95		
		3/31/22	397944	202203 320-53800-46000	PAINT BRUSHES/FUEL MIX	*	73.83		
		3/31/22	397944	202203 320-53800-46000	CIRCULAR SAW	*	151.55		
		3/31/22	397944	202203 320-53800-46000	NEW BACKPACK BLOWER	*	380.40		
		3/31/22	397944	202203 320-53800-46000	LIGHTS BULBS TIMER SWITCH	*	115.69		
		3/31/22	397944	202203 320-53800-46000	FUEL PRESSURE WASHING	*	29.05		
		3/31/22	397944	202203 320-53800-46000	FUEL PRESSURE WASHING	*	32.91		
		3/31/22	397944	202203 320-53800-46000	PROPANE TORCH/CAUTION TAP	*	87.14		
		3/31/22	398007	202203 320-53800-46000	BILLABLE MILEAGE	*	47.84		
		5/01/22	398354	202205 320-57200-45105	MAY 22- AMENITY MANAGER	*	7,731.95		
		5/01/22	398354	202205 320-57200-46400	MAY 22- POOL MAINT	*	2,277.63		

TISO TISON TCESSNA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/01/22		398354		202205	320	53800	34400			*	2,383.99		
		MAY 22-							FIELD MGMT/ADMIN				
3/31/22		397944		202203	320	53800	46000			V	49.95-		
									HINGE OUTLET SCREWS				
3/31/22		397944		202203	320	53800	46000			V	51.95-		
									GAS PROP STRUTS SHOCKS				
3/31/22		397944		202203	320	53800	46000			V	73.83-		
									PAINT BRUSHES/FUEL MIX				
3/31/22		397944		202203	320	53800	46000			V	151.55-		
									CIRCULAR SAW				
3/31/22		397944		202203	320	53800	46000			V	380.40-		
									NEW BACKPACK BLOWER				
3/31/22		397944		202203	320	53800	46000			V	115.69-		
									LIGHTS BULBS TIMER SWITCH				
3/31/22		397944		202203	320	53800	46000			V	29.05-		
									FUEL PRESSURE WASHING				
3/31/22		397944		202203	320	53800	46000			V	32.91-		
									FUEL PRESSURE WASHING				
3/31/22		397944		202203	320	53800	46000			V	87.14-		
									PROPANE TORCH/CAUTION TAP				
3/31/22		398007		202203	320	53800	46000			V	47.84-		
									BILLABLE MILEAGE				
5/01/22		398354		202205	320	57200	45105			V	7,731.95-		
		MAY 22-							AMENITY MANAGER				
5/01/22		398354		202205	320	57200	46400			V	2,277.63-		
		MAY 22-							POOL MAINT				
5/01/22		398354		202205	320	53800	34400			V	2,383.99-		
		MAY 22-							FIELD MGMT/ADMIN				
----- VESTA PROPERTY SERVICE INC. -----													.00 003029
5/06/22	00157	3/31/22	397944	202203	320	53800	46000			*	49.95		
									HINGE OUTLET SCREWS				
		3/31/22	397944	202203	320	53800	46000			*	51.95		
									GAS PROP STRUTS SHOCKS				
		3/31/22	397944	202203	320	53800	46000			*	73.83		
									PAINT BRUSHES/FUEL MIX				
		3/31/22	397944	202203	320	53800	46000			*	151.55		
									CIRCULAR SAW				
		3/31/22	397944	202203	320	53800	46000			*	380.40		
									NEW BACKPACK BLOWER				
		3/31/22	397944	202203	320	53800	46000			*	115.69		
									LIGHTS BULBS TIMER SWITCH				
		3/31/22	397944	202203	320	53800	46000			*	29.05		
									FUEL PRESSURE WASHING				
		3/31/22	397944	202203	320	53800	46000			*	32.91		
									FUEL PRESSURE WASHING				

TISO TISON TCESSNA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/31/22		397944	202203 320-53800-46000	PROPANE TORCH/CAUTION TAP						*	87.14		
3/31/22		398007	202203 320-53800-46000	BILLABLE MILEAGE						*	47.84		
5/01/22		398354	202205 320-57200-46601	MAY 22- JANITORIAL MAINT						*	2,336.75		
5/01/22		398354	202205 320-57200-46602	MAY 22- JANITORIAL SUPPL						*	282.19		
5/01/22		398354	202205 310-51300-49510	MAY 22- WERBSITE FEE						*	250.00		
5/01/22		398354	202205 320-57200-45105	MAY 22- AMENITY MANAGER						*	7,731.95		
5/01/22		398354	202205 320-57200-46400	MAY 22- POOL MAINT						*	2,277.63		
5/01/22		398354	202205 320-53800-34400	MAY 22- FIELD MGMT/ADMIN						*	2,383.99		
VESTA PROPERTY SERVICE INC.											16,282.82	003030	
4/30/22	00030	3/25/22	84957412	202204 320-57200-41000						*	464.79		
		3/28/22	84957412	202204 320-53800-41050						*	123.35		
COMCAST (AUTO PAY)											588.14	003031	
5/12/22	00185	5/12/22	4843	202207 320-57200-49400						*	895.00		
FIRST COAST FUN & GAMES											895.00	003032	
5/18/22	00152	5/03/22	44846100	202204 320-53800-46000						*	58.44		
		5/03/22	44846100	202204 320-53800-46000						*	8.56		
		5/03/22	44846100	202204 320-53800-46000						*	33.84		
		5/03/22	44846100	202204 320-53800-46000						*	317.80		
		5/03/22	44846100	202204 320-53800-46000						*	35.89		
		5/03/22	44846100	202204 320-53800-46000						*	91.94		
		5/03/22	44846100	202204 320-57200-52000						*	1,499.06		
		5/03/22	44846100	202204 320-53800-46000						*	67.60		
WELLS FARGO CREDIT CARD (AUTO PAY)											2,113.13	003033	
									TISO TISON	TCESSNA			

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/23/22	00030	4/25/22	84957412	202205	320-57200-41000		TV/INTERNET 5/4-6/3/22	*	463.58		
		4/28/22	84957412	202205	320-53800-41050		ENTRANCE 5/2-6/1/22	*	123.35		
COMCAST (AUTO PAY)										586.93	003034
5/23/22	00009	5/10/22	0202930	202204	310-51300-31100		GEN CONSULT THRU 4/16/22	*	5,292.50		
		5/10/22	0202930	202204	310-51300-31100		STRM ANLYSIS THRU 4/30/22	*	307.50		
ENGLAND, THIMS & MILLER										5,600.00	003035
5/23/22	00156	5/01/22	714954	202206	320-53800-34502		MONIT/MAINT 6/1-8/31/22	*	3,035.13		
		5/01/22	714986	202206	320-53800-34502		ENTR2 MONTI 6/1-6/30/22	*	230.61		
		5/01/22	714987	202206	320-53800-34502		UTILITY MONIT 6/1-6/30/22	*	388.21		
		5/01/22	714988	202206	320-53800-34502		ENTR1 MONIT 6/1-6/30/22	*	329.27		
ENVERA										3,983.22	003036
5/23/22	00015	5/03/22	89708215	202204	320-53800-43000		ELECRIC 3/29-4/27/22	*	76.34		
		5/03/22	89708215	202204	320-57200-43000		ELECRIC 3/29-4/27/22	*	1,282.00		
		5/03/22	89708215	202204	320-53800-43100		IRRIGATION 3/29-4/27/22	*	1,596.14		
		5/03/22	89708215	202204	320-57200-43100		W/S 3/29-4/27/22	*	1,040.56		
JEA (AUTO PAY)										3,995.04	003037
5/23/22	00157	4/30/22	398992	202204	320-57200-46550		POOL ALG/PUTTY/POLE HANG	*	124.49		
		4/30/22	398992	202204	320-57200-46000		4-WHEEL GARDEN HOSE CART	*	109.99		
		4/30/22	398992	202204	320-57200-46000		BASKETBALL NET REPL	*	39.96		
		4/30/22	398992	202204	320-57200-52000		WOMENS SHEER ENERGY	*	12.86		
		4/30/22	398992	202204	320-57200-52000		ANTIB UV-C SANITIZER	*	98.78		
		4/30/22	398992	202204	320-57200-46500		TEST KIT	*	64.01		
		4/30/22	398992	202204	320-57200-46500		KNOB KIT REPL	*	25.98		

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CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/30/22		398992		202204	320	57200	52000		AIR FILTER CLEANER ASSEMB	*	19.99		
4/30/22		398992		202204	320	57200	52000		FUEL CLEANER	*	77.98		
4/30/22		398992		202204	320	57200	52000		DOOR HANDLE INTERIOR	*	21.99		
4/30/22		398992		202204	320	57200	52000		KEYED DEATBOLT LOCK	*	16.99		
-----												613.02	003038
5/26/22	00081	4/30/22	174750	202204	310	51300	31500		VESTA PROPERTY SERVICE INC.	*	2,970.00		
-----												2,970.00	003039
5/26/22	00012	5/19/22	22-03276	202205	310	51300	48000		BILLING, COCHRAN, LYLES, MAURO & RAMSE	*	79.63		
-----												79.63	003040
5/26/22	00142	6/01/22	13129560	202206	320	57200	46500		DAILY RECORD + OBSERVER LLC	*	988.20		
-----												988.20	003041
TOTAL FOR BANK A											61,249.74		
TOTAL FOR REGISTER											61,249.74		



Customer Name: TISONS LANDING CDD

Account #: 8970821539

Cycle: 04 Bill Date: 04/01/22

TOTAL SUMMARY OF CHARGES

Electric	\$	1,353.94
Irrigation		1,532.64
Sewer		589.39
Water		204.74

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

Total New Charges: \$ 3,680.71



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



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

Do not pay. AutoPay will process your payment on 04/25/22.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$3,665.84	-\$3,665.84	\$0.00	\$3,680.71	\$3,680.71

**WE APPRECIATE
YOUR BUSINESS**

Additional information on reverse side. ➔



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

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

Acct#: 8970821539	Bill Date: 04/01/22	Do not pay. AutoPay will process your payment on 04/25/22.
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0007967 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 kgal or less.

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

kgal: 1,000 gallons

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

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

ADDRESS CORRECTION

Account # _____ Tel: (____) _____ - _____

Address: _____

City: _____ State: _____ Zip Code: _____

E-mail: _____



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

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

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
15635 TISONS BLUFFRD	I	114.55	Irrigation 1 - Commercial	02/28/22 - 03/29/22	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	5506	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	02/28/22 - 03/29/22	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	4331	18000 GAL 29 Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		Environmental Charge			
		City of Jacksonville Franchise Fee			
16123 TISONS BLUFFRD	I	110.09	Irrigation 1 - Commercial	02/28/22 - 03/29/22	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	160	22000 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	02/28/22 - 03/29/22	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	1841	17000 GAL 29 Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		Environmental Charge			
		City of Jacksonville Franchise Fee			
16211 DOWING CREEK DR	I	208.20	Irrigation 1 - Commercial	02/28/22 - 03/29/22	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	6431	44000 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	27.32	Irrigation 1 - Commercial	02/28/22 - 03/29/22	Commercial Irigation Service
Detail		Basic Monthly Charge			
		18.90	<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)	67370633	4989	2000 GAL 29 Regular
		Environmental Charge			
		0.74			
		City of Jacksonville Franchise Fee			
		0.80			
16316 MAGNOLIA GROVE WY	I	105.63	Irrigation 1 - Commercial	03/03/22 - 04/01/22	Commercial Irigation Service
Detail		Basic Monthly Charge			
		18.90	<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)	67370626	6432	21000 GAL 29 Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		27.71			
		Environmental Charge			
		7.77			
		City of Jacksonville Franchise Fee			
		3.08			
16331 TSONS BLUFFRD	I	101.17	Irrigation 1 - Commercial	02/28/22 - 03/29/22	Commercial Irigation Service
Detail		Basic Monthly Charge			
		18.90	<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)	67370634	5428	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 TSONS BLUFFRD	I	221.58	Irrigation 1 - Commercial	02/28/22 - 03/29/22	Commercial Irigation Service
Detail		Basic Monthly Charge			
		18.90	<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)	67370632	8665	47000 GAL 29 Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		130.67			
		Environmental Charge			
		17.39			
		City of Jacksonville Franchise Fee			
		6.45			
16356 MAGNOLIA GROVE WY APT IRO1	I	127.93	Irrigation 1 - Commercial	03/03/22 - 04/01/22	Commercial Irigation Service
Detail		Basic Monthly Charge			
		18.90	<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)	67370624	4360	26000 GAL 29 Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		47.51			
		Environmental Charge			
		9.62			
		City of Jacksonville Franchise Fee			
		3.73			
16365 N MAIN ST APT SG01	E	75.24	Commercial - Electric	03/01/22 - 03/30/22	General Service
Detail		Basic Monthly Charge			
		9.25	<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
Charges:		Energy Charge (\$0.0663 per kWh)	24074025	19103	569 KWH 29 Regular
		Fuel Cost			
		23.90			
		Environmental Charge			
		0.35			
		City of Jacksonville Franchise Fee			
		2.14			
		Gross Receipts Tax			
		1.88			
16529 TSONS BLUFFRD	E	1,278.70	Commercial - Electric	03/01/22 - 03/30/22	General Service
Detail		Basic Monthly Charge			
		9.25	<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
Charges:		Energy Charge (\$0.0663 per kWh)	22968209	60391	11028 KWH 29 Regular
		Fuel Cost	22968209	34.13	34.13 KW 29 Regular
		463.17			
		Environmental Charge			
		6.84			
		City of Jacksonville Franchise Fee			
		36.31			
		Gross Receipts Tax			
		31.97			

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:			
16529 TISONS BLUFFRD	S	589.39	Commercial - Water/Sewer	02/28/22 - 03/29/22	Commercial Sewer Service			
Detail		Basic Monthly Charge		<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u>	<u>Days Billed</u>	<u>Reading Type</u>
Charges:		105.75		87650993	1807	73000 GAL	29	Regular
		Sewer Usage Charge						
		439.46						
		Environmental Charge						
		27.01						
		City of Jacksonville Franchise Fee						
		17.17						
16529 TISONS BLUFFRD	W	204.74	Commercial - Water/Sewer	02/28/22 - 03/29/22	Commercial Water Service			
Detail		Basic Monthly Charge		<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u>	<u>Days Billed</u>	<u>Reading Type</u>
Charges:		63.00		87650993	1807	73000 GAL	29	Regular
		Water Consumption Charge						
		108.77						
		Environmental Charge						
		27.01						
		City of Jacksonville Franchise Fee						
		5.96						
261 BRADFORD LAKE CR	I	199.28	Irrigation 1 - Commercial	02/28/22 - 03/29/22	Commercial Irrigation Service			
Detail		Basic Monthly Charge		<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u>	<u>Days Billed</u>	<u>Reading Type</u>
Charges:		18.90		81523391	3863	42000 GAL	29	Regular
		Tier 1 Consumption (1-14 kgal @ \$3.44)						
		48.17						
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		110.87						
		Environmental Charge						
		15.54						
		City of Jacksonville Franchise Fee						
		5.80						
79 BRADFORD LAKE CR	I	136.85	Irrigation 1 - Commercial	02/28/22 - 03/29/22	Commercial Irrigation Service			
Detail		Basic Monthly Charge		<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u>	<u>Days Billed</u>	<u>Reading Type</u>
Charges:		18.90		83974232	1751	28000 GAL	29	Regular
		Tier 1 Consumption (1-14 kgal @ \$3.44)						
		48.17						
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		55.43						
		Environmental Charge						
		10.36						
		City of Jacksonville Franchise Fee						
		3.99						

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

Invoice



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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
15249	04/30/2022	\$1,491.65	05/30/2022	Net 30	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	<u>Commercial Turf & Ornamental Se</u>	Monthly installment for Turf and ornamental services	1	1,491.65	1,491.65

BALANCE DUE

\$1,491.65

Approved!!
 Mark Johnson 0522

320 538 46203

April

Alpha Dog Security

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

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

Jacksonville, FL 32218

INVOICE

Invoice Number	Invoice Date
23807	5/1/2022
Customer Number	Terms
10313	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		5/1/2022	Due On Receipt

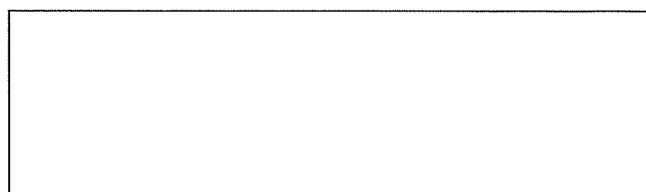
Description	Rate	Quantity	Amount
<i>Tison's Landing CDD - 16529 Tisons Bluff Rd Jacksonville, FL 32218</i>			
Alarm.com Cloud Access Control: 05/01/2022 - 05/31/2022	\$20.00	1.00	\$20.00
ADC-Access-Door-Addon x 4doors: 05/01/2022 - 05/31/2022	\$40.00	1.00	\$40.00
Approved!! Mark Johnson 05/02/22		Subtotal	\$60.00
		Taxes	\$0.00
		Total	\$60.00
		Payments/Credits	\$0.00
		Net Due	\$60.00

320 538 24502

As Of	Invoice No	Description	Amount	Net Due
05/01/2022	23807	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
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)

March 31, 2022

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

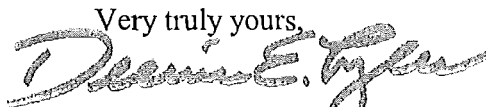
310 513 31500

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

Dear Rich:

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

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

Very truly yours,


DENNIS E. LYLES
For the Firm

DEL/sa
Enclosure

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

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

Page: 1
 03/31/2022
 Account No: 80-12113M
 Statement No: 174253

Attn: MR. RICHARD P. HANS

TISON'S LANDING CDD

Fees

		Hours
03/07/2022		
GLK	REVIEW AGENDA OF MARCH 14, 2022 CDD BOARD OF SUPERVISORS' MEETING	0.30
03/11/2022		
GLK	PREPARE FOR, TRAVEL AND ATTEND MEETING OF BOARD OF SUPERVISORS	1.50
03/14/2022		
MJP	REVIEW POOL AGREEMENT AND ADDENDUM	0.20
03/15/2022		
GLK	REVIEW DOCUMENTS, TELEPHONE CONFERENCE WITH MARK JOHNSON	0.40
03/16/2022		
GLK	REVIEW DOCUMENTS, PREPARE CORRESPONDENCE TO MARK JOHNSON, TELEPHONE CONFERENCE WITH MARK JOHNSON RE POOSURE AGREEMENT	0.50
MJP	REVIEW OF POOLSURE ADDENDUM AND MULTIPLE PROPOSALS APPROVED AT MARCH BOARD OF SUPERVISORS MEETING	0.30
MJP	TELEPHONE CONFERENCE WITH MARK JOHNSON	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MARK JOHNSON	0.10
03/17/2022		
MJP	CORRESPONDENCE TO MARK JOHNSON AND BRIAN ZIELINKSKI	0.20
03/23/2022		
MJP	RESEARCH RE: CLUBHOUSE AND FACILITY PUBLIC ACCESS; PREPARE MEMORANDUM TO DISTRICT MANAGER; CORRESPONDENCE TO DISTRICT MANAGER WITH ATTACHMENT	0.40

TISON'S LANDING CDD

Page: 2
03/31/2022
Account No: 80-12113M
Statement No: 174253

TISON'S LANDING CDD

		Hours		
03/25/2022				
MJP	CORRESPONDENCE TO COURTNEY HOGGE	0.20		
03/26/2022				
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE	0.20		
03/28/2022				
MJP	CORRESPONDENCE TO MARK JOHNSON AND DANIEL LAUGHLIN	0.20		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MARK JOHNSON	0.20		
MJP	RECEIPT AND REVIEW OF FURTHER CORRESPONDENCE FROM MARK JOHNSON	0.10		
03/29/2022				
GLK	REVIEW DOCUMENTS, TELEPHONE CONFERENCE WITH DANIEL LAUGHLIN RE: POOLSURE AGREEMENT (INSURANCE COVERAGE)	0.40		
	For Current Services Rendered	5.40	1,485.00	

Recapitulation					
<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>	
GERALD L. KNIGHT	PARTNERS	3.10	\$275.00	\$852.50	
MICHAEL J. PAWELCZYK	PARTNERS	2.30	275.00	632.50	

Previous Balance	\$3,162.50
Total Current Work	1,485.00

Payments

03/28/2022	PAYMENT RECEIVED - THANK YOU	-3,162.50
	Balance Due	<u>\$1,485.00</u>

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

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

April 21, 2022

Date

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

310 513 4800

Payment Due Upon Receipt

Serial #	22-02613D	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	4/21			
County	Duval			

For your convenience, you may remit payment at <https://www.jaxdailyrecord.com/send-payment>.

