

TISON'S LANDING
Community Development District

JULY 6, 2022

AGENDA

Tison's Landing Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

www.TisonsLandingCDD.com

June 29, 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 Wednesday, July 6, 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 June 13, 2022 Meeting
 - B. Financial Statements
 - C. Check Register
- IV. Staff Reports (1)
 - A. District Engineer
- V. Discussion on Entry Monument Landscape Plan / Renderings
- VI. Discussion on Installation of Speed Humps
- VII. Discussion on Increase to AgrowPro Rates
- VIII. Public Hearing to Adopt the Fiscal Year 2023 Budget
 - A. Consideration of Resolution 2022-05, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2023
 - B. Consideration of Resolution 2022-06, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2023
- IX. Staff Reports (2)

- A. District Counsel – Update on RFP for District Management Services
- B. District Manager – Consideration of Meeting Schedule for Fiscal Year 2023
- C. Amenity Manager – Report
- D. Field Operations Manager – Report

- X. Supervisor Requests / Audience Comments

- XI. Next Scheduled Meeting – Wednesday, August 15, 2022 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida 32218

- XII. 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 Monday, June 13, 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
Linda Waldhauer	Supervisor

Also present were:

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

The following is a summary of the discussions and actions taken at the June 13, 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 May 4, 2022 Meeting**
- B. Financial Statements**
- C. Check Register**

Mr. Laughlin gave a brief overview of the financials, noting the check register totals \$71,864.74.

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

1. Acceptance of the Stormwater Needs Analysis Report

Mr. Lockwood provided the Board with an overview of the stormwater needs analysis report, which is a new State requirement and asked for approval of the report as it needs to be submitted to the County by June 30th.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor the stormwater needs analysis report was accepted.

2. Acceptance of the 2022 Annual Engineer’s Report

Mr. Lockwood provided the Board with an overview of the annual engineer’s report noting the facilities are being well maintained. The report is required by the bond indenture to ensure the facilities remain in good condition.

On MOTION by Ms. Timmons seconded by Mr. Richardson with all in favor the 2022 annual engineer’s report was accepted.

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 Consideration of Proposals for Installation of Mulch

Mr. Johnson presented the Board with two proposals for mulch installation at both entrances, in the magnolia tree rings, and the pocket parks ranging from \$5,376 to \$11,656 from First Coast Mulch and Greenway Lawn & Landscape.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor the proposal from Greenway Lawn & Landscape for mulch installation totaling \$5,376 was approved.

Mr. Knight will draft an agreement for the project.

SEVENTH ORDER OF BUSINESS**Discussion on Installation of Speed Humps**

Mr. Laughlin pointed the Board to a map that shows the suggested locations for speed humps. Ms. Timmons stated that the Board could choose specific locations for the speed humps based on problem areas. The cost would be \$5,000 per speed hump. She will reach back out to the County representative to request more information, such as if there is a minimum amount that can be installed.

EIGHTH ORDER OF BUSINESS**Discussion on Safety Implementation Plan
(Armed JSO, Armed Security, Metal
Detector, JSO Partnership)**

Ms. Hopkins provided the Board with options to increase security of the amenity facilities, including adding hours for a Vesta staff member after normal office hours, hiring off-duty Jacksonville Sheriff's officers at \$65/hour, which equates to \$21,840 per year or hiring S3 Security at \$15.62 per hour, which equates to \$1,770 per month. Mr. Johnson noted the benefit to adding Vesta staff is they can check IDs to ensure patrons at the amenity facility are members of the community, whereas S3 Security and Sheriff's officers will focus on patrols. Ms. Hopkins stated that her preference would be additional hours for Vesta staff, as well as additional security.

Mr. Laughlin cautioned that the budget is tight for the remainder of the year. Ms. Harden suggested approval of a not to exceed amount for staffing and security with staff authorized to choose days in which it's needed more, such as the weekends.

The Board opened the discussion up for resident comments. Comments were made expressing concern for the need of training for Vesta staff members on how to handle various situations; the possibility for residents to volunteer their time at the amenity center; a couple residents commented that the Sheriff's office would be the most effective form of security; another resident mentioned that some of the issues are stemming from access cards being borrowed. In response to that comment, Mr. Kirsch stated that a recent incident in which a gun was involved has already been address with both households whose cards were used during the incident having their access privileges suspended. Another resident expressed concern with the time between the incident and the board meeting to discuss the safety issues within the community. Mr. Kirsch explained that within 24 hours, actions were taken to improve safety,

however more permanent solutions, such as approving funds for extra staffing or security would have to wait for a publicly noticed board meeting.