Payment is due before the Proof of Publication is released.

If payment is being mailed, please reference the Serial # from this invoice on your check or remittance advice.

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 Wednesday, May 4, 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.

Daniel Laughlin
District Manager

Apr. 21 00 (22-02613D)

Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 427**Invoice Date:** 5/1/22**Due Date:** 5/1/22**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 - May 2022		4,166.67	4,166.67
Website Administration - May 2022		100.00	100.00
Information Technology - May 2022		100.00	100.00
Dissemination Agent Services - May 2022		83.33	83.33
Copies		15.30	15.30
Telephone		26.45	26.45
Total			\$4,491.75
Payments/Credits			\$0.00
Balance Due			\$4,491.75

LawnBoy Lawn Services

PO Box 551203
Jacksonville, FL 32255

Invoice

Date	Invoice #
5/1/2022	7993

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

Approved!!
Mark Johnson 05/02/22

Terms	Due Date	Project
Net 30	5/31/2022	CC Duval Property, ...

Item	Description	Rate	Serviced	Amount
Maintenance	Installment for monthly services-April 2022 Service <i>Lawn Maint</i> 520 538 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

LawnBoy Lawn Services

PO Box 551203
Jacksonville, FL 32255

Invoice

Date	Invoice #
5/3/2022	7994

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

Approved!!
Mark Johnson 05/04/22

P.O. No.	Terms	Project
	Net 30	CC Duval Property, LLC

Quantity	Description	Rate	Amount
1	On 4/20/22 we raised the canopy of trees in the rear entrance to the neighborhood and also the turn lane into Yellow Bluff from Yellow Bluff Road. This work was requested by the school bus operators and relayed to us by Dana/Mark. For background, we trimmed trees throughout the property to 10' along roadways during the winter per our contract. This work effort on 4/20 took the canopy on the trees in the rear entrance to approximately 18'. Pricing includes disposal.....the cost of which has risen significantly.	515.00	515.00
	320 538 46000		

All work is complete. Please remit payment immediately.	Total	\$515.00
---	--------------	----------

LawnBoy Lawn Services

PO Box 551203
Jacksonville, FL 32255

Invoice

Date	Invoice #
4/4/2022	7954

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

320 538 462

Terms	Due Date	Project
Net 30	5/4/2022	CC Duval Property, ...

Item	Description	Rate	Serviced	Amount
Maintenance	Installment for monthly services - March, 2022 Service Approved!! Mark Johnson 04/05/22	4,091.00		4,091.00

It is our pleasure to serve your lawn and landscaping needs!	Current Charges	\$4,091.00
--	------------------------	------------

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

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

LawnBoy Lawn Services

PO Box 551203
Jacksonville, FL 32255

Invoice

Date	Invoice #
4/4/2022	7955

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

320 572 462

Terms	Due Date	Project
Net 30	5/4/2022	

Item	Description	Rate	Serviced	Amount
Bush Hogging	Mowed under power lines by Community Center on 3/31/2022 - Approved by Dana Harden on 3/25/2022 Approved!! Mark Johnson 04/05/22	385.00	3/31/2022	385.00

Please remit to above address. Thank you for your business!	Current Charges \$385.00
---	---------------------------------

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

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



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

Invoice

Date 5/11/2022

Invoice # 131295606358

Terms	Net 20
Due Date	5/21/2022
PO #	

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

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate Approved!! 04/20/22 Mark Johnson <i>May</i> <i>320 572 465 00</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 #
131295606358

Amount Due \$915.00

Amount Paid _____

Make Checks Payable To
Poolsure
PO Box 55372
Houston, TX 77255-5372



131295606358



ORANGE PARK, FL
(904) 215-9669



INVOICE

Invoice No: 534001950
Invoice Date: 2/10/2022
Work Order: 534002634
Complete Date: 2/10/2022
PO Number:
Alt WO Number:
Customer ID: TISONL3937
Terms:

Bill to: TISON LANDING CDD
 16529 TISON BLUFF RD
 JACKSONVILLE, FL 32218

Service at: Tison Landing CDD
 16529 Tison Bluff Rd
 Jacksonville, FL 32218

Description	Quantity	Rate	Amount
Backflow Preventer Ann Inspection	4.00	60.00	240.00
Admin Charge (Inspection - Sprinkler)	4.00	7.00	28.00
Truck Charge	1.00	75.00	75.00

APPROVED

Work Description: Backflow Inspection
 Thank you for your business

Mark Johnson 05/04/22

320 528 491

PAST DUE: Your prompt payment of the balance is appreciated. If payment has already been remitted, please disregard.

To Pay by Check or Credit Card
 (866) 868-8198

MAKE CHECKS PAYABLE TO
 SUMMIT FIRE & SECURITY
 PO BOX 6783
 CAROL STREAM, IL 60197-6783

Account Inquiries
 ar-sfs@summitfiresecurity.com

PAY ONLINE :
<https://securepayment.link/summitfiresecurity/>

Subtotal:	343.00
Sales Tax:	0.00
Payments:	0.00
Total Due:	\$343.00

Cust: TISONL3937

Inv: 534001950



4651 Salisbury Rd., Suite 155, Jacksonville, FL 32256
 PH: (904) 431-3914

Approved!!
 Mark Johnson 05/02/22

INVOICE

Invoice #	654073
Account #	724857
Invoice Date	5/1/2022
Due Date	5/11/2022
Rep	JB

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

Invoice Questions:
 AR@LakeDoctors.com

Purchase Order Number	Terms	Invoice Date Reflects Month of Service Provided
	NET 10 DAYS	

Item	Description	Amount
	Monthly Water Management Service (R) <div style="text-align: center;"><i>May</i></div> <div style="text-align: right;"><i>36 538 468 00</i></div>	804.00
OUTSTANDING BALANCE	\$804.00	

Thank you! For your business!	Total Invoice	\$804.00
-------------------------------	----------------------	-----------------

Please include your account number and invoice number on your check with your remittance stub.
 Please remit payments to: The Lake Doctors, Inc.
 PO Box 20122
 Tampa, FL 33622-0122

Remittance Stub

Amount Enclosed

Invoice #	654073
Account #	724857
Date	5/1/2022

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

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 _____

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



Invoice

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

Invoice # 398007
Date 3/31/2022
Terms Net 15
Due Date 4/15/2022
Memo Billable Mileage

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 mileage	1	47.84	47.84
Total			\$47.84

320 538 4600

BILLABLE Mileage Report

Name: Dana Harden	Date: 04/05/21	Community: Tisons Landing
--------------------------	-----------------------	----------------------------------

Date	Purpose	Location (From)	Destination (To)	Mileage
3/17	Community Pool Signs	Tisons Landing	Buchannon Sign & Flag	23
3/17	Community Pool Signs	Buchannon Sign & Flag	Tisons Landing	23
3/24	Community Signs & Posts	Tisons Landing	Buchannon Sign & Flag	23
3/24	Community Signs & Posts	Buchannon Sign & Flag	Tisons Landing	23

Total Miles	92
IRS Reimbursement Rate	\$0.480
Total Expense	\$44.16



Invoice

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

Invoice # 397944
Date 3/31/2022

Terms
Due Date 4/30/2022

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			
Hinge Outlet Screws - Bulk Case 600 Count <i>320 538 46000</i>			49.95
Leviton Wallplate & 17 inch 120 LB Gas Prop Struts Shocks			51.95
M.JOHNSON - Lowes - paint brushes/ fuel mix			73.83
M.JOHNSON - Lowes - circular saw			151.55
M.JOHNSON - Lowes - new backpack blower			380.40
M.JOHNSON - Lowes - light bulbs timer switch			115.69
M.JOHNSON - GAS - fuel for pressure washing			29.05
M.JOHNSON - GAS - fuel for pressure washing			32.91
M.JOHNSON - Lowes - propane torch/caution tape			87.14
Total Billable Expenses			972.47

Total \$972.47

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

Invoice summary

Payment due by April 14, 2022

Item subtotal before tax	\$ 49.95
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 49.95
Tax	\$ 0.00
Amount due	\$ 49.95 USD

Account #	A2DPS3ST4NXTBP
Payment terms	Net 30
Purchase date	15-Mar-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) WFBIUS6S

Check

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

Registered business name

Vesta Property Services

Bill to

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

Ship to

mark johnson
96042 BASS LN
YULEE, FL 32097-6592

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

Invoice details

Description	Qty	Unit price	Item subtotal before tax	Tax
1 Hinge Outlet Screws for Hinges - Satin Nickel - 9 x 3/4 Inch - Fly Cut for Self Drilling - Bulk Case 600 Count	1	\$49.95	\$49.95	0.000%

ASIN: B07J4XBTC3 Sold by: Hinge Outlet, Inc.
Order # 112-7052649-7848219

Total before tax \$49.95

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

Amount due	\$49.95
-------------------	----------------

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 April 21, 2022

Item subtotal before tax	\$ 51.95
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 51.95
Tax	\$ 0.00
Amount due	\$ 51.95 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) WFBIUS6S

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-Mar-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 Leviton 2-Pack 80714-W 1-Gang No Device Blank Wallplate, Standard Size, Thermoplastic Nylon, Box Mount, White ... (2 Pack)	1	\$5.97	\$5.97	0.000%

ASIN: B077PCJZ8F Sold by: Cantelmi E-Commerce LLC
 Order # 112-2372292-0985066

Description	Qty	Unit price	Item subtotal before tax	Tax
2 17 inch 120 LB Gas Prop Struts Shocks, 17" 534 N Gas Springs for Heavy-duty ARE Leer Truck Pickup Heavy Bed Platform Tonneau Cover Custom Window Floor	2	\$22.99	\$45.98	0.000%

ASIN: B08X65Y5D9 Sold by: YAHONG LIMITED
Order # 112-9902857-3249856

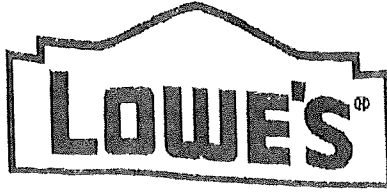
Total before tax	\$51.95
Tax	\$0.00
Amount due	\$51.95

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



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

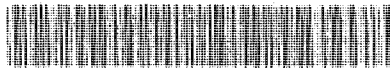
- SALE -

SALES#: FSTLAN02 13 TRANS#: 43001769 03-11-22

163963 0.5-CU FT PINK MAPLE CHIP	5.00
647590 TRUFUEL 110-FL OZ 4-CYCLE	19.98
644853 TRUFUEL 110-FL OZ MIX 50:	19.98
372914 PURDY 2-IN CLEARCUT OILDOE	13.90
658760 FROOTAPE 1.88 IN MULTT SU	9.98

SUBTOTAL:	69.00
TAX:	4.83
INVOICE 43106 TOTAL:	73.83
AMEX:	73.83

AMEX: XXXXXXXXXXXX1781 AMOUNT:73.83 AUTHCD: 064456
 CHIP REFID:164743030146 03/11/22 07:29:29
 APL: AMERICAN EXPRESS TVR: 0000008000
 AID: A00000025010801 TST: E800
 STORE: 1647 TERMINAL: 43 03/11/22 07:29:29
OF ITEMS PURCHASED: 5
 EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



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

STORE MANAGER: LAHAR BRYANT

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

 * SHARE YOUR FEEDBACK! *
 * ENTER FOR A CHANCE TO BE *
 * ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! *
 * ENTRE EN EL SORTEO MENSUAL *
 * PARA SER UNO DE LOS CINCO GANADORES DE \$500! *
 * *
 * ENTER BY COMPLETING A SHORT SURVEY *
 * WITHIN ONE WEEK AT: www.lowes.com/survey *
 * Y O U R I D #431068 164770 709822 *
 * *
 * 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: 43 03/11/22 07:29:29

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

SALE

SALES#: S1647LS1 3109194 TRANSH: 10743135 03-08-22

813979 KOB 15A CTCR SAW W/DRAKE	89.00
3753042 8X1-1/4 WFR T-STAR+ YZ 1L	9.62
76027 14-IN NAT CABLE TIES 100-	17.48
876471 5.5-OZ DAP ALEX FLEX WHIT	11.76
2 @ 5.00	
312530 4-4-6 TREATED #2 GRADE T1	13.78

SUBTOTAL: 141.64
TAX: 9.91
INVOICE 10944 TOTAL: 151.55
ANEX: 151.55

ANEX: XXXXXXXXXXXX1781 AMOUNT: 151.55 AUTHCD: 886050
CHIP REFID: 164710093235 03/08/22 07:38:20
APL: AMERICAN EXPRESS TUR: 0000008000
AID: A00000025010801 TSI: E800
STORE: 1647 TERMINAL: 10 03/08/22 07:38:55
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: 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 *
* YOUR ID #109440 1647/0 678911 *
*

* 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 03/08/22 07:38:55

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

-- SALE --

SALES#: S1647CJ1 626666 TRANS#: 10397076 03-04-22

644053 TRUFUEL 110-FL 02 HIX 50;	19.98
63162 A33 3-IN ANGLE (1140907)	6.96
2 @ 3.48	
310306 16-IN PLASTIC PLANTER BLK (12.90
833075 115CT EXT SCREW ASSORTED	11.48
1064358 HUS BACKPACK BLUR 150BT (329.00

SUBTOTAL: 380.40

TAX: 0.00

THVOICE 10022 TOTAL: 380.40

AMEX: 380.40

AMEX: XXXXXXXXXXXX1701 AMOUNT:380.40 AUTHCD: 825402

CHIP REFID:164710092046 03/04/22 07:43:44

APL: AMERICAN EXPRESS TVR: 0000008000

AID: A000000025010801 TSI: E800

STORE: 1647 TERMINAL: 10 03/04/22 07:44:36

OF ITEMS PURCHASED: 6

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOVE'S.
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LOVES.COM/RETURNS
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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 #100225 164760 639170 *
* *
* 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 03/04/22 07:44:36

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

- SALE -

SALES#: S2472AQU 4188596 TRANS#: 10360825 03-15-22

33314 JH ENERGIZER 9V 2-C1	8.98
197656 STUSENSOR L50	19.98
3191 BH FH PHIL US 10X3/4 100C	5.48
871314 TRK 60 MIN SPR VHD THR UA	23.98
903787 GE 18W CFL 4-PIN DBL 2700	33.92
4 @ 0.48	
903786 GE 13W CFL 2-PIN DBL 2700	8.48
903794 GE 13W CFL 2-PIN SHGL 410	5.48
195746 AGEDBRN FL HNGE SCR #9X3/	1.32

SUBTOTAL: 107.62

TAX: 8.07

INVOICE 10272 TOTAL: 115.69

AMEX: 115.69

AMEX: XXXXXXXXXXXX1701 AMOUNT: 115.69 AUTHCD: 877853

CHIP REFID: 247210040617 03/15/22 12:13:22

APL: AMERICAN EXPRESS TVR: 000008000

AID: A00000025010801 TSI: E800

STORE: 2472 TERMINAL: 10 03/15/22 12:19:45

OF ITEMS PURCHASED: 11

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



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

STORE MANAGER: JOSEPH WARD

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

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* ENTER FOR A CHANCE TO BE *
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* 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 #102720 247260 741590 *
*

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

STORE: 2472 TERMINAL: 10 03/15/22 12:19:45

Welcome To Loves#603
03/02/22 10:39

Pump	Gallons	Price
05	8.521	\$ 3.409

Product	Amount
Unleaded	\$ 29.05

TOTAL SALE \$ 29.05

#####1781

Card: AMEX

Approval: 866360

Sale - Insert

Ticket: 65918

AID:

A000000025010801

APP:

AMERICAN EXPRESS

No CUM

TOTAL SALE \$ 29.05

Thank You !!!

Welcome To Loves#603

03/22/22 11:33

Pump	Gallons	Price
16	8.108	\$ 4.059

Product	Amount
Unleaded	\$ 32.91

TOTAL SALE \$ 32.91

#####1781

Card: AMEX

Approval: 862796

Sale - Insert

Ticket: 97745

AID:

A000000025010801

APP:

AMERICAN EXPRESS

No CUM

TOTAL SALE \$ 32.91

Thank You !!!

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

-- SALE --

SALES#: S1647CJ1 626666 TRANS#: 10861459 03-21-22

387416 BERNZOMATIC TS8000KC NAP- 59.98
60307 BH FH PHIL US 10X1 100CT 5.48
158674 1000-FT REFLECTIVE CAUTIO 15.98

SUBTOTAL: 81.44
TAX: 5.70
INVOICE 10642 TOTAL: 87.14
AMEX: 87.14

AMEX: XXXXXXXXXXXX1781 AMOUNT:87.14 AUTHCD: 813326
CHIP REFID:164710096677 03/21/22 07:17:28
APL: AMERICAN EXPRESS TUR: 0000008000
AID: A00000025010001 TSI: E800
STORE: 1647 TERMINAL: 10 03/21/22 07:17:33

OF ITEMS PURCHASED: 3
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
FOR DETAILS ON OUR RETURN POLICY, VISIT
LOWES.COM/RETURNS
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AT OUR CUSTOMER SERVICE DESK

STORE MANAGER: LAMAR BRYANT

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

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* 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 #106426 164720 806400 *

* *

* 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 03/21/22 07:17:33



Invoice

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

Invoice # 398354
 Date 5/1/2022
 Terms
 Due Date 5/15/2022
 Memo Monthly Fees

Bill To

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

Description	Quantity	Rate	Amount
Amenity Manager	1	7,731.95	7,731.95
Pool maintenance	1	2,277.63	2,277.63
Field management and administration	1	2,383.99	2,383.99
Janitorial maintenance	1	2,336.75	2,336.75
Janitorial supplies	1	282.19	282.19
Website fee	1	250.00	250.00
<i>Handwritten:</i> 320 572 3400 45105			
<i>Handwritten:</i> 4 572 46601 46400			
<i>Handwritten:</i> 320 571 34400			
<i>Handwritten:</i> 1 572 46601			
<i>Handwritten:</i> 4 6603			
<i>Handwritten:</i> 310 513 49510			

Total \$15,262.51

Hello Landing Tison's,

Thanks for choosing Comcast Business.

Your bill at a glance		
For 14529 TISON'S BLUFF RD, JACKSONVILLE, FL, 32218-0000		
Previous balance		\$463.79
EFT Payment - thank you	Mar 17	-\$462.79
Balance forward		\$1.00
Regular monthly charges	Page 3	\$459.75
Taxes, fees and other charges	Page 3	\$4.04
New charges		\$463.79
Amount due		\$464.79

← Your bill explained

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

Thanks for paying by Automatic Payment
 Your automatic payment on Apr 16, 2022, will include your amount due, plus or minus any payment related activities or adjustments, and less any credits issued before your bill due date.

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

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST
BUSINESS

141 NW 16TH ST
POMPANO BEACH FL 33060-5250

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

Account number **8495 74 120 0906133**

Automatic payment **Apr 16, 2022**

Please pay \$464.79

Electronic payment will be applied Apr 16, 2022

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574120090613300464792

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 \$459.75

Comcast Business services	\$379.30
TV Standard	\$59.95
Business Video. Includes \$15.00 Service Discount	
Business Internet 150	\$249.95
Static IP - 5	\$24.95
Voice Line Business Voice.	\$44.45

Equipment & services \$39.55

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

Service fees \$40.90

Directory List Mgmt Fee	Mar 21 - May 03	\$1.00
Directory List Mgmt Fee - Adjustment	Feb 26 - May 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

Details regarding the Directory Listing Management Fee: We fixed an error on your account recently. As a result, you may observe an adjustment listed on your statement associated with the Directory Listing Management Fee. The cost associated with this fee for 2022 is \$3.00. To learn more about Comcast Business fees, please visit business.comcast.com/understand-your-bill

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 May 12, 2022, Golf Channel will no longer be offered as part of Variety, but will continue to be available as part of Select and Standard; FOX Sports 1 will no longer be offered as part of Variety, but will continue to be available as part of Standard.

Information on programmer contract expirations, which could affect our carriage of the programmer's channels, can be found at <https://my.xfinity.com/contractrenewals/> or by calling 1-866-216-8634.

Hello Tisons Landing Community,

Thanks for choosing Comcast Business.

Your bill at a glance			
For 5 POND RUN LN, MAIN GATE, JACKSONVILLE, FL, 32210-8982			
Previous balance			\$123.35
EFT Payment - thank you	Mar 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

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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

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

Account number **8495 74 120 3534627**

Automatic payment **Apr 19, 2022**

Please pay \$123.35

Electronic payment will be applied Apr 19, 2022

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574120353462700123356

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



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Call us anytime

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

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Attn: M. Gifford.

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Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



By App

Download the Comcast Business App



In-Store

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

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

Equipment & services		\$18.45
Equipment Fee Internet.	\$18.45	

What's included?



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

Visit business.comcast.com/myaccount for more details

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



Invoice # 4843
 Event # 350989
 Date 07/15/2022
 T1 _____

First Coast Fun & Games
 1413 Avondale Ave
 Jacksonville, FL 32205
 (904)900-0880 | kim.goodman@gametruck.com

Yellow Bluff Landing on Jul 15, 2022

Event Location:
 Kim Hopkins
 Yellow Bluff Landing
 16529 Tisons Bluff Road
 JACKSONVILLE, FL 32218
 (904)757-1547
 khopkins@vestapropertyservices.com

of Guests:

No payment method on file

CARD CASH CHECK # _____

Notes:

Description	Qty	Rate	Total
Fri, Jul 15, 2022 04:30pm - 08:30pm Video Game (Group Event) Unit: T1	4 hrs	212.50	850.00
Included Gratuity	1	45.00	45.00
Sub Total			895.00
Tax (7.0000%)			0.00
Total			895.00
Payments Made			0.00
Amount Due			895.00
Gratuity			
Total			

Make business checks payable to:
First Coast Fun & Games
 1413 Avondale Ave, Jacksonville, FL 32205

Customer agrees to pay all amounts shown on this invoice and acknowledges receipt and completion of service. If you have questions concerning your invoice please contact our offices at (904)900-0880 or email kim.goodman@gametruck.com

Gratuity is appreciated!
 20% \$179.00
 15% \$134.25
 10% \$89.50

Name: Dana Harden Signed: Dana Harden, LCAM, CMCA

PAYMENT: There is a \$50 deposit taken at the time of booking.

CANCELLATIONS: Event cancellations or date/time changes that occur within 14 calendar days from the scheduled event will receive a full refund less a \$50 cancellation fee for the first two hours books and \$25 per hour for each additional hour booked. Events that are canceled or changed within 48 hours from the scheduled event, or where no one is present upon arrival at the address provided by the contact, will be billed the full amount. If the event is rescheduled within 30 days of the original event, the entire cancellation fee will be used as partial payment for the rescheduled event.

320 57200 49400

TISONS LANDING CDD MONTHLY EXPENSE REPORT

BEGINNING 4/3/2022
 ENDING 5/3/2022

DATE	DESCRIPTION	GL #	GL Description	RETAILER	TOTAL
4/7/2022	Outdoor Cleaner	320.57200.46000	Maint & Repairs	Lowes	\$ 58.44
4/13/2022	Keys	320.57200.46000	Maint & Repairs	Minute Key	\$ 8.56
4/13/2022	Sealant	320.57200.46000	Maint & Repairs	Lowes	\$ 33.84
4/13/2022	Landscape Stones	320.57200.46000	Maint & Repairs	Lowes	\$ 317.80
4/18/2022	Fuel Pressure Washing	320.57200.46000	Maint & Repairs	Loves	\$ 35.89
4/20/2022	Paint, brush	320.57200.46000	Maint & Repairs	Lowes	\$ 91.94
4/20/2022	Refrigerator Amenity Center	320.57200.46000	Maint & Repairs	Lowes	\$ 1,499.06
4/27/2022	Muriatic Acid/Sprayer/Mask	320.57200.46000	Maint & Repairs	Lowes	\$ 67.60
					\$2,113.13

Explanation:

Signature:



Mark Johnson Field Operations Manager



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

PICK UP INFORMATION
TO OBTAIN STOCK MERCHANDISE DESIGNATED AS
[PICK UP LATER] ON THIS RECEIPT, YOU MUST
COME TO THE CUSTOMER SERVICE DESK.

- SALE -

SALES#: S2472CB1 1146606 TRANS#: 35471004 04-27-22

3803318 KM 31 CF FU REF KLAN031AT 1,499.06
[PICK UP LATER - LOWE'S # 2472 on 04/20/2022]

SUBTOTAL: 1,499.06
TOTAL TAX: 0.00
INVOICE 35513 TOTAL: 1,499.06
VISA: 1,499.06

VISA:XXXXXXXXXXXX0063 AMOUNT:1,499.06 AUTHCD:020062

CHIP REFID:247235023551 04/20/22 12:17:26

CUSTOMER CODE: no po

APL: Visa Credit TVR: 0080008000

AID: A000000031010 TSI: E800

STORE: 2472 TERMINAL: 35 04/20/22 12:19:25

OF ITEMS PURCHASED: 1

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.

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

- SALE -

SALES#: FSTLAN04 13 TRANS#: 10059404 04-27-22

450723 332 16.48
2-GAL KEMTEK MURIATIC ACI
382422 20075 15.98
1-GAL BLEACH SPRAYER
2365674 8511HB2-C-PS 19.98
3M RESP N95 VALVED 5CT
876476 18211 15.16
10.1-OZ DAP DYNAFLEX ULTR
2 @ 7.58
INVOICE 89737 SUBTOTAL: 67.60
SUBTOTAL: 67.60
TOTAL TAX: 0.00
BALANCE DUE: 67.60
VISA: 67.60

VISA:XXXXXXXXXXXX0053 AMOUNT:67.60 AUTHCD:027848

CHIP REFID:164710104076 04/27/22 07:36:22

CUSTOMER CODE: 0

APL: Visa Credit TVR: 0080008000

AID: A000000031010 TSI: E800

STORE: 1647 TERMINAL: 10 04/27/22 07:37:16

OF ITEMS PURCHASED: 5

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



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

- SALE -

SALES#: S2472TC2 2591589 TRANS#: 12471977 04-20-22

636517 118-FL OZ WEATHERSHIELD S 54.98
644653 TRUFUEL 110-FL OZ MIX 50: 23.98
551753 PURDY 9 1/2-IN MATHN 3-C 12.98
SUBTOTAL: 91.94
TAX: 0.00
INVOICE 12773 TOTAL: 91.94
VISA: 91.94

VISA:XXXXXXXXXXXX0063 AMOUNT:91.94 AUTHCD: 021951

CHIP REFID:247212070868 04/20/22 12:26:07

APL: Visa Credit TVR: 0080008000

AID: A000000031010 TSI: E800

STORE: 2472 TERMINAL: 12 04/20/22 12:26:17

OF ITEMS PURCHASED: 3

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS





LOVE'S HOME CENTERS, LLC
474203 EAST SR 200
FERNNADINA BENCH, FL 32034 (904) 277-5000

--- SALE ---
SME\$#: S1647L61 3105307 TRANS#: 16850121 04-13-22

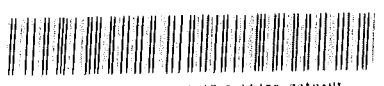
78325 4-IN X 11.5-IN SAND WALL 220.00

110 0 2.00
DELIVERY

2 DELIVERY FEE 09.00

ORDER#: 441542432

INVOICE 06744 SUBTOTAL: 317.00



INVOICE 06744 SUBTOTAL: 317.00

INVOICE 06744 SUBTOTAL: 317.00
SUBTOTAL: 317.80
TOTAL TAX: 0.00
TOTAL: 317.80
VISA: 317.80

VISA:XXXXXXXXXXXX063 AMOUNT:317.00 AUTHID:013101
CHIP REFID:16471609130 04/13/22 07:42:55

CUSTOMER CODE: 0

APL: VISA Credit TOR: 000000000

AID: 8000000031010 1ST: E000
STORE: 1647 FERRINAH: 16 04/13/22 07:45:51

OF ITEMS PURCHASED: 110

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

LOVE'S DELIVERY SERVICES
FOR SCHEDULE CHANGES:

PLEASE CONTACT YOUR STORE 24 HOURS
IN ADVANCE OF YOUR DELIVERY

Multi-line receipt text, including item descriptions and prices, oriented vertically on the right side of the page.

Fuel



Transaction Details

<i>Trans</i>	<i>Post</i>	<i>Reference Number</i>	<i>Description</i>	<i>Credits</i>	<i>Charges</i>
04/20	04/20	2469216FY2X4ZGLSX	LOWES #02472' JACKSONVILLE FL		1,499.06
04/27	04/27	2469216G52XPQMQRN	LOWES #01647' FERNANDINA BE FL		67.60

Wells Fargo News

Take advantage of the features that come with Online Banking:

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

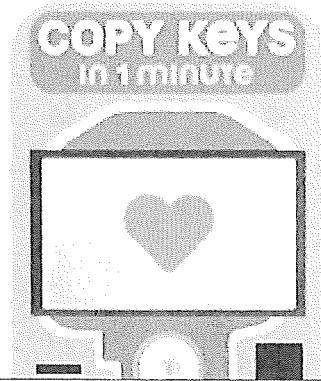
Wells Fargo Card Design Studio® service: Make your card as unique as your business. Customize your card design with this free service.

Automatic Payments: Never miss a payment, avoid late charges and protect your credit rating.

119

Mark Johnson

From: Minute Key <info@minutekey.com>
Sent: Wednesday, April 13, 2022 4:53 PM
To: Mark Johnson
Subject: Minute Key Receipt



YOUR APRIL 13, 2022 ORDER:

1x	Brass Key	Free
2x	Brass Key	\$8.00
Subtotal		\$8.00
Tax		\$0.56
Total		\$8.56

Payment Method: Visa Card *0063

Hello Tisons Landing Community,

Thanks for choosing Comcast Business.

Your bill at a glance

For 3 POND RUN LN, MAIN GATE, JACKSONVILLE, FL,
32218-8982

Previous balance		\$123.35
EFT Payment - thank you	Apr 20	-\$123.35
Balance forward		\$0.00
Regular monthly charges	Page 3	\$123.35
Taxes, fees and other charges		\$0.00
New charges		\$123.35

Amount due \$123.35

← Your bill explained

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

Thanks for paying by Automatic Payment
 Your automatic payment on May 19, 2022, will include your amount due, plus or minus any payment related activities or adjustments, and less any credits issued before your bill due date.

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

320 538 41050

Detach the bottom portion of this bill and enclose with your payment
Do not include correspondence with payment

Please write your account number on your check or money order

**COMCAST
BUSINESS**
 141 NW 16TH ST
 POMPANO BEACH FL 33060-5250

Account number **8495 74 120 3534627**
 Automatic payment **May 19, 2022**
Please pay \$123.35

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

Electronic payment will be applied May 19, 2022

COMCAST
 PO BOX 71211
 CHARLOTTE NC 28272-1211

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

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



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 cuts down on clutter. Visit business.comcast.com/myaccount to get started.

Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



By App

Download the Comcast Business App




In-Store

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

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

What's included?

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

Visit business.comcast.com/myaccount for more details

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

Hello Landing Tison's,

Thanks for choosing Comcast Business.

Your bill at a glance

For 14529 TISON'S BLUFF RD, JACKSONVILLE, FL 32218-0000

Previous balance		\$464.79
EFT Payment - thank you	Apr 17	-\$464.79
Balance forward		\$0.00
Regular monthly charges	Page 3	\$459.75
Taxes, fees and other charges	Page 3	\$3.83
New charges		\$463.58

Amount due \$463.58

! Thanks for paying by Automatic Payment
Your automatic payment on May 16, 2022, will include your amount due, plus or minus any payment related activities or adjustments, and less any credits issued before your bill due date.

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

← Your bill explained

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

320 572 4/100

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST
BUSINESS

141 NW 16TH ST
POMPANO BEACH FL 33060-5250

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

Account number	8495 74 120 0906133
Automatic payment	May 16, 2022
Please pay	\$463.58

Electronic payment will be applied May 16, 2022

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

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



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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

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Ways to pay



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Go paperless and say goodbye to clutter

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

Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



By App

Download the Comcast Business App



In-Store

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

Regular monthly charges \$459.75

Comcast Business services	\$379.30
TV Standard	\$59.95
Business Video. Includes \$15.00 Service Discount	
Business Internet 150	\$249.95
Static IP - 5	\$24.95
Voice Line Business Voice.	\$44.45

Equipment & services \$39.55

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




Service fees \$40.90

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

Taxes, fees and other charges \$3.83

Other charges	\$3.83
Regulatory Cost Recovery	\$1.32
Federal Universal Service Fund	\$2.51

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

Details regarding the Directory Listing Management Fee: We fixed an error on your account recently. As a result, you may observe an adjustment listed on your statement associated with the Directory Listing Management Fee. The cost associated with this fee for 2022 is \$3.00. To learn more about Comcast Business fees, please visit business.comcast.com/understand-your-bill

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 April 1, 2022.

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

Comcast Business TV Update: Effective June 16, 2022, NDTV 24/7 will no longer be available through Comcast Business TV.

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.



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

May 10, 2022
 Project No: 02005.17000
 Invoice No: 0202930

Project 02005.17000 Tison's Landing CDD-2018 General Consulting Services (WA#11)
 EMAIL INVOICE: DLaughlin@GMSNF.COM

Professional Services rendered through April 30, 2022

Phase 01 2018 General Consulting Services
 Tisons Landing CDD Meeting on phone 4/11/22. Talked towards end of meeting.