The Board discussed the amount of funds available for additional staffing and security, which is approximately \$16,800 and made the following motions.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor the proposal from Vesta for additional staffing through October 1, 2022 totaling \$11,200 was approved.

Mr. Knight noted an amendment to Vesta’s agreement will need to be drafted.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor an amount not to exceed \$5,000 for utilizing off-duty sheriff’s officers through October 1, 2022 was approved.

NINTH ORDER OF BUSINESS

Discussion on Guest Policies, Additional Hours, and Guest Pass Reissues

Ms. Hopkins informed the Board that patrons are allowed guest passes to give guests access to the amenity facilities and asked if the Board would like to amend the policies for guest passes. Mr. Kirsch recommended having authorized users listed on the form that is filled out upon receiving the access cards.

Ms. Hopkins asked if the Board would like to adjust the number of allowed guests per visit or would be agreeable to moving the age in which a minor must be accompanied by a parent/authorized person from 15 to 16. The Board tabled further discussion on these requests to the next meeting to allow the Board members and staff time to examine the policies and any possible changes.

Ms. Hopkins asked if the Board would agree to the pool being shut down once a week for cleaning and maintenance until the pump is replaced per the recommendation of Mr. Johnson. The Board agreed to shut the pool down on Mondays. Mr. Kirsch asked that staff inform residents of the schedule change.

TENTH ORDER OF BUSINESS

Discussion on Purchasing Additional Computers and Monitors

Ms. Harden requested authorization to purchase an additional computer monitor for viewing the security camera footage. Mr. Kirsch recommended purchasing two additional monitors and felt that could be done for under \$400. Mr. Laughlin noted he is authorized to approve the purchase outside of the meeting.

ELEVENTH ORDER OF BUSINESS Discussion on RFP for District Management Services

Mr. Laughlin noted this item was continued from last month's meeting and stems from a request from Ms. Timmons who is interested to see if the current district management fee is competitive. The Board directed Mr. Knight to solicit proposals from companies interested in providing district management services to be considered at the September meeting.

TWELFTH ORDER OF BUSINESS Discussion on the YellowBluffLanding.com Website

Ms. Timmons stated that the feature that patrons can use to rent the amenity facilities on the website does not block off dates that are unavailable due to community events or facility maintenance. Mr. Kirsch also asked that notifications such as pool closures be noted on the website. Ms. Timmons will speak with Vesta staff regarding the issues.

THIRTEENTH ORDER OF BUSINESS Discussion on the Fiscal Year 2023 Budget

Mr. Laughlin noted this item is a placeholder in the event anything of importance related to the budget comes up. The Board directed Mr. Laughlin to move the funds designated for architectural services to the security line item, rather than moving the funds to capital reserves.

FOURTEENTH ORDER OF BUSINESS Staff Reports (2)

A. District Counsel

There being nothing to report, the next item followed.

B. District Manager – Report on the Number of Registered Voters (1,438)

Mr. Laughlin informed the Board there are 1,438 voters reported to be residing within the District.

Ms. Cathy Stepalavich asked if the sidewalks are maintained by the city or the District. Mr. Kirsch responded that it is the city’s responsibility and stated that they will come out to shave the sidewalks down, but a ticket will have to be put in to request it. Mr. Laughlin stated that residents can utilize the City of Jacksonville’s public works website to report issues. Ms. Timmons also recommended following up with city councilmen if the issues are not resolved.

A resident had multiple questions related to possible changes to the guest and age policies, such as whether an age restriction would also apply to the basketball courts and if visiting family members would be allowed to utilize the pool without the resident present. Ms. Waldhauer suggested he attend the next meeting during which any changes to the policies will be discussed in detail.

SIXTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – Wednesday, July 6, 2022 at 6:00 p.m. at the Yellow Bluff Amenity Center

SEVENTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Tison's Landing Community Development District