Professional Personnel

	Hours	Rate	Amount	
Senior Engineer/Senior Project Manager				
Lockwood, Scott 4/16/2022	1.50	205.00	307.50	
Totals	1.50		307.50	
Total Labor				307.50
		Total this Phase		\$307.50

310 513 31100

Phase 02 Storm Water Analysis

Professional Personnel

	Hours	Rate	Amount	
Senior Engineer/Senior Project Manager				
Lockwood, Scott 12/4/2021	5.00	205.00	1,025.00	
Lockwood, Scott 4/23/2022	11.00	205.00	2,255.00	
Lockwood, Scott 4/30/2022	2.50	205.00	512.50	
CADD/GIS Technician				
Sims, Daniel 4/23/2022	3.00	125.00	375.00	
Sims, Daniel 4/30/2022	9.00	125.00	1,125.00	
Totals	30.50		5,292.50	
Total Labor				5,292.50
		Total this Phase		\$5,292.50

Phase XP Expenses

Total this Phase 0.00

Invoice Total this Period \$5,600.00

England-Thimys & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
 14776 Old St. Augustine Road • Jacksonville, Florida 32256 • tel 904-642-8390 • fax 904-646-9485
 CA 60002584 LC 0000316

Envera

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

<h1>Invoice</h1>	
Invoice Number 714987	Date 05/01/2022
Customer Number 400423	Due Date 06/01/2022

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		05/01/2022	06/01/2022

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Utility, Jacksonville, FL</i>				
1.00	Active Video Monitoring 06/01/2022 - 06/30/2022	1.00	\$250.00	\$250.00
1.00	Service & Maintenance 06/01/2022 - 06/30/2022	1.00	\$138.21	\$138.21
Subtotal:				\$388.21
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$388.21

320 539 34502

Date	Invoice #	Description	Amount	Balance Due
5/1/2022	714987	Alarm Monitoring Services	\$388.21	\$388.21

Envera

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

<h1>Invoice</h1>	
Invoice Number 714987	Date 05/01/2022
Customer Number 400423	Due Date 06/01/2022

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

<h1>Invoice</h1>	
Invoice Number 714988	Date 05/01/2022
Customer Number 400423	Due Date 06/01/2022

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		05/01/2022	06/01/2022

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Entrance 1 - Pond Run Rd., Jacksonville, FL</i>				
1.00	Service & Maintenance 06/01/2022 - 06/30/2022	1.00	\$129.27	\$129.27
1.00	Video Pulls 06/01/2022 - 06/30/2022	1.00	\$200.00	\$200.00
			Subtotal:	\$329.27
			Tax	\$0.00
			Payments/Credits Applied	\$0.00
			Invoice Balance Due:	\$329.27

320 538 24002

Date	Invoice #	Description	Amount	Balance Due
5/1/2022	714988	Alarm Monitoring Services	\$329.27	\$329.27

Envera

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

<h1>Invoice</h1>	
Invoice Number 714988	Date 05/01/2022
Customer Number 400423	Due Date 06/01/2022

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

<h1>Invoice</h1>	
Invoice Number 714954	Date 05/01/2022
Customer Number 400392	Due Date 06/01/2022

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400392		05/01/2022	06/01/2022

Quantity	Description	Months	Rate	Amount
<i>1768 - CCTV - Tison's Landing CDD - 16529 Tison's Bluff Rd. , Jacksonville, FL</i>				
1.00	Active Video Monitoring 06/01/2022 - 08/31/2022	3.00	\$675.00	\$2,025.00
1.00	Service & Maintenance 06/01/2022 - 08/31/2022	3.00	\$336.71	\$1,010.13
Subtotal:				\$3035.13
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$3035.13

320 533 34502

Date	Invoice #	Description	Amount	Balance Due
5/1/2022	714954	Alarm Monitoring Services	\$3035.13	\$3035.13

Envera

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

<h1>Invoice</h1>	
Invoice Number 714954	Date 05/01/2022
Customer Number 400392	Due Date 06/01/2022

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

Envera

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

<h1>Invoice</h1>	
Invoice Number 714986	Date 05/01/2022
Customer Number 400423	Due Date 06/01/2022

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		05/01/2022	06/01/2022

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Entrance 2 - Yellow Bluff Rd, Jacksonville, FL</i>				
1.00	Service & Maintenance 06/01/2022 - 06/30/2022	1.00	\$30.61	\$30.61
1.00	Video Pulls 06/01/2022 - 06/30/2022	1.00	\$200.00	\$200.00
			Subtotal:	\$230.61
			Tax	\$0.00
			Payments/Credits Applied	\$0.00
			Invoice Balance Due:	\$230.61

326 53834002

Date	Invoice #	Description	Amount	Balance Due
5/1/2022	714986	Alarm Monitoring Services	\$230.61	\$230.61

Envera

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

<h1>Invoice</h1>	
Invoice Number 714986	Date 05/01/2022
Customer Number 400423	Due Date 06/01/2022

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



Customer Name: TISONS LANDING CDD

Account #: 8970821539

Cycle: 04 Bill Date: 05/03/22

TOTAL SUMMARY OF CHARGES

Electric	\$	1,358.34
Irrigation		1,596.14
Sewer		780.26
Water		260.30

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

Total New Charges: \$ 3,995.04



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



JEA's Annual Water Quality report for 2021 is available at jea.com/WQR2021. For a paper copy, email your address to waterquality@jea.com or call 665-6000 to request one.

Appt

001 320 538 43000 \$ 76.34
320 572 43000 \$ 1282
320 538 43100 \$ 1596.14
320 572 43100 \$ 1040.56 W/S 3/29 - 4/27/22

Do not pay. AutoPay will process your payment on 05/25/22.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$3,680.71	-\$3,680.71	\$0.00	\$3,995.04	\$3,995.04

WE APPRECIATE YOUR BUSINESS

Additional information on reverse side. →



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

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

Acct#: 8970821539

Bill Date: 05/03/22

Do not pay. AutoPay will process your payment on 05/25/22.

0007004

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:** - -

Address:

City: **State:** **Zip Code:** -

E-mail:

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
16316 MAGNOLIA GROVE WY	I	78.87	Irrigation 1 - Commercial	04/01/22 - 05/03/22	Commercial Irrigation Service
Detail		Basic Monthly Charge	<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)	67370626	6447	15000 GAL 32 Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		Environmental Charge			
		City of Jacksonville Franchise Fee			
16331 TISONS BLUFFRD	I	185.90	Irrigation 1 - Commercial	03/29/22 - 04/27/22	Commercial Irrigation Service
Detail		Basic Monthly Charge	<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)	67370634	5467	39000 GAL 29 Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		Environmental Charge			
		City of Jacksonville Franchise Fee			
16343 TISONS BLUFFRD	I	230.50	Irrigation 1 - Commercial	03/29/22 - 04/27/22	Commercial Irrigation Service
Detail		Basic Monthly Charge	<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)	67370632	8714	49000 GAL 29 Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		Environmental Charge			
		City of Jacksonville Franchise Fee			
16356 MAGNOLIA GROVE WY APT IR01	I	127.93	Irrigation 1 - Commercial	04/01/22 - 05/03/22	Commercial Irrigation Service
Detail		Basic Monthly Charge	<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)	67370624	4386	26000 GAL 32 Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		Environmental Charge			
		City of Jacksonville Franchise Fee			
16365 N MAIN ST APTSG01	E	76.34	Commercial - Electric	03/30/22 - 04/28/22	General Service
Detail		Basic Monthly Charge	<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
Charges:		Energy Charge (\$0.0663 per kWh)	24074025	19672	569 KWH 29 Regular
		Fuel Cost			
		Environmental Charge			
		City of Jacksonville Franchise Fee			
		Gross Receipts Tax			
16529 TISONS BLUFFRD	E	1,282.00	Commercial - Electric	03/30/22 - 04/28/22	General Service
Detail		Basic Monthly Charge	<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
Charges:		Energy Charge (\$0.0663 per kWh)	22968209	71266	10875 KWH 29 Regular
		Fuel Cost	22968209	30.29	30.29 KW 29 Regular
		Environmental Charge			
		City of Jacksonville Franchise Fee			
		Gross Receipts Tax			
16529 TISONS BLUFFRD	S	780.26	Commercial - Water/Sewer	03/29/22 - 04/27/22	Commercial Sewer Service
Detail		Basic Monthly Charge	<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
Charges:		Sewer Usage Charge	87650993	1909	102000 GAL 29 Regular
		Environmental Charge			
		City of Jacksonville Franchise Fee			



Invoice

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

Invoice # 398992
Date 4/30/2022
Terms
Due Date 5/31/2022
Memo

Bill To

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

on hold
pay

Description	Quantity	Rate	Amount
Billable Expenses			
Pool Algaecide, Pool Putty, Pool Pole Hanger & Pool Leaf Skimmer	320 972	43 1/650	124.49
4-Wheel Garden Hose Reel Cart			109.99
Heavy Duty Basketball Net Replacement (Qty 4)			39.96
Women's Sheer Energy Sheer - Multiple Packs			12.86
Bio Shield Antimicrobial Protection UV-C Sanitizer Systems (Qty 2)			98.78
TAYLOR TECHNOLOGIES INC K-2006 TEST KIT			64.01
Knob Kit Replacement (Qty 2)			25.98
Air Filter Cleaner Housing Cover Assembly			19.99
Double Keyed Deadbolt Lock			16.99
2 Suncast 33 Gallon Hideaway Can Resin Outdoor Trash with Lid			101.48
2 Suncast 33 Gallon Hideaway Can Resin Outdoor Trash with Lid			(101.48)
M.JOHNSON - LOWE'S - Fuel/cleaner			77.98
Gobrico Modern Door Handle in Satin Nickel Passage Interior Door Lock			21.99
Total Billable Expenses			613.02

Total \$613.02



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

Invoice summary *Due 30 days from receipt of invoice*

Item subtotal before tax	\$ 1,333.63
Shipping & handling	\$ 5.98
Promos & discounts	(\$ 5.98)
Total before tax	\$ 1,333.63
Tax	\$ 87.49
Amount due	\$ 1,421.12 USD

Billing period 3/28/22 to 4/3/22
Account # A2DPS3ST4NXTBP
Payment terms Net 30

Registered business name

Vesta Property Services

Bill to

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

Pay by

Electronic funds transfer (EFT/ACH/Wire)

Account name Amazon Capital Services, Inc.
Bank name Wells Fargo Bank
Bank 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.

Invoice details

#	Ship date	PO #	Description	Qty	Unit price	Item subtotal before tax	Tax
1	3/28/22	RECDD	E26 Socket,Ceramic Standard Medimun Screw Socket E26 E27 Bulb Lamp Holder,E26 Light Socket with Wire Lead for Halogen Incandescent LED Light Bulb (8-P	4	\$14.94	\$59.76	6.500% (1)

ASIN: B07FMMVYF5 Sold by: Finelux Lighting Co.,Ltd
 Order # 112-5260729-0533837
 Order date: March 28, 2022

#	Ship date	PO #	Description	Qty	Unit price	Item subtotal before tax	Tax
2	3/28/22	RECDD	Master Lock 175DLH Set Your Own Combination Padlock 2-1/4 in. Shackle Brass Finish ASIN: B00004Y8D6 Sold by: Amazon.com Services LLC Order # 112-8514528-0076256 Order date: March 28, 2022	2	\$20.49	\$40.98	6.500% (1)
3	3/29/22	RECDD	2 Pack 280W Equivalent LED Corn Light Bulb, 4000 Lumen 6500K Cool White Daylight 40W LED Corn Lamp,E26/E27 Medium Base,for Indoor Outdoor Warehouse Ga ASIN: B081MQB8V5 Sold by: ShenzhenShi FanNiKe Keji YouXianGongSi Order # 112-0227590-7114624 Order date: March 28, 2022	15	\$28.95	\$434.25	6.500% (1)
4	3/31/22	RECDD	Chicology Cordless Faux wood blinds Best for Kids, Inside Mount, 66"W X 60"H, Basic White ASIN: B084LMDY6T Sold by: Amazon.com Services LLC Order # 111-6511513-7301836 Order date: March 31, 2022	1	\$95.99	\$95.99	6.500% (1)
5	3/31/22	RECDD	OKELI Pendant Light Fixtures, Adjustable Focus LED Matte Black Modern Mini Pendant Lighting, Hanging Light Fixtures for Kitchen Island Dining Room Bed ASIN: B08VDPKGYH Sold by: zhongshanshiliaozhaomingkejijouxiangongsi Order # 112-4193789-6267465 Order date: March 31, 2022	1	\$186.68	\$186.68	6.500% (1)

#	Ship date	PO #	Description	Qty	Unit price	Item subtotal before tax	Tax
6	3/31/22	RECDD 2	Zero Waste Dog Waste Roll Bags, 10 rolls of 200, Total 2,000 bags ASIN: B005VEWBXO Sold by: Amazon.com Services LLC Order # 111-6791146-9878633 Order date: March 31, 2022	2	\$86.99	\$173.98	6.500% (1)
7	3/31/22		Timeless Trivia Volume III: 1000 more questions, teasers, and stumpers for when you have nothing but time. ASIN: B093B4M9YQ Sold by: Amazon.com Services LLC Order # 114-6544480-3838657 Order date: March 30, 2022	1	\$11.99	\$11.99	7.000% (1)
8	3/31/22		Timeless Trivia Volume II: The Most Wonderful Timeless Trivia of the Year: 1000 Questions For Celebrations All Through The Year ASIN: B08P1KLS9V Sold by: Amazon.com Services LLC Order # 114-6544480-3838657 Order date: March 30, 2022	1	\$11.99	\$11.99	7.000% (1)
9	3/31/22		Timeless TV Trivia Quiz and Random Facts: '60s to '80s: How Much Do You Know About TV Shows From the '60s to the '80s? ASIN: B08R7ZKFDN Sold by: Amazon.com Services LLC Order # 114-6544480-3838657 Order date: March 30, 2022	1	\$6.99	\$6.99	7.000% (1)

#	Ship date	PO #	Description	Qty	Unit price	Item subtotal before tax	Tax
10	3/31/22		What's the Best Trivia Book? Mega Edition: Over 6,000 Questions in 12 Categories ASIN: B099KV3N4Z Sold by: Amazon.com Services LLC Order # 114-6544480-3838657 Order date: March 30, 2022	1	\$22.99	\$22.99	7.000% (1)
11	4/1/22	RECDD 2	Stenner Pump Company ST114 Suction Line Strainer 1/4-Inch ASIN: B00HEASYCA Sold by: Surplus Electrical Connections, LLC. Order # 111-6791146-9878633 Order date: March 31, 2022	3	\$33.15	\$99.45	6.500% (1)
12	4/1/22		Aquatix Pro Pool Pole Hanger Premium 4pc Black Aluminium Holder Set, Ideal Hooks for Telescopic Poles, Skimmers, Leaf Rakes, Nets, Brushes, Vacuum Hos ASIN: B078RNLYYV Sold by: Next Gen Products Order # 111-4194094-5297828 Order date: April 01, 2022	1	\$12.95	\$12.95	7.000% (1)
13	4/1/22		Septrel Swimming Pool Leaf Skimmer Net,Reinforced Frame Deep Rake Net ASIN: B08QJNYW9T Sold by: EAST LINK SUPPLY CHAIN MANAGEMENT NINGBO CO. , LTD Order # 111-4194094-5297828 Order date: April 01, 2022	1	\$20.95	\$20.95	7.000% (1)

#	Ship date	PO #	Description	Qty	Unit price	Item subtotal before tax	Tax
14	4/1/22		Epoxybond Pool Putty 2-Part Set Swimming Pool & Spa Repair Easy DIY Fix Cracks Leaks Underwater or Above Concrete, Fiberglass & Variety of Oth	1	\$17.33	\$17.33	7.000% (1)
ASIN: B0002Z0NBY Sold by: SCS Direct, Inc Order # 111-4194094-5297828 Order date: April 01, 2022							
15	4/1/22		Pool RX 101001 6 Month Algaecide Blue Treats 7.5k-20k gallons, Single, Unit	1	\$65.11	\$65.11	7.000% (1)
ASIN: B003TXBE4Q Sold by: Amazon.com Services LLC Order # 111-4194094-5297828 Order date: April 01, 2022							
16	4/3/22	RECDD	SAFTRON ASC-W Pool Ladder and Railing Anchor Socket Winter Cover, White (2 Pack)	2	\$36.12	\$72.24	6.500% (1)
ASIN: B00ZD7NPYS Sold by: Backyard & Pool Superstore, LLC Order # 112-9560042-5189866 Order date: March 31, 2022							
17			Shipping & handling			\$5.98	6.500%
18			Promotions & discounts			(\$5.98)	6.500%
						Total before tax	\$1,333.63
						Tax	\$87.49
						Amount due	\$1,421.12

(1) The business account exemption for the state you are shipping to is expired

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

Invoice summary

Payment due by May 08, 2022

Item subtotal before tax	\$ 109.99
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 109.99
Tax	\$ 0.00
Amount due	\$ 109.99 USD

Account #	A2DPS3ST4NXTBP
Payment terms	Net 30
<hr/>	
Purchase date	07-Apr-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) WFBIUS6S

Check

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

Registered business name

Vesta Property Services

Bill to

Vesta Property Services
 Attn: Cheyenne Bardroff
 245 Riverside Ave
 Suite 300
 Jacksonville, FL 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 Liberty Garden Products Garden 871-S Residential Grade 4-Wheel Garden Hose Reel Cart, Holds 250-Feet of 5/8-Inch Hose - Bronze	1	\$109.99	\$109.99	0.000%

ASIN: B00QMWD4FS Sold by: Amazon.com Services LLC
 Order # 111-5846201-1579452

Total before tax \$109.99

Tax	\$0.00
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Amount due	\$109.99
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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 May 12, 2022

Item subtotal before tax	\$ 39.96
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 39.96
Tax	\$ 0.00
Amount due	\$ 39.96 USD

Account #	A2DPS3ST4NXTBP
Payment terms	Net 30
Purchase date	12-Apr-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) WFBIUS6S

Check

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

Registered business name

Vesta Property Services

Bill to

Vesta Property Services
Attn: Cheyenne Bardroff
245 Riverside Ave
Suite 300
Jacksonville, FL 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 Ultra Sporting Goods Heavy Duty Basketball Net Replacement - All Weather Anti Whip, Fits Standard Indoor or Outdoor Rims - 12 Loops (White)	4	\$9.99	\$39.96	0.000%

ASIN: B0792NS47G Sold by: UF Fund Asset 3 IM LLC
Order # 111-1614713-4738621

Total before tax	\$39.96
Tax	\$0.00
Amount due	\$39.96

FAQs

How is tax calculated?

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How are digital products and services taxed?

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

Invoice summary

Payment due by May 12, 2022

Item subtotal before tax	\$ 12.86
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 12.86
Tax	\$ 0.00
Amount due	\$ 12.86 USD

Account #	A2DPS3ST4NXTBP
Payment terms	Net 30
Purchase date	12-Apr-2022
Purchased by	mark johnson
Cost center	Northeast
GL code	DSD-51008 Pool Repairs & Supp
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 Ave
 Suite 300
 Jacksonville, FL 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 L'eggs womens LÃ'Ã?TMeggs Women's Sheer Energy Sheer - Multiple Packs Available pantyhose, Off Black 3-pack, Queen US	1	\$12.86	\$12.86	0.000%

ASIN: B00LVNUUYQ Sold by: Amazon.com Services LLC
 Order # 111-1193227-9686659

Total before tax \$12.86

Tax	\$0.00
Amount due	\$12.86

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 May 12, 2022*

Item subtotal before tax	\$ 98.78
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 98.78
Tax	\$ 0.00
Amount due	\$ 98.78 USD

Account #	A2DPS3ST4NXTBP
Payment terms	Net 30
Purchase date	12-Apr-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 Ave
 Suite 300
 Jacksonville, FL 32202

Ship to

mark johnson
 96042 BASS LN
 YULEE, FL 32097-6592

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

Invoice details

Description	Qty	Unit price	Item subtotal before tax	Tax
1 Bio Shield Antimicrobial Protection UV-C Sanitizer System, Cleans Air of Bacteria, Germs, Mold and Allergens, 17-Inch Replacement, White	2	\$49.39	\$98.78	0.000%

ASIN: B00DIYZE92 Sold by: Amazon.com Services LLC
 Order # 111-9656787-7669830

Total before tax	\$98.78
Tax	\$0.00
Amount due	\$98.78

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 May 13, 2022

Item subtotal before tax	\$ 64.01
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 64.01
Tax	\$ 0.00
Amount due	\$ 64.01 USD

Account #	A2DPS3ST4NXTBP
Payment terms	Net 30
Purchase date	13-Apr-2022
Purchased by	mark johnson
Cost center	Northeast
GL code	DSD-51008 Pool Repairs & Supp
Location	DSD - Tison's Landing
Billable / Non-Billable	Billable

Pay by

Electronic funds transfer (EFT/ACH/Wire)

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

Check

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

Registered business name

Vesta Property Services

Bill to

Vesta Property Services
 Attn: Cheyenne Bardroff
 245 Riverside Ave
 Suite 300
 Jacksonville, FL 32202

Ship to

mark johnson
 96042 BASS LN
 YULEE, FL 32097-6592

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

Invoice details

Description	Qty	Unit price	Item subtotal before tax	Tax
1 TAYLOR TECHNOLOGIES INC K-2006 TEST KIT COMP CHLORINE FAS-DPD	1	\$64.01	\$64.01	0.000%

ASIN: B004BGF7TI Sold by: Cortz, Inc.

Order # 111-6740853-5302653

Total before tax \$64.01

Tax	\$0.00
Amount due	\$64.01

FAQs

How is tax calculated?

Visit https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodetid=202036190

How are digital products and services taxed?

Visit https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodetid=202074670

For customer support, visit www.amazon.com/contact-us.**Invoice summary***Payment due by May 18, 2022*

Item subtotal before tax	\$ 25.98
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 25.98
Tax	\$ 0.00
Amount due	\$ 25.98 USD

Account #	A2DPS3ST4NXTBP
Payment terms	Net 30
Purchase date	18-Apr-2022
Purchased by	mark johnson
Cost center	Northeast
GL code	DSD-51008 Pool Repairs & Supp
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 Ave
 Suite 300
 Jacksonville, FL 32202

Ship to

mark johnson
 96042 BASS LN
 YULEE, FL 32097-6592

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

Invoice details

Description	Qty	Unit price	Item subtotal before tax	Tax
1 R0487200/ 4733/3500 Diverter 2 or 3 Way Valve Handle Include 4603/R0486900 Knob Kit Replacement - for Jandy Zodiac Never Lube Valve Handles1301+ Black	2	\$12.99	\$25.98	0.000%

ASIN: B09QRL1KCB Sold by: jianxiu rao
 Order # 111-6168160-5318600

Total before tax	\$25.98
Tax	\$0.00
Amount due	\$25.98

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 May 18, 2022

Item subtotal before tax	\$ 19.99
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
 Total before tax	 \$ 19.99
Tax	\$ 0.00
 Amount due	 \$ 19.99 USD

Account #	A2DPS3ST4NXTBP
Payment terms	Net 30
 Purchase date	 18-Apr-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) WFBIUS6S

Check

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

Registered business name

Vesta Property Services

Bill to

Vesta Property Services
 Attn: Cheyenne Bardroff
 245 Riverside Ave
 Suite 300
 Jacksonville, FL 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 Trustsheer GX390 Air Filter Cleaner Housing Cover Assembly for Honda GX340 GX 390 GX 340 188F 190F 192F Engine Motor Generator Lawn Mower Parts 17410-	1	\$19.99	\$19.99	0.000%

ASIN: B08N55JD9P
 Sold by: Dongguanshi Diliuweidianshangwuyouxiangongsi
 Order # 111-5899526-6809006

Total before tax	\$19.99
Tax	\$0.00
Amount due	\$19.99

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 May 25, 2022

Item subtotal before tax	\$ 16.99
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 16.99
Tax	\$ 0.00
Amount due	\$ 16.99 USD

Account #	A2DPS3ST4NXTBP
Payment terms	Net 30
<hr/>	
Purchase date	25-Apr-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) WFBIUS6S

Check

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

Registered business name

Vesta Property Services

Bill to

Vesta Property Services
 Attn: Cheyenne Bardroff
 245 Riverside Ave
 Suite 300
 Jacksonville, FL 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 Rulart Double keyed Deadbolt Lock - Keyed on Both Sides, 2-Way Adjustable Cylinder Deadbolt (Privacy/Passage), Satin Stainless Steel (Silver, Single C	1	\$16.99	\$16.99	0.000%

ASIN: B07MQX72WN Sold by: LYDIA ORTIZ
 Order # 111-1613209-5243412

Total before tax	\$16.99
Tax	\$0.00
Amount due	\$16.99

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 May 28, 2022

Item subtotal before tax	\$ 101.48
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 101.48
Tax	\$ 0.00
Amount due	\$ 101.48 USD

Account #	A2DPS3ST4NXTBP
Payment terms	Net 30
Purchase date	26-Apr-2022
Purchased by	mark johnson
Cost center	Northeast
GL code	DSD-51003 Housekeeping/J anitor
Location	DSD - Tison's Landing
Billable / Non-Billable	Billable

Pay by

Electronic funds transfer (EFT/ACH/Wire)

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

Check

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

Registered business name

Vesta Property Services

Bill to

Vesta Property Services
 Attn: Cheyenne Bardroff
 245 Riverside Ave
 Suite 300
 Jacksonville, FL 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 Suncast 33 Gallon Hideaway Can Resin Outdoor Trash with Lid Use in Backyard, Deck, or Patio, 33-Gallon, Brown	2	\$50.74	\$101.48	0.000%

ASIN: B0044V7GMG Sold by: IAU TRADING CORP
 Order # 111-2156171-9429857

Total before tax \$101.48

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

Amount due	\$101.48
-------------------	-----------------

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

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

- SALE -

SALES#: S1647RL6 4240955 TRANS#: 10150166 04-05-22

369902 ZEP 128-FL OZ DRIVEWAY/CD	27.96
2 3 13.90	
606626 SCEPTER USA REPLACEMENT S	8.90
54051 28-OZ CLR CALCULON/LINE/RU	6.50
800359 30 SECONDS 64-OZ OUT CLEA	14.40
644853 TRUFUEL 110-FL OZ MIX 50:	19.90
SUBTOTAL: 77.90	
TAX: 0.00	
INVOICE 10530 TOTAL:	77.90
AHEX:	77.90

AHEX: XXXXXXXXXXXX1701 AMOUNT:77.90 AUTHCD: 821768
CHIP REFID:164710100301 04/05/22 07:28:45
APL: AMERICAN EXPRESS TUR: 0000000000
AID: A00000025010801 TSI: E800
STORE: 1647 TERMINAL: 10 04/05/22 07:29:26
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: 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 #105305 164740 957101 *
* *
* 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 04/05/22 07:29:26

For customer support, visit www.amazon.com/contact-us.**Invoice summary***Payment due by May 29, 2022*

Item subtotal before tax	\$ 21.99
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 21.99
Tax	\$ 0.00
Amount due	\$ 21.99 USD

Account #	A2DPS3ST4NXTBP
Payment terms	Net 30
Purchase date	29-Apr-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) WFBIUS6S

Check

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

Registered business name

Vesta Property Services

Bill to

Vesta Property Services
Attn: Cheyenne Bardroff
245 Riverside Ave
Suite 300
Jacksonville, FL 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 Gobrico Modern Door Handle in Satin Nickel Passage Interior Door Lock with Drop Levers Closet Hallway Door Lever 1 Pack	1	\$21.99	\$21.99	0.000%

ASIN: B089JW6992 Sold by: Chen Jian
Order # 111-6689559-0685836

Total before tax \$21.99

Tax	\$0.00
Amount due	\$21.99

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

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LAS OLAS SQUARE, SUITE 600
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150
(954) 764-7279 FAX

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PALM BEACH GARDENS, FLORIDA 33418
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OF COUNSEL
CLARK J. COCHRAN, JR.
SUSAN F. DELEGAL
GERALD L. KNIGHT

WWW.BILLINGCOCHRAN.COM

PLEASE REPLY TO: FORT LAUDERDALE

STEVEN F. BILLING (1947-1998)
HAYWARD D. GAY (1943-2007)

April 30, 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
 04/30/2022
 Account No: 80-12113M
 Statement No: 174750

Attn: MR. RICHARD P. HANS

TISON'S LANDING CDD

Fees

		Hours
04/03/2022		
MJP	REVIEW WORK AUTHORIZATION FROM DISTRICT ENGINEERS FOR NEEDS ANALYSIS	0.30
04/04/2022		
GLK	REVIEW AGENDA AND BACK UP FOR THE BOARD OF SUPERVISORS MEETING SCHEDULED FOR APRIL 11, 2022; CORRESPONDENCE TO SCOTT LOCKWOOD (ETM)	0.30
04/05/2022		
MJP	REVIEW POSITIVE CORRESPONDENCE, PROPOSED AGREEMENT AND DRAFT ADDENDUM	0.30
04/11/2022		
GLK	PREPARE FOR, TRAVEL TO, AND ATTEND MEETING OF CDD BOARD OF SUPERVISORS	1.50
04/12/2022		
MJP	RECEIPT AND REVIEW PROPOSAL FOR POOL REPAIRS FROM COM-PAC FILTRATION	0.20
MJP	PREPARE INITIAL DRAFT OF SMALL PROJECT AGREEMENT WITH COM-PAC FILTRATION	0.60
GLK	REVIEW PROPOSAL FROM ETM (SCOTT LOCKWOOD), CORRESPONDENCE TO SCOTT LOCKWOOD, RECEIVE AND REVIEW CORRESPONDENCE FROM SCOTT LOCKWOOD RE: STORM WATER NEEDS ANALYSIS	0.40
SFD	TELEPHONE CONFERENCE WITH BRIAN RICHARDSON	0.30
04/13/2022		
MJP	CORRESPONDENCE TO DANIEL LAUGHLIN AND MARK JOHNSON WITH ATTACHMENT	0.30
MJP	REVISIONS TO DRAFT SMALL PROJECT AGREEMENT WITH COM-PAC FILTRATION	0.20
MJP	CORRESPONDENCE TO COURTNEY HOGGE	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MARK JOHNSON WITH ATTACHMENT AND REPLY	

TISON'S LANDING CDD

		Hours	
	THERETO WITH ATTACHMENT	0.30	
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE WITH ATTACHMENT	0.20	
04/14/2022			
MJP	PREPARE UPDATED SET OF RULES PURSUANT TO SECTION 3 OF RESOLUTION 2022-02	0.20	
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MARK JOHNSON	0.20	
MJP	CORRESPONDENCE TO COURTNEY HOGGE AND DANIEL LAUGHLIN WITH MULTIPLE (X3) ATTACHMENTS	0.30	
04/17/2022			
SFD	RESEARCH OPINIONS OF COMMISSION ON ETHICS	0.80	
SFD	TELEPHONE CONFERENCE WITH BRIAN RICHARDSON	0.50	
SFD	TELEPHONE CONFERENCE WITH MARK JOHNSON	0.30	
SFD	TELEPHONE CONFERENCE WITH DANA HARDEN	0.40	
04/19/2022			
GLK	RECEIVE AND REVIEW CORRESPONDENCE FROM COURTNEY HOGGE, REVIEW AND REVISE MINUTES OF CDD BOARD OF SUPERVISORS MEETING ON APRIL 11, 2022	0.30	
04/20/2022			
GLK	RECEIPT AND REVIEW CORRESPONDENCE (WITH ATTACHMENT) FROM SCOTT LOCKWOOD (ETM) RE: STORM WATER MANAGEMENT PLAN	0.30	
SFD	PREPARE FOR AND CONDUCT TELEPHONE CONFERENCE WITH ATTORNEY FOR FLORIDA COMMISSION ON ETHICS	0.60	
04/22/2022			
SFD	CORRESPONDENCE TO BRIAN RICHARDSON	0.20	
04/25/2022			
GLK	TELEPHONE CONFERENCE WITH BRIAN RICHARDSON, ET AL. RE: TRIMMING MAGNOLIA TREES	0.30	
SFD	TELEPHONE CONFERENCE WITH BRIAN RICHARDSON	0.30	
04/26/2022			
MJP	PREPARE SHORT FORM OF AGREEMENT FOR TREE TRIMMING WORK	0.40	
04/27/2022			
GLK	RECEIVE AND REVIEW AGENDA AND BACK UP FOR CDD BOARD MEETING SCHEDULED FOR MAY 4, 2022	0.30	
04/28/2022			
GLK	PREPARE CORRESPONDENCE TO BRIAN RICHARDSON	0.30	
	For Current Services Rendered	10.80	2,970.00

TISON'S LANDING CDD

Page: 3
04/30/2022

Account No: 80-12113M
Statement No: 174750

TISON'S LANDING CDD

		Recapitulation			
<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>	
GERALD L. KNIGHT	PARTNERS	3.70	\$275.00	\$1,017.50	
SUSAN F. DELEGAL	PARTNERS	3.40	275.00	935.00	
MICHAEL J. PAWELCZYK	PARTNERS	3.70	275.00	1,017.50	
Previous Balance				\$1,485.00	
Total Current Work				2,970.00	
<u>Payments</u>					
05/10/2022	PAYMENT RECEIVED - THANK YOU			-1,485.00	
Balance Due				<u>\$2,970.00</u>	

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

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

May 19, 2022

Date

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

310 513
480

Payment Due Upon Receipt

Serial # 22-03276D PO/File # _____ \$79.63

Amount Due

Notice of Qualifying Period for Candidates for the Board of Supervisors

Amount Paid

Tison's Landing Community Development District

\$79.63

Payment Due

Case Number _____

For your convenience, you may remit payment at <https://www.jaxdailyrecord.com/send-payment>.

Publication Dates 5/19

County Duval

Payment is due before the Proof of Publication is released.

If payment is being mailed, please reference the Serial # from this invoice on your check or remittance advice.

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 QUALIFYING
PERIOD FOR CANDIDATES
FOR THE BOARD OF
SUPERVISORS OF THE
TISON'S LANDING
COMMUNITY
DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Tison's Landing Community Development District ("District") will commence at noon on June 13, 2022, and close at noon on June 17, 2022. Candidates must qualify for the office of Supervisor with the Duval County Supervisor of Elections located at 105 E. Monroe Street, Jacksonville, Florida 32202; Ph: (904) 255-8683. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a "qualified elector" of the District, as defined in Section 190.003, *Florida Statutes*. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Duval County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Tison's Landing Community Development District has three (3) seats up for election, specifically seats 2, 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 8, 2022, and in the manner prescribed by law for general elections.

For additional information, please contact the Duval County Supervisor of Elections.