Unaudited Financial Statements
as of
May 31, 2022

Board of Supervisors Meeting
July 6, 2022

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
May 31, 2022

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS:				
Cash	\$32,330	---	\$2,148	\$34,477
Accounts Receivable	\$4,210		---	\$4,210
Due From Other Funds	---	\$8,726	---	\$8,726
Investments:				
SBA-Surplus Funds	\$327,609	---	\$79,827	\$407,437
Series 2016-1				
Reserve	---	\$149,273	---	\$149,273
Revenue	---	\$74,493	---	\$74,493
Redemption	---	\$3	---	\$3
Series 2016-2				
Reserve	---	\$42,226	---	\$42,226
Prepayment	---	\$1,430	---	\$1,430
Deposits	\$4,202	---	---	\$4,202
Prepaid Expenses	\$5,866	---	---	\$5,866
TOTAL ASSETS	\$374,218	\$276,151	\$81,975	\$732,343
LIABILITIES:				
Accounts Payable	\$13,191	---	\$3,240	\$16,431
Due to other Funds	\$8,726	---	---	\$8,726
TOTAL LIABILITIES	\$21,917	\$0	\$3,240	\$25,157
FUND BALANCES:				
Nonspendable:				
Prepaid items and deposits	\$10,069	---	---	\$10,069
Restricted for:				
Debt service	---	\$276,151	---	\$276,151
Assigned for Capital Projects			\$78,735	\$78,735
Unassigned	\$342,232	---	---	\$342,232
TOTAL FUND BALANCES	\$352,301	\$276,151	\$78,735	\$707,187
TOTAL LIABILITIES & FUND BALANCES	\$374,218	\$276,151	\$81,975	\$732,343

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 05/31/22	ACTUAL THRU 05/31/22	VARIANCE
<u>REVENUES</u>				
Maintenance Assessments - Tax Roll	\$648,742	\$648,742	\$648,982	\$240
Clubhouse Income	\$2,000	\$1,333	\$9,105	\$7,772
HOA Revenues	\$1,500	\$1,000	\$0	(\$1,000)
Interest Income	\$200	\$133	\$714	\$581
Miscellaneous Revenues	\$0	\$0	\$212	\$212
TOTAL REVENUES	\$652,442	\$651,209	\$659,013	\$7,804
<u>EXPENDITURES</u>				
<u>Administrative:</u>				
Supervisor Fees	\$7,000	\$5,000	\$6,800	(\$1,800)
FICA Taxes	\$536	\$383	\$520	(\$138)
Engineering Fees	\$3,000	\$2,000	\$5,600	(\$3,600)
Architecture Services	\$25,000	\$16,667	\$0	\$16,667
Arbitrage Rebate	\$1,200	\$0	\$0	\$0
Dissemination Agent	\$1,000	\$667	\$767	(\$100)
Trustee Fees	\$3,725	\$3,725	\$3,717	\$8
Assessment Roll Administration	\$2,500	\$2,500	\$2,500	\$0
Attorney Fees	\$15,000	\$10,000	\$17,233	(\$7,233)
Annual Audit	\$3,600	\$3,000	\$3,000	\$0
Management Fees	\$50,000	\$33,333	\$33,333	(\$0)
Computer Time/information Technology	\$1,200	\$800	\$800	\$0
Telephone	\$100	\$67	\$147	(\$81)
Postage	\$1,000	\$667	\$8	\$658
Printing & Binding	\$2,000	\$1,333	\$138	\$1,195
Insurance	\$9,317	\$9,317	\$9,180	\$137
Legal Advertising	\$1,000	\$667	\$1,346	(\$679)
Other Current Charges	\$1,000	\$667	\$633	\$33
Website Administration	\$1,200	\$800	\$800	\$0
Website Lifestyle	\$3,000	\$2,000	\$3,000	(\$1,000)
Office Supplies	\$500	\$333	\$18	\$315
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$133,053	\$94,100	\$89,716	\$4,383
<u>Field:</u>				
Insurance (Property)	\$14,600	\$14,600	\$14,389	\$211
Field Management & Administration (Vesta)	\$28,608	\$19,072	\$19,072	\$0
Security Camera Monitoring (Envera)	\$23,463	\$16,158	\$16,158	\$0
Landscape Maintenance (LawnBoy)	\$49,100	\$32,733	\$32,728	\$5
Landscape Mulch	\$15,000	\$2,553	\$2,553	\$0
Landscape Fertilization (Agro Pro)	\$17,900	\$11,933	\$11,933	\$0
Landscape Contingency	\$7,500	\$5,000	\$585	\$4,415