May 19 00 (22-03276D)



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

Invoice

Date 6/1/2022

Invoice # 131295606863

Terms	Net 20
Due Date	6/21/2022
PO #	

Bill To Tisons Landing CDD 245 Riverside Avenue Suite 250 Jacksonville FL 32202	Ship To Tisons Landing CDD 16529 Tison Bluff Rd Jacksonville FL 32218
---	---

320 542 465

Item ID	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	915.00
WM Surcharge	WM Surcharge	1	ea	73.20
	Approved!!! Mark Johnson 05/19/22			

Subtotal 988.20
 Shipping Cost (FEDEX GROUND) 0.00
Total 988.20
Amount Due \$988.20

Remittance Slip

Customer
13TIS025
Invoice #
131295606863

Amount Due \$988.20

Amount Paid _____

Make Checks Payable To
Poolsure
PO Box 55372
Houston, TX 77255-5372



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/20/22	00015	5/16/22	141647	202205	600-53800-60000				1/2 CONTRACT FOR GAZEBO	*	2,465.00		
		5/17/22	141731	202205	600-53800-60000				VOLLEYBALL COURT COMPLETE	*	690.00		
ALL WEATHER CONTRACTORS, INC.											3,155.00	000044	
5/20/22	00011	5/12/22	10346	202205	600-53800-60000				16 ELECTRICAL LIGHTS	*	7,315.00		
		5/13/22	10347	202205	600-53800-60000				REPAIR 1 BATHROOM LIGHT	*	145.00		
BEACHES ELECTRICAL SERVICE INC.											7,460.00	000045	
TOTAL FOR BANK C											10,615.00		
TOTAL FOR REGISTER											10,615.00		

TISO TISON

TCESSNA



Invoice

Date:	Invoice #:
5/16/2022	141647

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-gazebo 16529 Tisons Bluff Rd Vesta Property Services Jacksonville, FL 32218 M johnson		
Purchase Order	Rep	Work Order
Contract	PM SCOTT HAINES	180708

Item	Description	Amount
Parts/Misc	<p>Per contract billing 1/2 of Contract for Gazebo column repair Tison Landing CDD</p> <p>Attn M Johnson -Management Re:repairs from investigation -16529 Tison Bluff Rd 5 2 22</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> <ul style="list-style-type: none"> >remove and the stone around the base of 4 columns where the investigation was done >inspect the framing members when the old damaged plywood is removed >install new hardi board instead of plywood >install membrane as needed and weep screed around the base of the columns >re-install existing stones that we are able to save >supply and install new stones to match the existing as close as possible >replace the hardi trim boards in same locations as needed >caulk and paint new work to match the existing as close as possible >clean up job and haul away debris <p>Total price -\$4,930.00 Per Contract 1/2 Bill upon contract execution Balance bill upon job completion</p> <p>22575S</p>	\$2,465.00



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

Invoice

Date:	Invoice #:
5/16/2022	141647

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:	\$2,465.00
Sales Tax:	\$0.00
Invoice Total:	\$2,465.00
Payments and Credits:	\$0.00
Total Due:	\$2,465.00



Invoice

Approved!!
Mark Johnson 05/18/22

Date:	Invoice #:
5/17/2022	141731

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-gazebo 16529 Tisons Bluff Rd Vesta Property Services Jacksonville, FL 32218 Mark Johnson		
Purchase Order	Rep	Work Order
22488S	PM SCOTT HAINES	179291

50 600 538 600

Item	Description	Amount
Parts/Misc	<p>16529 Tison Bluff Gazebo at volleyball court work complete pe Tison Landing CDD</p> <p>Attn M Johnson -Management Re:investigation -16529 Tison Bluff Rd 4-12 22</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>>shore up 4 corner of the gazebo structure at the volleyball courts >remove the stack stone as needed on 4 columns to do a investigation >once the stone sare removed we will investigate for any damages found to the framing structure behind the stone on the columns -we will send pictures and a written bid to make any repairs needed that are found and to repair the stones that were removed for investigation >clean up job and haul away debris *we will try and salvage as many stones as possible for possible future re-installation</p> <p>Total price -\$690.00 22488S</p>	\$690.00

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:	\$690.00
Sales Tax:	\$0.00
Invoice Total:	\$690.00
Payments and Credits:	\$0.00
Total Due:	\$690.00

Beaches Electrical Service Inc.
 214 Cokesbury Ct.
 Green Cove Springs, FL 32043
 US
 (904)629-3182
 beacheselectricalserviceinc@gmail.com
 https://beacheselectricalserviceinc.com

Invoice

APPROVED

Mark Johnson 05/13/22



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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
10346	05/12/2022	\$7,315.00	06/11/2022	Net 30	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	16 Electrical & Lighting	Swap out exiting 8" fluorescent recess trims with LED retrofit trims	47	145.00	6,815.00
	16 Electrical & Lighting	Add 1 120 volt GFI receptacle at the tennis gazebo	1	250.00	250.00
	16 Electrical & Lighting	Add 1 120 volt GFI receptacle shed sub-panel	1	250.00	250.00
			0	145.00	0.00

Payment is due upon completion.

BALANCE DUE

\$7,315.00

Total includes materials, labor and tax.
 1 year warranty

33 600 537 600

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

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

Beaches Electrical Service Inc.

214 Cokesbury Ct.
Green Cove Springs, FL 32043
US
(904)629-3182
beacheselectricalserviceinc@gmail.com
<https://beacheselectricalserviceinc.com>

Invoice



Mark Johnson 05/13/22



LIC# EC13009644



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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
10347	05/13/2022	\$145.00	06/12/2022	Net 30	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Extra	Extra charge for repairing 1 bathroom light, we replaced it with an LED while we were doing the recess on the porch	1	145.00	145.00

Payment is due upon completion.

BALANCE DUE

\$145.00

Total includes materials, labor and tax.
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FOURTH ORDER OF BUSINESS

A.

1.

**TEMPLATE FOR LOCAL GOVERNMENTS AND SPECIAL DISTRICTS FOR PERFORMING A STORMWATER NEEDS ANALYSIS
PURSUANT TO SECTION 5 OF SECTION 403.9302, FLORIDA STATUTES**

INTRODUCTION

As part of the 2021 regular session, the Legislature recognized the need for a long-term planning process for stormwater and wastewater. Section 403.9302, Florida Statutes, requires a 20-year needs analysis from the local governments providing stormwater services. Because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. These assumptions should be based on any available information coupled with best professional judgment of the individuals completing the document.

Completing this template by June 30, 2022, will fulfill the statutory requirements for the first round of 20-year needs analyses for stormwater. The template was generated by EDR in cooperation with local governments, Special Districts, the Florida Department of Environmental Protection (DEP), the Water Management Districts, the Florida Stormwater Association, private consultants, and others. Use of this tool will help ensure that information is compiled consistently for the Office of Economic & Demographic Research's (EDR) report to the Legislature.

For the purposes of this document, a stormwater management program and a stormwater management system are as defined in statute (s. 403.031(15) and (16), F.S., respectively; language provided here: <https://www.flsenate.gov/Laws/Statutes/2021/403.031>). Plainly speaking, the "program" is the institutional framework whereby stormwater management activities (MS4 NPDES permit activities, and other regulatory activities, construction, operation and maintenance, etc.) are carried out by the public authority. The "system" comprises the physical infrastructure that is owned and/or operated by the local government or special district that specifically is intended to control, convey or store stormwater runoff for treatment and flood protection purposes.

For the purposes of this document, the following guiding principles have been adopted:

- Stormwater systems or facilities owned and operated by any of the following are excluded from reporting requirements for local governments and special districts:
 - o Private entities or citizens
 - o Federal government
 - o State government, including the Florida Department of Transportation (FDOT)
 - o Water Management Districts
 - o School districts
 - o State universities or Florida colleges
- Local government expenditures associated with routine operation and maintenance are fully funded prior to commencing new projects and initiatives.
- Local government submissions will include the activities of dependent special districts. Only independent special districts report separately. For a list of all special districts in the state and their type (*i.e.*, dependent or independent), please see the Department of Economic Opportunity's Official List of Special Districts at the following link: <http://specialdistrictreports.floridajobs.org/webreports/alphalist.aspx>.
- With respect to federal and state statutes and rulemaking, current law and current administration prevails throughout the 20-year period. In other words, the state's present legal framework (*i.e.*, the status quo) continues throughout the period.

GENERAL INSTRUCTIONS FOR USING THE TEMPLATE

Instructions for submitting the template are still under development. Additional information regarding submission and answers to frequently asked questions will be posted on EDR’s website, along with other useful materials, here: <http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>

The statutory language forms the titles for each part. This template asks that you group your recent and projected expenditures in prescribed categories. A detailed list of the categories is provided in part 5.0.

The same project should not appear on multiple tables in the jurisdiction’s response unless the project’s expenditures are allocated between those tables. All expenditures should be reported in \$1,000s (*e.g.*, five hundred thousand dollars should be reported as \$500).

For any jurisdiction that is contracting with another jurisdiction where both could be reporting the same expenditure, please contact EDR for additional guidance. In situations where a reporting jurisdiction contracts with a non-reporting jurisdiction, (*i.e.*, FDOT, the water management districts, the state or federal government), the reporting jurisdiction should include the expenditures.

When reporting cost information, please only include the expenditures that have flowed, are flowing, or will likely flow through your jurisdiction’s budget. While necessary to comply with the statute, the concept of “future expenditures” should be viewed as an expression of identified needs.

These projections are necessarily speculative and do not represent a firm commitment to future budget actions by the jurisdiction.

This Excel workbook contains three worksheets for data entry. (Along the bottom of the screen, the three tabs are highlighted green.) Empty cells with visible borders are unlocked for data entry. In the first tab, titled "Background through Part 4," the information requested is either text, a dropdown list (*e.g.*, Yes or No), or a checkbox. The next tab, "Part 5 through Part 8," contains tables for expenditure or revenue data as well as some follow-up questions that may have checkboxes, lists, or space for text.

In Part 5 and Part 6, the expenditure tables have space for up to 5 projects. More projects can be listed in the "Additional Projects" tab. This tab contains a table with space for up to 200 additional projects. In order for these additional projects and expenditures to be correctly classified and included in the final totals, each project must be assigned a Project Type and Funding Source Type from the dropdown lists in columns B and C.

Links to Template Parts:

[Background Information](#)

[Part 1](#)

[Part 2](#)

[Part 3](#)

[Part 4](#)

[Part 5](#)

[Part 6](#)

[Part 7](#)

[Part 8](#)

[Additional Projects - This table contains additional rows for projects that do not fit into the main tables in Parts 5 and 6](#)

Background Information

Please provide your contact and location information, then proceed to the template on the next sheet.

Name of Local Government:	Tisons Landing Community Development District
Name of stormwater utility, if applicable:	N/A
Contact Person	
Name:	Daniel Laughlin
Position/Title:	District Manager
Email Address:	dlaughlin@gmsnf.com
Phone Number:	904.940.5850 Ext.: 401

Indicate the Water Management District(s) in which your service area is located.

- Northwest Florida Water Management District (NFWFMD)
- Suwannee River Water Management District (SRWMD)
- St. Johns River Water Management District (SJRWMD)
- Southwest Florida Water Management District (SWFWMD)
- South Florida Water Management District (SFWMD)

Indicate the type of local government:

- Municipality
- County
- Independent Special District

Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

Part 1.1 Narrative Description:

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

Tison Landing CDD is a large residential community, that was developed in multiple phase that were permitted, designed and constructed in accordance with City of Jacksonville and St. Johns River Water Management District regulations. The management of storm water is regulated with the multiple storm water management facilities (Smfs) and control structures constructed throughout the community.

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program:

0	1	2	3	4	5	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water quality improvement (TMDL Process/BMAPs/other)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise
						Other:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	St. Johns River Water Management District and City of Jacksonville Permit Compliance
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Part 1.2 Current Stormwater Program Activities:

Please provide answers to the following questions regarding your stormwater management program.

- Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit? No

If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:
- Does your jurisdiction have a dedicated stormwater utility? Yes

If no, do you have another funding mechanism? No

If yes, please describe your funding mechanism.

City of Jacksonville collects storm water fees from all residents, However, main funding Mechanism is through the CDD that assess fees for each lot in the community. These funds are set aside as needed to provide for the ongoing maintenance needs of the storm water management system.
- Does your jurisdiction have a Stormwater Master Plan or Plans? Yes

If Yes:

How many years does the plan(s) cover? Life of the Project

Are there any unique features or limitations that are necessary to understand what the plan does or does not address?

Please provide a link to the most recently adopted version of the document (if it is published online):

N/A
- Does your jurisdiction have an asset management (AM) system for stormwater infrastructure? No

If Yes, does it include 100% of your facilities?

If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included?

- Does your stormwater management program implement the following (answer Yes/No):

A construction sediment and erosion control program for new construction (plans review and/or inspection)?	No
An illicit discharge inspection and elimination program?	No
A public education program?	No
A program to involve the public regarding stormwater issues?	No
A "housekeeping" program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, etc. ?	No
A stormwater ordinance compliance program (<i>i.e.</i> , for low phosphorus fertilizer)?	No
Water quality or stream gage monitoring?	No
A geospatial data or other mapping system to locate stormwater infrastructure (GIS, etc.)?	No
A system for managing stormwater complaints?	Yes
Other specific activities?	

Notes or Comments on any of the above:

Part 1.3 Current Stormwater Program Operation and Maintenance Activities

Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your stormwater management program.

- Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (*i.e.*, systems that are dedicated to public ownership and/or operation upon completion)?

No

Notes or Comments on the above:

This project is fully constructed and it is not anticipated that any new facilities will be constructed.

- Does your stormwater operation and maintenance program implement any of the following (answer Yes/No):

Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, etc. ?	Yes
Debris and trash removal from pond skimmers, inlet grates, ditches, etc. ?	Yes
Invasive plant management associated with stormwater infrastructure?	Yes
Ditch cleaning?	Yes
Sediment removal from the stormwater system (vacator trucks, other)?	No
Muck removal (dredging legacy pollutants from water bodies, canal, etc.)?	No
Street sweeping?	No
Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, etc. ?	No
Non-structural programs like public outreach and education?	No
Other specific routine activities?	

The Roads for this community are owned by the City of Jacksonville (COJ) Florida and COJ does street cleaning on their own schedule.

Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.

Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

	Number	Unit of Measurement
Estimated feet or miles of buried culvert:	11,200.00	Feet
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:	2,150.00	Feet
Estimated number of storage or treatment basins (<i>i.e.</i> , wet or dry ponds):	13	
Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, <i>etc.</i> :	0	
Number of chemical treatment systems (<i>e.g.</i> , alum or polymer injection):	0	
Number of stormwater pump stations:	0	
Number of dynamic water level control structures (<i>e.g.</i> , operable gates and weirs that control canal water levels):	0	
Number of stormwater treatment wetland systems:	9	
Other:		

Notes or Comments on any of the above:

Storm Water flows from development to wetlands over a natural treatment buffer

Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (answer Yes/No):

Best Management Practice	Current	Planned
Tree boxes	No	No
Rain gardens	No	No
Green roofs	No	No
Pervious pavement/pavers	No	No
Littoral zone plantings	No	No
Living shorelines	No	No

Other Best Management Practices:

Please indicate which resources or documents you used when answering these questions (check all that apply).

- Asset management system
- GIS program
- MS4 permit application
- Aerial photos
- Past or ongoing budget investments
- Water quality projects

Other(s):

Engineering Plans and Permits

Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)

Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government's population, please describe in the first text box provided below for part 4.0.

Independent Special Districts:

If an independent special district's boundaries are completely aligned with a county or a municipality, identify that jurisdiction here:

Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template.

Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain.

A Shapefile of the Project Boundary will be included with this submittal.

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (*e.g.*, the expiration of an interlocal agreement, introduction of an independent special district, *etc.*).

No change anticipated

[Proceed to Part 5](#)

Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)

Given the volume of services, jurisdictions should use the template’s service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, “services” means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects.

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project’s capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

Part 5.1 Routine Operation and Maintenance

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR’s website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

Routine Operation and Maintenance

	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Operation and Maintenance Costs	16	85	95	107	121
Brief description of growth greater than 15% over any 5-year period:					
Operation and Maintenance Costs were projected with a spreadsheet provided by the EDR with growth rates and other assumptions					

Part 5.2 Future Expansion (Committed Funding Source)

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project’s remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

5.2.1 Flood Protection (Committed Funding Source): Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, etc. Also include major hardware purchases such as vactor/jet trucks.

5.2.2 Water Quality Projects (Committed Funding Source): Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, etc., that have a direct stormwater component. The projected expenditures should reflect only those costs.

- If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

Expansion Projects with a Committed Funding Source

5.2.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

5.2.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

Part 5.3 Future Expansion with No Identified Funding Source

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

5.3.1 Future Flood Protection with No Identified Funding Source: Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, *etc.*

5.3.2 Future Water Quality Projects with no Identified Funding Source: Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

Expansion Projects with No Identified Funding Source

5.3.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

5.3.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

<input type="checkbox"/>	Stormwater Master Plan
<input type="checkbox"/>	Basin Studies or Engineering Reports
<input type="checkbox"/>	Adopted BMAP
<input type="checkbox"/>	Adopted Total Maximum Daily Load
<input type="checkbox"/>	Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan
	Specify: _____
<input checked="" type="checkbox"/>	Other(s): SJRWMD and SJC Approved Engineering Plans and Permits

Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

Resiliency Projects with a Committed Funding Source		Expenditures (in \$thousands)			
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

Resiliency Projects with No Identified Funding Source		Expenditures (in \$thousands)			
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

- Has a vulnerability assessment been completed for your jurisdiction's storm water system?
 - If no, how many facilities have been assessed?
- Does your jurisdiction have a long-range resiliency plan of 20 years or more?
 - If yes, please provide a link if available:
 - If no, is a planning effort currently underway?

Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, etc. Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

End of Useful Life Replacement Projects with a Committed Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

End of Useful Life Replacement Projects with No Identified Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as “actual” expenditures.

Consistent with expenditure projections, the jurisdiction’s actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR’s interpretation of subparagraph 403.9302(3)(f), F.S., is that “capital account” refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

Routine O&M

Total		Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund			
2016-17	33	33					
2017-18	58	58					
2018-19	28	28					
2019-20	31	31					
2020-21	16	16					

Expansion

Total		Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund			
2016-17	N/A						
2017-18	N/A						
2018-19	N/A						
2019-20	N/A						
2020-21	N/A						

Resiliency

Total		Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund			
2016-17	N/A						
2017-18	N/A						
2018-19	N/A						
2019-20	N/A						
2020-21	N/A						

Replacement of Aging Infrastructure

Total		Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund			
2016-17	N/A						
2017-18	N/A						
2018-19	N/A						
2019-20	N/A						
2020-21	N/A						

Part 8.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

Committed Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	85	95	107	121
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Total Committed Revenues (=Total Committed Projects)	85	95	107	121

No Identified Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Projected Funding Gap (=Total Non-Committed Needs)	0	0	0	0

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

Strategies for New Funding Sources	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A				
Total	0	0	0	0
Remaining Unfunded Needs	0	0	0	0

Additional Table Rows

Choose from the drop-down lists for Project Type and Funding Source Type, then fill in the project name and expenditure estimates.

Rows that are highlighted RED are either missing information in a "Project & Type Information" column or have zero expenditures.