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 05/31/22	ACTUAL THRU 05/31/22	VARIANCE
<i>Field: (continued)</i>				
Irrigation Maintenance	\$5,625	\$3,750	\$1,554	\$2,196
Lake Maintenance (The Lake Doctor)	\$10,840	\$6,432	\$6,432	\$0
Utilities-Cable (Comcast)	\$1,680	\$1,120	\$987	\$133
Utilities-Electric (JEA)	\$1,200	\$800	\$606	\$194
Utilities-Irrigation (JEA)	\$32,000	\$21,333	\$13,580	\$7,754
Refuse Service (Republic Services)	\$4,200	\$2,800	\$3,796	(\$996)
Repairs and Maintenance	\$20,000	\$13,333	\$7,338	\$5,996
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	\$197,618	\$181,761	\$15,857
<i>Amenity</i>				
Amenity Manager (Vesta)	\$92,783	\$61,855	\$61,856	(\$0)
Pool Maintenance (Vesta)	\$27,332	\$18,221	\$18,221	\$0
Pool Repair	\$3,000	\$2,000	\$521	\$1,479
Pool Chemicals (Vesta)	\$9,211	\$6,141	\$7,633	(\$1,492)
Permit Fees	\$600	\$0	\$0	\$0
Utilities-Cable (Comcast)	\$5,520	\$3,680	\$3,673	\$7
Utilities-Electric (JEA)	\$18,800	\$12,533	\$10,493	\$2,040
Utilities-Water/Sewer (JEA)	\$10,000	\$6,667	\$6,472	\$195
Repairs and Maintenance	\$17,000	\$11,333	\$6,352	\$4,981
Janitorial Maintenance (Vesta)	\$28,041	\$18,694	\$18,694	\$0
Janitorial Supplies (Vesta)	\$3,386	\$2,257	\$2,258	(\$0)
Gym Equipment Maintenance	\$0	\$0	\$1,560	(\$1,560)
Special Events	\$20,000	\$9,343	\$9,343	\$0
Amenity Supplies	\$5,000	\$3,333	\$4,924	(\$1,591)
Contingency	\$1,000	\$667	\$0	\$667
TOTAL AMENITY	\$241,673	\$156,725	\$152,000	\$4,726
TOTAL EXPENDITURES	\$652,442	\$448,443	\$423,477	\$24,966
Excess (deficiency) of revenues over (under) expenditures	\$0	\$202,765	\$235,536	\$32,771
Net change in fund balance	\$0	\$202,765	\$235,536	\$32,771
FUND BALANCE - Beginning	\$0		\$116,765	
FUND BALANCE - Ending	\$0		\$352,301	

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL RESERVE FUND

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

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 05/31/22</u>	<u>ACTUAL THRU 05/31/22</u>	<u>VARIANCE</u>
<u>REVENUES</u>				
Interest Income	\$100	\$67	\$164	\$98
Capital Reserve-Transfer In	\$45,000	\$45,000	\$45,000	\$0
TOTAL REVENUES	<u>\$45,100</u>	<u>\$45,067</u>	<u>\$45,164</u>	<u>\$98</u>
<u>EXPENDITURES</u>				
Capital Outlay	\$100,000	\$66,667	\$97,620	(\$30,953)
Miscellaneous Services	\$800	\$533	\$342	\$191
TOTAL EXPENDITURES	<u>\$100,800</u>	<u>\$67,200</u>	<u>\$97,962</u>	<u>(\$30,762)</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(\$55,700)</u>	<u>(\$22,133)</u>	<u>(\$52,798)</u>	<u>(\$30,665)</u>
Net change in fund balance	<u>(\$55,700)</u>	<u>(\$22,133)</u>	<u>(\$52,798)</u>	<u>(\$30,665)</u>
FUND BALANCE - Beginning	\$119,409		\$131,533	
FUND BALANCE - Ending	<u>\$63,709</u>		<u>\$78,735</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 May 31, 2022

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 05/31/22</u>	<u>ACTUAL THRU 05/31/22</u>	<u>VARIANCE</u>
<u>REVENUES</u>				
Special Assessments - On Roll	\$382,996	\$382,996	\$382,077	(\$919)
Interest Income	\$0	\$0	\$43	\$43
TOTAL REVENUES	<u>\$382,996</u>	<u>\$382,996</u>	<u>\$382,120</u>	<u>(\$876)</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	\$57,701	\$57,616	\$84
Principal - 05/01	\$180,000	\$180,000	\$180,000	\$0
<u>Series 2016-2</u>				
Interest - 11/01	\$21,268	\$21,268	\$21,268	\$0
Interest - 05/01	\$21,268	\$21,268	\$21,268	\$0
Principal - 05/01	\$40,000	\$40,000	\$40,000	\$0
TOTAL EXPENDITURES	<u>\$377,936</u>	<u>\$377,936</u>	<u>\$382,852</u>	<u>(\$4,916)</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$5,060</u>	<u>\$5,060</u>	<u>(\$732)</u>	<u>(\$5,792)</u>
Net change in fund balance	<u>\$5,060</u>	<u>\$5,060</u>	<u>(\$732)</u>	<u>(\$5,792)</u>
FUND BALANCE - Beginning	\$80,981		\$276,882	
FUND BALANCE - Ending	<u>\$86,041</u>		<u>\$276,151</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	
<hr/>		
Bonds outstanding - 09/30/2021		\$3,635,000.00
	Nov 1, 2022 (Special Call)	(\$5,000.00)
	May 1, 2022 (Mandatory)	(\$180,000.00)
Current Bonds Outstanding		\$3,450,000.00
Series 2016A-2, Subordinate Special Assessment Revenue Refunding and Improvement Bonds		
Interest Rate:	4.700%	
Maturity Date:	5/1/2037	
Reserve Fund Requirement:	50% Max Annual Debt Service	
<hr/>		
Bonds outstanding - 09/30/2021		\$905,000.00
	May 1, 2022 (Mandatory)	(\$40,000.00)
Current Bonds Outstanding		\$865,000.00
Total Current Bonds Outstanding		\$4,315,000.00

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
Revenues													
Maintenance Assessments - Tax Roll	\$0	\$22,951	\$611,210	\$7,183	\$1,177	\$1,420	\$2,897	\$2,144	\$0	\$0	\$0	\$0	\$648,982
Clubhouse Income	\$0	\$1,660	\$2,030	\$250	\$0	\$1,205	\$0	\$3,960	\$0	\$0	\$0	\$0	\$9,105
HOA Revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Income	\$5	\$3	\$41	\$70	\$65	\$117	\$157	\$257	\$0	\$0	\$0	\$0	\$714
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	\$6,361	\$0	\$0	\$0	\$0	\$659,013
Administrative:													
Supervisor Fees	\$1,000	\$800	\$800	\$1,000	\$600	\$800	\$1,000	\$800	\$0	\$0	\$0	\$0	\$6,800
FICA Taxes	\$77	\$61	\$61	\$77	\$46	\$61	\$77	\$61	\$0	\$0	\$0	\$0	\$520
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	\$83	\$0	\$0	\$0	\$0	\$767
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	\$2,338	\$0	\$0	\$0	\$0	\$17,233
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	\$4,167	\$0	\$0	\$0	\$0	\$33,333
Computer Time/information Technology	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$0	\$800
Telephone	\$9	\$0	\$76	\$0	\$0	\$0	\$37	\$26	\$0	\$0	\$0	\$0	\$147
Postage	\$0	\$0	\$8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8
Printing & Binding	\$17	\$9	\$25	\$0	\$24	\$31	\$17	\$15	\$0	\$0	\$0	\$0	\$138
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	\$80	\$0	\$0	\$0	\$0	\$1,346
Other Current Charges	\$112	\$103	\$57	\$43	\$82	\$69	\$100	\$67	\$0	\$0	\$0	\$0	\$633
Website Administration	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$0	\$800
Website Lifestyle	\$1,750	\$0	\$0	\$250	\$250	\$250	\$250	\$250	\$0	\$0	\$0	\$0	\$3,000
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	\$8,087	\$0	\$0	\$0	\$0	\$89,716

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	\$2,384	\$0	\$0	\$0	\$0	\$19,072
Security Camera Monitoring (Envera)	\$2,083	\$1,956	\$4,043	\$1,008	\$1,956	\$3,095	\$1,008	\$1,008	\$0	\$0	\$0	\$0	\$16,158
Landscape Maintenance (LawnBoy)	\$4,091	\$4,091	\$4,091	\$4,091	\$4,091	\$4,091	\$4,091	\$4,091	\$0	\$0	\$0	\$0	\$32,728
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	\$1,492	\$0	\$0	\$0	\$0	\$11,933
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	\$804	\$0	\$0	\$0	\$0	\$6,432
Utilities-Cable (Comcast)	\$123	\$123	\$123	\$123	\$123	\$123	\$123	\$123	\$0	\$0	\$0	\$0	\$987
Utilities-Electric (JEA)	\$48	\$87	\$102	\$84	\$56	\$75	\$76	\$77	\$0	\$0	\$0	\$0	\$606
Utilities-Irrigation (JEA)	\$1,763	\$1,941	\$1,807	\$1,856	\$1,571	\$1,532	\$1,596	\$1,513	\$0	\$0	\$0	\$0	\$13,580
Refuse Service (Republic Services)	\$1,474	\$619	\$276	\$275	\$275	\$280	\$299	\$298	\$0	\$0	\$0	\$0	\$3,796
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	\$11,790	\$0	\$0	\$0	\$0	\$181,761