[Link to aggregated table to crosscheck category totals and uncategorized projects.](#)

Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures				
Project Type	Funding Source Type		LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Expansion Projects, Flood Protection	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	Committed Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Flood Protection	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Total of Projects without Project Type and/or Funding Source Type			0	0	0	0	0

Tison's Landing Community Development District (District)

Storm Water Management Plan

Revised: 6-6-2022

1. The intent of this plan is to adhere to the rules and regulations stated in the St. Johns River Water Management District Environmental Resource Permits and the St. Johns County Development Services Permits for this project.
2. All permitted Storm Water Management Facilities (SMFs) will be maintained as required. Maintenance includes routine mowing of the SMFs, the repair and maintenance of the outfall control structures, removal of debris that may clog the outfall systems and other related maintenance that may be required from time to time.
3. At least once every two years, the storm water management facilities including outfall control structures shall be reviewed by the Engineer of Record and may be performed during annual review by the District. If there are deficiencies, repairs are other matters that need attention, the Engineer of Record shall notify the District of the issues together with options (if available) to repair or mitigate for these deficiencies. The date of field review and name of field representative(s) shall be recorded as part as part of the report to the District.
4. Lands within Conservation Easements will be maintained by the District (see attached Master Site Plan). Maintenance shall include, but not be limited to removing dead trees as may be required to provide a safe environment.
5. Preserved wetlands and conservations areas, storm water management facilities and other areas shall be protected from erosion and siltation, scouring, dewatering or excessive turbidity, resulting from all construction activities including home building.

F:\02-005\02-005-07\Admin\CDD\Storm-Need\Tisons-Landing-Irrigation-Plot-02-005.dwg
PLOTTED: June 6, 2022 - 2:12 PM, BY: Scott Lockwood



LEGEND

- CDD - LANDSCAPE / IRRIGATION
- CDD - MAINTENANCE / MOWED
- CDD - STORM WATER
- SMF NUMBER



TISON'S LANDING MAINTENANCE MAP
FOR TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
JACKSONVILLE, FLORIDA

ETM **England-Thompson & Miller, Inc.**
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316

6-6-2022

Tison's Landing CDD Storm Water Need Analysis - Limitations and Assumptions

Project Name: **Tison's Landing Community Development District** Date: 5/16/2022
Project Location: Main Street at Pond Run Lane Etm Job No. E 02-05-07
Project City / State: Duval County, Florida

Storm Water Need Analysis Limitations and Assumptions:

England, Thims & Miller, Inc. (ETM) drafted a portion of the storm water need analysis based on limited information. This information includes ,when available, approved Engineering Plans and Permits that were issued by St. Johns County Development Services and the St. Johns River Water Management District. Since, this is a Community Development District (CDD) that was phased there are numerous approved Plans and Permits.

ETM did not conduct an exhaustive search of the regulating documents for this project due to a limited scope and budget. The intent is to provide estimates sufficient to respond to the Storm Water Need Analysis as required by the State of Florida's Office of Economic & Demographic Research. This level of accuracy was confirmed during the State of Florida's Webinars regarding the Storm Water Need Analysis.

Due to the nature of the analysis for this project, there are many assumptions and limitations required. It should be noted that the intent is to provide the State of Florida with a proposed budget for Storm Water Needs for the next 20 years. Due to the assumptions and limitations, this analysis should not be relied upon for any use other than the fulfillment by the CDD to fill out the State of Florida's Storm Water Need Analysis forms.

Assumptions / Limitations:

1. Generally there will be no major replacements required of storm water infrastructure that exceeds 5% of the maintenance budget in any given year.
2. The CDD Boundary will not be revised or expanded during the 20 year period designated in this analysis.
3. Maintenance budget figures are as provided by the District Manager.
4. No survey or field work was performed to determine the details of the storm water management system; including lengths of culverts or ditches.
5. Generalized data were obtained from various engineering plans that were prepared for the development of the CDD infrastructure.
6. Projections of the maintenance budget numbers based on optional growth rate schedules spreadsheet provided by the State of Florida Department of Economic and Demographic Research.



England - Thims & Miller, Inc.

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

2.

ENGINEER'S 2022 ANNUAL REPORT

FOR THE

TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT

DUVAL COUNTY, FLORIDA

PREPARED FOR:

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

PREPARED BY



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

ETM Job Number: E 02-05-07

Date: June 6, 2022

Email: Lockwoods@etminc.com Phone: 904-265-3163

Table of Contents and Engineer's Signature Page

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

TABLE OF CONTENTS:

<u>Sections</u>	<u>Item</u>
A	Table of Contents and Engineer's Signature Page
B	Master Site Plan
C	Amenity Center Site Plan
D	General Information
E	Project Background
F	Public Agency Ownership
G	Entry Monument and Signage
H	Amenity Center and Recreational Facilities:
I	Pockets Parks:
J	Road Right Of Ways And Associated Landscaping:
K	Overhead JEA Powerline Easement
L	Conservation / Preservation Areas:
M	Storm Water Management Facilities:
N	Long Term Maintenance:
O	Public Facilities
P	Project Photographs

Portion of pages or sections of this report signed and sealed by Engineer
Sections A-P Only



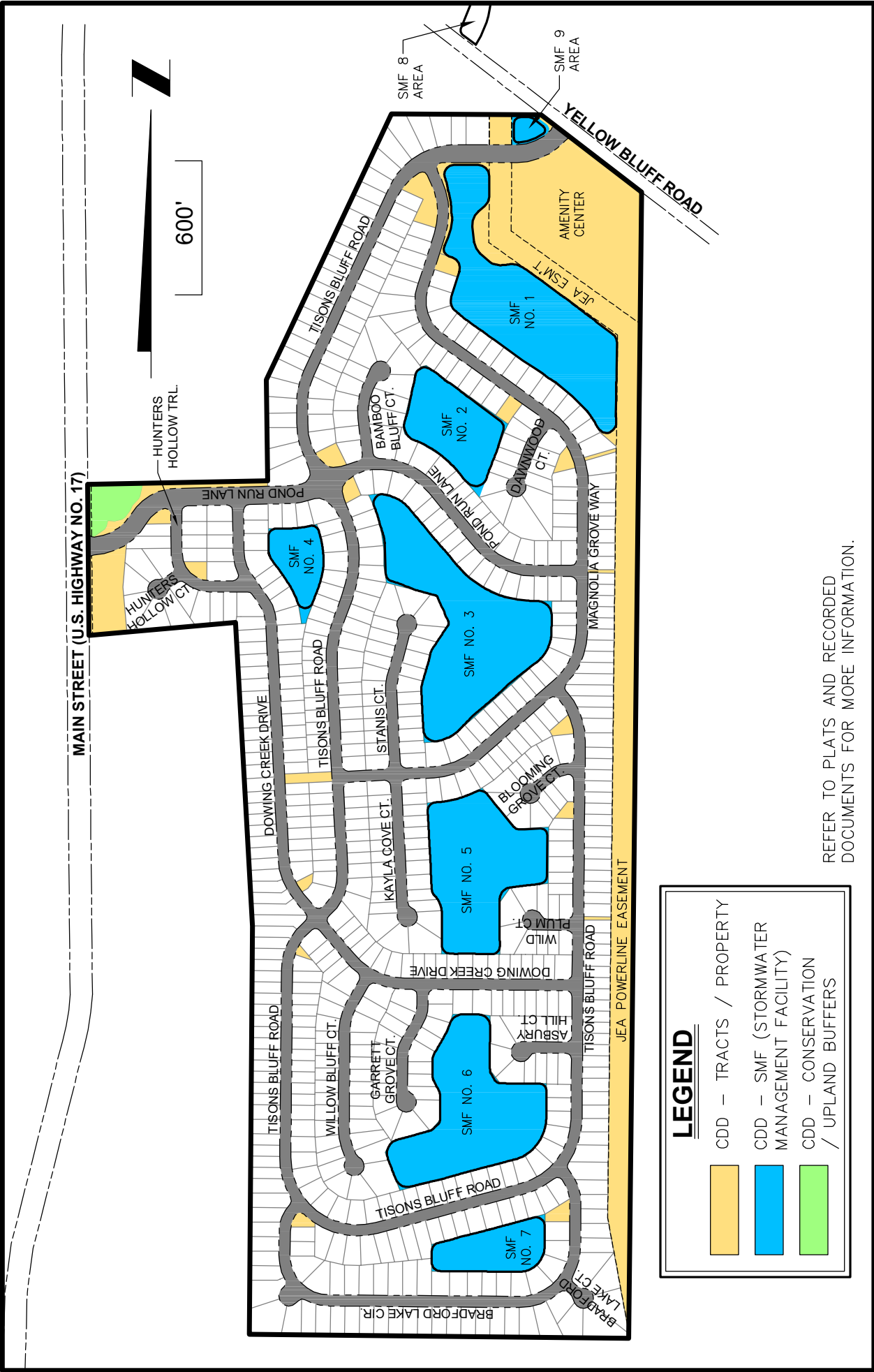
14775 Old St. Augustine Rd., Jacksonville, Fl. 32258
Phone (904) 265-3163 Reg No: 2584
Lockwoods@etminc.com

Scott Jordan Lockwood, P.E.

P.E. No. 68426

Notes:

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



REFER TO PLATS AND RECORDED DOCUMENTS FOR MORE INFORMATION.

ETM NO. E 02-05-07
DRAWN BY: S. Lockwood
DATE: June 6, 2022
DRAWING NO. 1 of 1

MASTER SITE PLAN

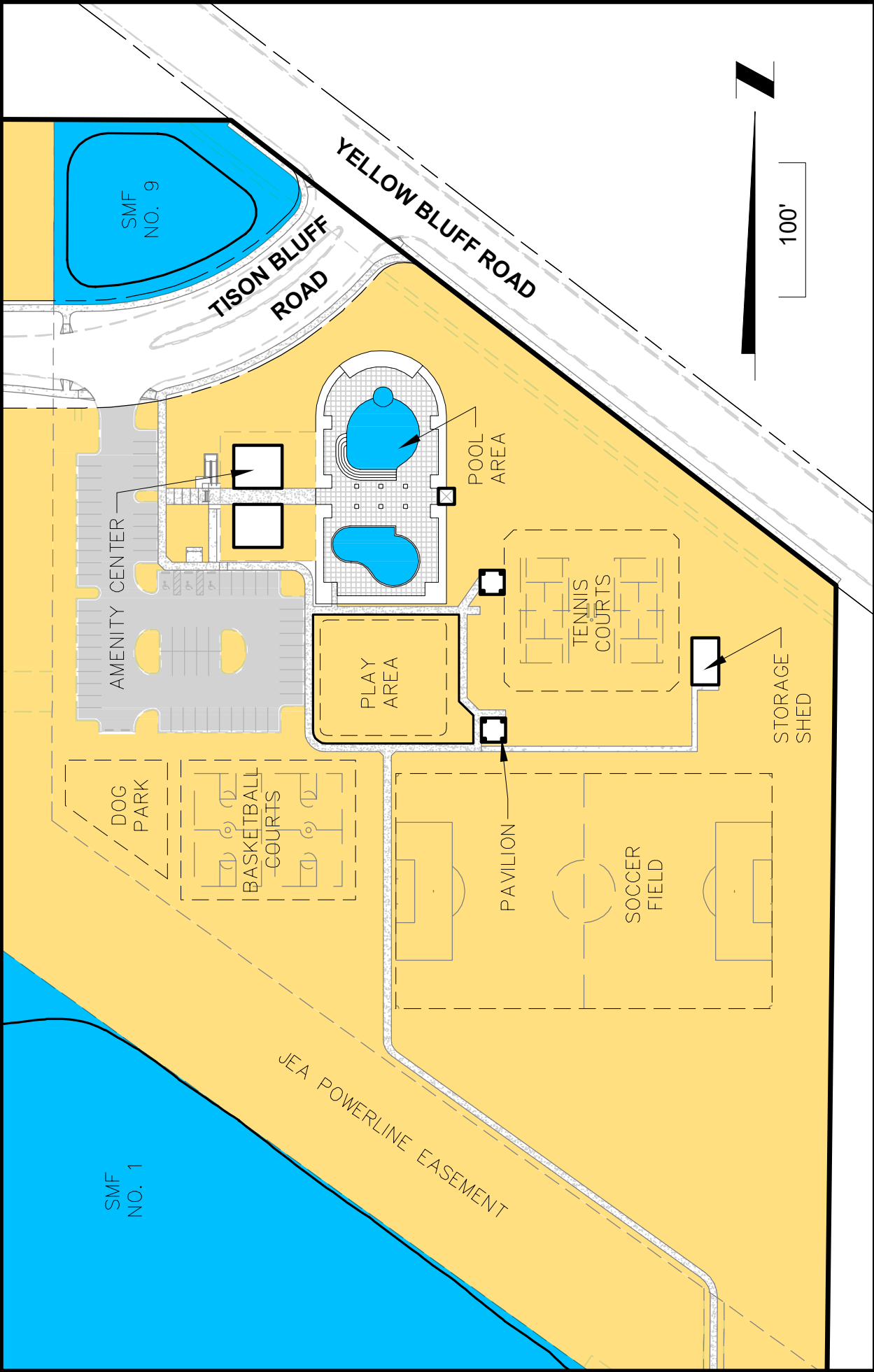
TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT

LEGEND

- CDD - TRACTS / PROPERTY
- CDD - SMF (STORMWATER MANAGEMENT FACILITY)
- CDD - CONSERVATION / UPLAND BUFFERS

ETM

VISION - EXPERIENCE - RESULTS
 ENGLAND - THIMS & MILLER, INC.
 14775 Old St. Augustine Road, Jacksonville, FL 32258
 TEL: (904) 642-8990, FAX: (904) 646-9485
 CA - 00002584 LC - 0000316



ETM NO. E 02-05-07
DRAWN BY: S. Lockwood
DATE: 6-6-2022
DRAWING NO. 1 of 1

AMENITY CENTER SITE PLAN

TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT

ETM
VISION - EXPERIENCE - RESULTS
ENGLAND - THIMS & MILLER, INC.
 14775 Old St. Augustine Road, Jacksonville, FL 32258
 TEL: (904) 642-8990, FAX: (904) 646-9485
 REG - 00002984 LC - 0000316

O. - PROJECT PHOTOGRAPHS



Aerial of Project (By NearMap) (Taken on 10-27-2021)



Project Signage / Landscaping - Secondary Entrance (Tisons Bluff Road at Yellow Bluff Road) (4-25-22)



Entry Roadway and Landscape Median – Secondary Entrance (Tisons Bluff Road at Yellow Bluff Road) (4-25-22)



Project Signage / Landscaping - Primary Entrance (Main Street – U.S. 17 and Pond Run Lane) (4-25-22)



Entry Roadway and Landscape Median – Primary Entrance (Main Street – U.S. 17 and Pond Run Lane) (4-25-22)



Amenity Center – Front Entrance (4-25-22)



Amenity Center – Concrete Sidewalk Cracking (Near ADA Access Ramp) (4-25-22)



Amenity Center – Kitchen Area (4-25-22)



Amenity Center – Outdoor Meeting Space w/ Fireplace (4-25-22)



Amenity Center – Adult Pool Area (4-25-22)



Amenity Center – Kid Pool and Splash Area (Undergoing Repairs) (4-25-22)



Amenity Center – Kid's Play Area (4-25-22)



Amenity Center – Basketball Court (4-25-22)



Amenity Center – Soccer Field (4-25-22)



Amenity Center – Dog Park (4-25-22)



Amenity Center – Volleyball Court / Covered Pavilion (4-25-22)



Amenity Center – Tennis Courts (Recently Resurfaced) (4-25-22)



Amenity Center – Parking area (4-25-22)



Amenity Center – Storage Shed, Cracked Sidewalk (4-25-22)



Lift Station – Landscaping (Maintained by the CDD) (4-25-22)



Pocket Park with Pavilion at Tisons Bluff Road and Magnolia Grove Way (4-25-22)



Pocket Park on Magnolia Grove Way (facing and adjacent to SMF 2) (4-25-22)



Pocket Park at Magnolia Grove Way near Dawnwood Court (4-25-22)



Pocket Park with Pavilion at Tisons Bluff Road (Near Blooming Grove Court) (4-25-22)



Pocket Park on Tisons Bluff Road (Near Blooming Grove Court) (4-25-22)



Pocket Park at Bradford Lake Circe (Facing and Adjacent to SMF 7) (4-25-22)



Pocket Park at Tisons Bluff Road and Bradford Lake Circle (4-25-22)



Pocket Park on Tisons Bluff Road near Downing Creek Drive (4-25-22)



Pocket Park on Dowling Creek Drive near Tisons Bluff Road (4-25-22)



Linear Pocket Park on Tisons Bluff Road Facing Dowling Creek Drive (4-25-22)



Linear Pocket Park on Dowling Creek Drive Facing Tisons Bluff Road (4-25-22)



Pocket Park at Hunters Hollow Trail and Hunters Hollow Court (4-25-22)



Pocket Park with Pavilion at Hunters Hollow Trail and Pond Run Lane (4-25-22)



Roundabout on Pond Run Lane (Landscaping maintained by CDD) (4-25-22)



Pocket Park near Roundabout at Pond Run Lane and Tisons Bluff Road (4-25-22)



Pocket Park near Roundabout at Pond Run Lane and Tisons Bluff Road (4-25-22)



Storm Water Management Facility 1 (4-25-22)



Storm Water Management Facility 1 with Control Structure (4-25-22)



Storm Water Management Facility 2 (4-25-22)



Storm Water Management Facility 3 (4-25-22)



Storm Water Management Facility 3 Easement Access (Partially Restricted) (4-25-22)



Storm Water Management Facility 4 Easement Access (Partially Restricted) (4-25-22)



Storm Water Management Facility 4 (4-25-22)



Storm Water Management Facility 5 (4-25-22)



Storm Water Management Facility 5 Control Structure (4-25-22)



Storm Water Management Facility 6 Easement Access (Partially Restricted) (4-25-22)



Storm Water Management Facility 6 (4-25-22)



Storm Water Management Facility 6 - Control Structure (4-25-22)



Storm Water Management Facility 7 (4-25-22)



Storm Water Management Facility 7 Easement Access (Restricted) (4-25-22)

TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT - 2022



Storm Water Management Facility 7 - Control Structure (4-25-22)



Storm Water Management Facility 8 – Gate Entrance (Owned by City of Jacksonville) (4-25-22)



Storm Water Management Facility 9 (4-25-22)



Linear Path to JEA Easement / Amenity Center on Magnolia Grove Way (4-25-22)