Amenity

Amenity Manager (Vesta)	\$7,732	\$7,732	\$7,732	\$7,732	\$7,732	\$7,732	\$7,732	\$7,732	\$0	\$0	\$0	\$0	\$61,856
Pool Maintenance (Vesta)	\$2,278	\$2,278	\$2,278	\$2,278	\$2,278	\$2,278	\$2,278	\$2,278	\$0	\$0	\$0	\$0	\$18,221
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	\$1,007	\$0	\$0	\$0	\$0	\$7,633
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	\$464	\$0	\$0	\$0	\$0	\$3,673
Utilities-Electric (JEA)	\$1,312	\$1,293	\$1,335	\$1,494	\$1,305	\$1,279	\$1,282	\$1,193	\$0	\$0	\$0	\$0	\$10,493
Utilities-Water/Sewer (JEA)	\$692	\$718	\$735	\$845	\$735	\$794	\$1,041	\$913	\$0	\$0	\$0	\$0	\$6,472
Repairs and Maintenance	\$0	\$149	\$1,065	\$2,290	\$1,844	\$543	\$150	\$312	\$0	\$0	\$0	\$0	\$6,352

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	\$2,337	\$0	\$0	\$0	\$0	\$18,694
Janitorial Supplies (Vesta)	\$282	\$282	\$282	\$282	\$282	\$282	\$282	\$282	\$0	\$0	\$0	\$0	\$2,258
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	\$450	\$0	\$0	\$0	\$0	\$9,343
Amenity Supplies	\$547	\$148	\$0	\$1,431	\$161	\$0	\$1,917	\$720	\$0	\$0	\$0	\$0	\$4,924
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	\$17,687	\$0	\$0	\$0	\$0	\$152,000
Total Expenditures	\$75,510	\$46,088	\$41,674	\$41,819	\$43,956	\$41,787	\$94,885	\$37,564	\$0	\$0	\$0	\$0	\$423,477
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)	(\$31,203)	\$0	\$0	\$0	\$0	\$235,536

C.

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

6/1 - 6/24/22

<u>Date</u>	<u>Check Numbers</u>	<u>Amount</u>
General Fund		
6/7/2022	3044-3051	\$23,193.91
6/8/2022	3052	\$835.53
6/10/2022	3053-3057	\$9,903.36
6/15/2022	3058	\$974.00
6/23/2022	3059-3065	\$4,430.19
06/24/22	3066	\$113.34
	total	<u>\$39,450.33</u>
Capital Reserve		
06/06/22	46-47	\$3,240.00
	total	<u>\$3,240.00</u>
Total		<u><u>\$42,690.33</u></u>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/07/22	00161	5/31/22	15356	202205 320-53800-46203	AGROWPRO INC.	*	1,491.65	1,491.65	003044
6/07/22	00012	6/02/22	22-03564	202206 310-51300-48000	DAILY RECORD + OBSERVER LLC	*	99.88	99.88	003045
6/07/22	00185	8/06/22	4882	202208 320-57200-49400	FIRST COAST FUN & GAMES	*	900.00	900.00	003046
6/07/22	00122	6/01/22	16-BID-5	202206 320-57200-54000	FLORIDA DEPARTMENT OF HEALTH	*	200.00	525.00	003047
		6/07/22	16-BID-5	202206 320-57200-54000		*	325.00		
6/07/22	00004	6/01/22	428	202206 310-51300-34000	GOVERNMENTAL MANagements SERVICES	*	4,166.67	4,556.88	003048
		6/01/22	428	202206 310-51300-49500		*	100.00		
		6/01/22	428	202206 310-51300-35100		*	100.00		
		6/01/22	428	202206 300-51300-31200		*	83.33		
		6/01/22	428	202206 310-51300-42500		*	35.40		
		6/01/22	428	202206 310-51300-41000		*	71.48		
6/07/22	00186	6/01/22	365003	202206 320-53800-34502	HI-TECH SYSTEMS ASSOCIATES	*	60.00	60.00	003049
6/07/22	00077	5/16/22	0687-001	202206 320-53800-43200	REPUBLIC SERVICES #687 (AUTO PAY)	*	297.99	297.99	003050
6/07/22	00157	6/01/22	399175	202206 320-57200-45105	TISSO TISON	*	7,731.95		
		6/01/22	399175	202206 320-57200-46400	TCESSNA	*	2,277.63		
		6/01/22	399175	202206 320-53800-34400		*	2,383.99		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/01/22		399175	JUN 22-	202206	320	57200	46601		JANITORIAL MAINT	*	2,336.75		
6/01/22		399175	JUN 22-	202206	320	57200	46602		JANITORIAL SUPPL	*	282.19		
6/01/22		399175	JUN 22-	202206	310	51300	49510		WEBSITE FEE	*	250.00		
VESTA PROPERTY SERVICE INC.											15,262.51	003051	
6/08/22	00080	6/07/22	144238	202206	310	51300	42000		MAIL NOTICE POSTAGE	*	835.53		
ADVANCED DIRECT MARKETING SERVICES											835.53	003052	
6/10/22	00030	5/25/22	84957412	202206	320	57200	41050		TV/INTERNET 6/4-7/3/22	*	468.58		
		5/28/22	84957412	202206	320	53800	41050		INTERENT 6/2-7/1/22	*	123.35		
COMCAST (AUTO PAY)											591.93	003053	
6/10/22	00015	5/31/22	89708215	202205	320	53800	43000		ELECTRIC 4/27-5/26/22	*	77.24		
		5/31/22	89708215	202205	320	53800	43100		IRRIGATION 4/27-5/26/22	*	1,513.00		
		5/31/22	89708215	202205	320	57200	43100		SEWER 4/27-5/26/22	*	681.53		
		5/31/22	89708215	202205	320	57200	43100		WATER 4/27-5/26/22	*	231.56		
		5/31/22	89708215	202205	320	57200	43000		ELECTRIC 4/27-5/26/22	*	1,193.10		
JEA (AUTO PAY)											3,696.43	003054	
6/10/22	00052	6/08/22	8030	202205	320	53800	46200		MAY 22 LAWN SERVICE	*	4,091.00		
LAWNBOY LAWN SERVICES, INC.											4,091.00	003055	
6/10/22	00137	6/01/22	660822	202206	320	53800	46800		JUN 22 WATER MGMT	*	804.00		
THE LAKE DOCTORS, INC.											804.00	003056	
6/10/22	00157	5/31/22	399830	202205	320	57200	49100		RENTAL,EXT WKND COVERAGE	*	720.00		
VESTA PROPERTY SERVICE INC.											720.00	003057	
6/15/22	00012	6/09/22	22-03694	202206	310	51300	48000		NOTICE OF PUBLIC HEARING	*	974.00		
DAILY RECORD + OBSERVER LLC											974.00	003058	
									TISO TISON	TCESSNA			

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/23/22	00190	6/21/22	06212022	202206	320	53800	34500		SECURITY SVCS	*	520.00		
									CITY OF JACKSONVILLE TAX COLLECTOR			520.00	003059
6/23/22	00009	6/02/22	0203003	202205	310	51300	31100		GEN CONSULT THRU 5/31/22	*	308.99		
		6/02/22	0203004	202205	310	51300	31100		STRM ANALYSIS THRU 5/31/22	*	1,025.00		
									ENGLAND, THIMS & MILLER			1,333.99	003060
6/23/22	00156	6/01/22	716131	202207	320	53800	34502		MONT ENTR2 7/1-7/31/22	*	230.61		
		6/01/22	716132	202207	320	53800	34502		MONIT UTILITY 7/1-7/31/22	*	388.21		
		6/01/22	716133	202207	320	53800	34502		MONT ENTR1 7/1-7/31/22	*	329.27		
									ENVERA			948.09	003061
6/23/22	00157	5/31/22	399897	202205	320	57200	46000		ENTRANCE MAT	*	70.48		
		5/31/22	399897	202205	320	57200	46000		POLYURETHANE ADHESIVE	*	29.90		
		5/31/22	399897	202205	320	57200	46000		DEADBOLT LOCK	*	15.80		
		5/31/22	399897	202205	320	57200	52000		UMBRELLA	*	203.92		
		5/31/22	399897	202205	320	57200	46000		UNDERWATER SEALANT	*	71.10		
		5/31/22	399897	202205	320	57200	52000		NET WITH WHEELS	*	149.99		
		5/31/22	399897	202205	320	57200	52000		PATIO UMBRELLA BASE	*	71.38		
		5/31/22	399897	202205	320	57200	52000		PLATE EXTENSION	*	164.56		
		5/31/22	399897	202205	320	57200	52000		OUTDOOR TABLE UMBRELLA	*	50.98		
									VESTA PROPERTY SERVICE INC.			828.11	003062
6/23/22	00190	6/21/22	07022022	202207	320	53800	34500		B JOURDIN 7/2/22	*	400.00		
		6/21/22	07022022	202207	320	53800	34500		B JOURDIN 7/2/22	V	400.00-		
									CITY OF JACKSONVILLE TAX COLLECTOR			.00	003063
6/23/22	00190	6/21/22	07012022	202207	320	53800	34500		R NELSON 7/1/22	*	400.00		
									CITY OF JACKSONVILLE TAX COLLECTOR			400.00	003064