Linear Park (Open Space) to JEA Easement at Magnolia Grove Way (4-25-22)



Linear Park (Open Space) to JEA Easement at Tisons Bluff Road (4-25-22)

SIXTH ORDER OF BUSINESS



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

Estimate

ADDRESS
Vesta Property management Riverside Ave Jacksonville, Fl 32298

SHIP TO
Tysons Bluff 16529 Tisons Bluff Rd. Jacksonville, Fl 32218

ESTIMATE #	DATE	
3142	05/18/2022	

ACTIVITY	QTY	RATE	AMOUNT
Mulch Installation:Brown Mulch Installation of brown mulch. As per request, quantity supplied by customer. Tysons Bluff 16529 Tisons Bluff Rd. Jacksonville, Fl 32218	248	47.00	11,656.00

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

TOTAL

\$11,656.00

Accepted By

Accepted Date

Greenway Lawn and Landscape
4930 Spring Park Rd
Jacksonville, FL 32207 US
jdgreenwaylawns@gmail.com



Estimate

ADDRESS

Vesta Property Services
16529 Tison's Bluff Rd.
Jacksonville FL 32218

ESTIMATE # 5665

DATE 05/10/2022

EXPIRATION DATE 07/30/2022

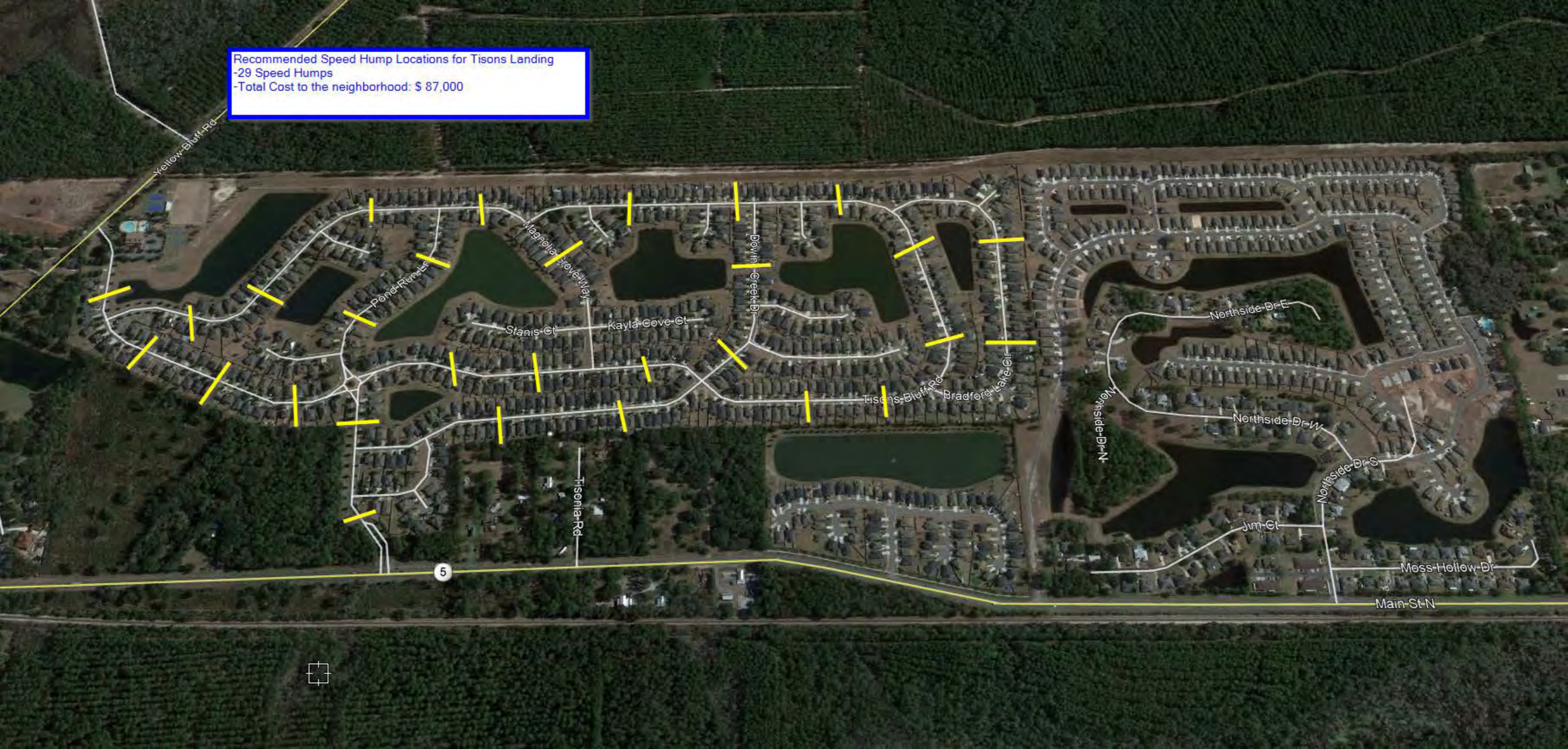
ACTIVITY	QTY	RATE	AMOUNT
Landscape 2 Gold Cypress Mulch installed throughout the existing CDD plant beds and tree rings (excluding the playground and a portion of the amenity center bldg) Please see the detailed map of yardage and locations to be mulched.	112	48.00	5,376.00
TOTAL			\$5,376.00

Accepted By

Accepted Date

SEVENTH ORDER OF BUSINESS

Recommended Speed Hump Locations for Tisons Landing
-29 Speed Humps
-Total Cost to the neighborhood: \$ 87,000



THIRTEENTH ORDER OF BUSINESS

***Approved Budget
Fiscal Year 2023***

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

June 13, 2022



Tison's Landing

Community Development District

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<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 4/30/2022	Projected Next 5 Months	Total Projected 9/30/2022	Approved Budget FY 2023
Revenues					
Maintenance Assessments - Tax Roll	\$648,742	\$646,838	\$3,403	\$650,241	\$720,022
Clubhouse Income	\$2,000	\$5,145	\$2,000	\$7,145	\$2,000
HOA Revenues	\$1,500	\$0	\$1,500	\$1,500	\$1,500
Interest Income	\$200	\$457	\$300	\$757	\$200
Miscellaneous Revenues	\$0	\$212	\$0	\$212	\$0
Total Revenues	\$652,442	\$652,652	\$7,203	\$659,855	\$723,722
Expenditures					
Administrative					
Supervisor Fees	\$7,000	\$6,000	\$4,800	\$10,800	\$12,000
FICA Taxes	\$536	\$459	\$367	\$826	\$918
Engineering Fees	\$3,000	\$5,600	\$2,000	\$7,600	\$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	\$683	\$417	\$1,100	\$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	\$14,895	\$7,500	\$22,395	\$15,000
Annual Audit	\$3,600	\$3,000	\$0	\$3,000	\$3,100
Management Fees	\$50,000	\$29,167	\$20,833	\$50,000	\$50,000
Computer Time/information Technology	\$1,200	\$700	\$500	\$1,200	\$1,400
Telephone	\$100	\$121	\$50	\$171	\$100
Postage	\$1,000	\$8	\$992	\$1,000	\$1,000
Printing & Binding	\$2,000	\$123	\$1,877	\$2,000	\$2,000
Insurance	\$9,317	\$9,180	\$0	\$9,180	\$10,249
Legal Advertising	\$1,000	\$1,266	\$500	\$1,766	\$1,000
Other Current Charges	\$1,000	\$567	\$433	\$1,000	\$1,000
Website Administration	\$1,200	\$700	\$500	\$1,200	\$1,400
Website Lifestyle	\$3,000	\$2,750	\$1,250	\$4,000	\$3,000
Office Supplies	\$500	\$18	\$482	\$500	\$500
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Total Administrative	\$133,053	\$81,630	\$68,701	\$150,330	\$139,267
Field					
Insurance	\$14,600	\$14,389	\$0	\$14,389	\$15,828
Field Management & Administration (Vesta)	\$28,608	\$16,688	\$11,920	\$28,608	\$31,469
Seasonal Office Staffing	\$0	\$0	\$0	\$0	\$13,753
Security Camera Monitoring (Envera/Alpha Dog)	\$23,463	\$15,150	\$8,313	\$23,463	\$23,463
Landscape Maintenance (LawnBoy)	\$49,100	\$28,637	\$20,463	\$49,100	\$51,056
Landscape Mulch	\$15,000	\$2,553	\$12,448	\$15,000	\$15,000
Landscape Fertilization (Agro Pro)	\$17,900	\$10,442	\$7,458	\$17,900	\$19,332
Landscape Contingency	\$7,500	\$585	\$6,915	\$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 4/30/2022	Projected Next 5 Months	Total Projected 9/30/2022	Approved Budget FY 2023
<i>Field-continued</i>					
Lake Maintenance (The Lake Doctor)	\$10,840	\$5,628	\$4,020	\$9,648	\$11,428
Utilities-Cable (Comcast)	\$1,680	\$863	\$817	\$1,680	\$2,400
Utilities-Electric (JEA)	\$1,200	\$529	\$1,271	\$1,800	\$1,800
Utilities-Irrigation (JEA)	\$32,000	\$12,067	\$8,500	\$20,567	\$30,000
Refuse Service (Republic Service)	\$4,200	\$3,498	\$1,302	\$4,800	\$4,800
Repairs and Maintenance	\$20,000	\$7,338	\$9,580	\$16,918	\$20,000
Contingency	\$1,000	\$5,052	\$0	\$5,052	\$10,000
Capital Outlay	\$5,000	\$5,000	\$0	\$5,000	\$0
Capital Reserve	\$40,000	\$40,000	\$0	\$40,000	\$40,000
Total Field	\$277,716	\$169,971	\$97,078	\$267,049	\$307,829
<i>Amenity</i>					
Amenity Manager (Vesta)	\$92,783	\$54,124	\$38,660	\$92,783	\$100,206
Pool Maintenance (Vesta)	\$27,332	\$15,943	\$11,388	\$27,332	\$30,065
Pool Repair	\$3,000	\$521	\$2,479	\$3,000	\$5,000
Pool Chemicals (PoolSure)	\$9,211	\$6,626	\$4,575	\$11,201	\$11,980
Permit Fees	\$600	\$0	\$600	\$600	\$600
Utilities-Cable (Comcast)	\$5,520	\$3,209	\$2,365	\$5,574	\$6,000
Utilities-Electric (JEA)	\$18,800	\$9,300	\$7,500	\$16,800	\$24,000
Utilities-Water/Sewer (JEA)	\$10,000	\$5,559	\$4,500	\$10,059	\$12,000
Repairs and Maintenance	\$17,000	\$6,040	\$7,099	\$13,139	\$17,000
Janitorial Maintenance (Vesta)	\$28,041	\$16,357	\$11,684	\$28,041	\$30,845
Janitorial Supplies (Vesta)	\$3,386	\$1,975	\$1,411	\$3,386	\$3,725
Gym Equipment Maintenance	\$0	\$1,560	\$0	\$1,560	\$1,000
Special Events	\$20,000	\$8,893	\$11,107	\$20,000	\$20,000
Amenity Supplies	\$5,000	\$4,204	\$3,796	\$8,000	\$5,000
Contingency	\$1,000	\$0	\$1,000	\$1,000	\$9,206
Total Amenity	\$241,673	\$134,312	\$108,163	\$242,476	\$276,627
Total Expenditures	\$652,442	\$385,913	\$273,942	\$659,855	\$723,722
Excess of revenues over/(under) expenditures	\$0	\$266,739	(\$266,739)	\$0	(\$0)

Product	Units	FY 2022 O&M		FY 2023 O&M		Increase/(decrease)	
		per Unit (gross)	Total	per Unit (gross)	Total	per Unit (gross)	Total
50" SF	186	\$1,031.39	\$191,837.86	\$1,144.71	\$212,915.89	\$113.32	\$21,078.03
55' SF	151	\$1,031.39	\$155,739.34	\$1,144.71	\$172,851.07	\$113.32	\$17,111.73
60' SF	138	\$1,031.39	\$142,331.31	\$1,144.71	\$157,969.85	\$113.32	\$15,638.54
65' SF	205	\$1,031.39	\$211,434.20	\$1,144.71	\$234,665.36	\$113.32	\$23,231.16
Total	680						
		Gross Assessments	\$701,342.70	Gross Assessments	\$778,402.16	Gross Assessments	\$77,059.46
		Less: Discounts 4%	(\$28,053.71)	Less: Discounts 4%	(\$31,136.09)	Less: Discounts 4%	(\$3,082.38)
		Less: Comm 3.5%	(\$24,546.99)	Less: Comm 3.5%	(\$27,244.08)	Less: Comm 3.5%	(\$2,697.08)
		Net Assessments	\$648,742.00	Net Assessments	\$720,022.00	Net Assessments	\$71,280.00

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	(\$170,931)
Reserved for Capital Projects / Renewal and Replacement ⁽¹⁾	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="border-bottom: 1px solid black; width: 100px;"></div> <div style="text-align: right;">\$0</div> </div>
	(\$170,931)
Total Undesignated Cash as of 09/30/2022	(\$54,165)

⁽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	\$2,622.39	\$31,469

Seasonal Office Staffing

Additional staffing for 12 hours during the high season (26 weeks)

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.	\$4,254.64	\$51,056

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.	\$1,610.98	\$19,332

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	\$844	\$10,128
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	\$8,350.51	\$100,206

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	\$2,505.39	\$30,065

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	\$2,570.43	\$30,845

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	\$310.41	\$3,725

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 4/30/2022	Projected Next 5 Months	Total Projected 9/30/2022	Approved Budget FY 2023
Revenues					
Carry Forward Surplus	\$119,409	\$131,533	\$0	\$131,533	\$75,886
Interest Income	\$100	\$103	\$50	\$153	\$100
Capital Reserve-Transfer In	\$45,000	\$45,000	\$0	\$45,000	\$40,000
Total Revenues	\$164,509	\$176,636	\$50	\$176,686	\$115,986
Expenditures					
Capital Outlay	\$100,000	\$83,765	\$16,235	\$100,000	\$75,133
Miscellaneous	\$800	\$291	\$509	\$800	\$800
Total Revenues	\$100,800	\$84,056	\$16,744	\$100,800	\$75,933
Excess of revenues over/(under) expenditures	\$63,709	\$92,580	(\$16,694)	\$75,886	\$40,053

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 4/30/2022	Projected Next 5 Months	Total Projected 9/30/2022	Approved Budget FY 2023
Revenues					
Carry Forward Surplus ⁽¹⁾	\$80,981	\$85,394	\$0	\$85,394	\$85,384
Special Assessments - On Roll	\$382,996	\$380,815	\$2,003	\$382,818	\$382,996
Interest Income	\$0	\$20	\$4	\$24	\$0
Total Revenues	\$463,977	\$466,229	\$2,007	\$468,236	\$468,380
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	\$382,260	(\$296,877)	\$85,384	\$91,092

⁽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

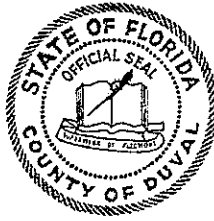
Amortization Schedule

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

FOURTEENTH ORDER OF BUSINESS

B.



OFFICE OF THE SUPERVISOR OF ELECTIONS

MIKE HOGAN
SUPERVISOR OF ELECTIONS
OFFICE: (904) 630-7757
CELL: (904) 219-8924

105 EAST MONROE STREET
JACKSONVILLE, FLORIDA 32202
FAX (904) 630-2920
E-MAIL: MHOGAN@COJ.NET

June 2, 2022

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

Dear Courtney,

The information you requested on April 18, 2022 appears below:

Tison's Landing Community Development District

1438 Registered Voters

If you have any questions or need additional assistance, please contact Robert Phillips at 904-255-3436 or phillips@coj.net.

Sincerely,

A handwritten signature in cursive script that reads "Lana Self".

Lana Self
Candidate and Records Director

C.



TISON'S LANDING

AMENITY MANAGER'S REPORT

Date of report: 5-31-22

*Submitted by: **Kemberly Hopkins***

SPECIAL EVENTS UPDATE:

- Bagels on the 15th and 30th continues to be actively participated in with residents enjoying the time as community social hour.
- We are looking forward to the BBQ and Bingo social on 20th of June. We have One Blood donation Bus coming July 4th. We will have the game Truck come and set up in the parking lot. Residents can come and play the new hot video games. We have adult movie night July 16th. This will Give the old and new residents a chance to get to know each other before the show. In our upcoming events we are setting up for laser tag to end the summer fun.

FOOD TRUCKS:

- We have Booked food trucks for the end of each week. We have not been successful at this moment. We are thinking on doing every other Friday in hopes of getting the neighborhood excited again.

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



D.



TISON'S LANDING

FIELD OPERATIONS MANAGER'S REPORT

Date of Report: 06/01/22

Submitted by: Mark Johnson

Gazebo Columns At BBQ Grills

All Weather has made and finished all repairs on gazebo columns.



Before



After

Pickle Ball Netting

The Pickleball netting was torn and weathered, I replaced the netting and is now usable.



Before



After

Water Feature Tank Sump Pump

I found the sump pump not working to keep water out of tank. The sump pump was replaced by Epic Pool for \$ 775 and now working properly.



Before



After

Pool Deck Non-Permitted Things

I have noticed a uptick in things being brought in to the pool deck area, this includes glass liquor bottles, bbq portable grills, drugs, plastic water guns that get broken and end up in the pool or pool deck for others to step on or possible damage to pool pump.



Lawn Boy

Lawn Boy has continued to maintain all common areas around the neighborhood in an exceptional manner. They have completed the beautiful flower change out ahead of summer. I identified some trees located back of pool area that needed to be trimmed and Leo has taken care of them.

Updates

- The parts and supplies were ordered by Com-Pac for rebuild of main pool pump and expected start date is June 20.
- Agrowpro was out and did more weed control and fertilization of the grass in common areas.
- The Lake Doctors has been out to do the monthly service, treating for algae and weeds but say overall ponds are looking good.
- I had Crown Pools come out and gave us a estimate for having the splash pool re-marcedited in the amount of \$ 69,115. The other quote I received was from Epic Pools in the amount of \$ 98,250. This would be needed in upcoming budget.

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