TISO TISON TCESSNA

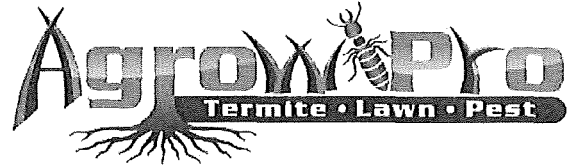
CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/23/22	00190	6/21/22	07022022	202207 320-53800-34500	B JOURDIN 7/2/22	*	400.00		
								400.00	003065
CITY OF JACKSONVILLE TAX COLLECTOR									
6/24/22	00152	6/03/22	44846100	202205 320-57200-46000	FUEL PRESSURE WASHING	*	21.70		
		6/03/22	44846100	202205 320-57200-46500	CHLORING POOL	*	91.64		
								113.34	003066
WELLS FARGO CREDIT CARD (AUTO PAY)									
							TOTAL FOR BANK A	39,450.33	
							TOTAL FOR REGISTER	39,450.33	

TISO TISON TCESSNA

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

Invoice

Approved!!
 Mark Johnson 05/31/22



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

SHIP TO Tison's Landing CDD 16529 Tisons Bluff Rd Jacksonville, FL 32218
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INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
15356	05/31/2022	\$1,491.65	06/30/2022	Net 30	

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

BALANCE DUE

\$1,491.65

320 539 46203

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

June 2, 2022

Date

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

310 513 48

Payment Due Upon Receipt

Serial #	22-03564D	PO/File #		\$99.88
	Notice of Board of Supervisors Meeting			Amount Due

				Amount Paid
	Tison's Landing Community Development District			\$99.88
				Payment Due

Case Number _____

Publication Dates 6/2 _____

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 Monday, June 13, 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 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or (904) 940-5850 ext. 401 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

Jun. 2 00 (22-03564D)



Invoice # 4882
 Event # 352392
 Date 08/06/2022
 T2 _____

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

Tisons Bluff on Aug 06, 2022

Event Location: Kemberly Hopkins
 Tisons Bluff
 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
Sat, Aug 06, 2022 04:00pm - 08:00pm LaserTag (Group Event) Unit: T2	4 hrs	212.50	850.00
Included Gratuity	1	50.00	50.00
Sub Total			900.00
Tax (7.0000%)			0.00
Total			900.00
Payments Made			0.00
Amount Due			900.00
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!
 10% \$90.00
 15% \$135.00
 20% \$180.00

Name: _____ Signed: _____

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.

320 572 49400



Florida Department of Health
in Duval County
Notification of Fees Due



16-BID-5882318

Permit Number
16-60-01364

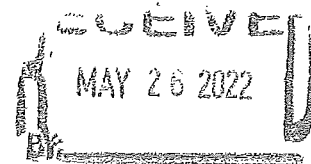
For: Swimming Pools - Public Pool <= 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2022).

Fee Amount: \$200.00
Previous Balance: \$0.00
Total Amount Due: \$200.00

Payment Due Date: 06/30/2022 or Upon Receipt
If not paid by 06/30/2022 then the fee will be: \$250.00

Mail To: Attention: ATTN: Louis Cowling
Tison's Landing CDD
475 W Town Place, Suite 114
Saint Augustine, FL 32092



Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:
Name: Tison's Landing - Activity Pool
Location: 16529 Tison's Bluff Road
Jacksonville, FL 32226
Pool Volume: 7,063 gallons
Bathing Load: 40
Flow Rate: 100

Owner Information:
Name: Tison's Landing CDD
Address: 475 W Town Place, Suite 114
(Mailing) Saint Augustine, FL 32092
Home Phone: () Work Phone: (904) 757-1547

Please go online to pay fee at:
www.MyFloridaEHPermit.com
Permit Number: 16-60-01364 Bill ID: 16-BID-5882318
Billing Questions call DOH-Duval at: (904) 263-1280
If you do not pay online, make checks payable to and mail invoice WITH payment to:
Florida Department of Health in Duval County
921 N. Davis Street, Suite 261 MC 45
Jacksonville, FL 32209

Signature _____ Date _____

[Please RETURN invoice with your payment]

Batch Billing ID:54948

PERMIT HOLDERS CAN NOW

pay invoices online!

- The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!
- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridaehpermit.com

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information





Florida Department of Health
in Duval County
Notification of Fees Due


16-BID-5883046

Permit Number
16-60-01363

Fee Amount: \$325.00

Previous Balance: \$0.00

Total Amount Due: \$325.00

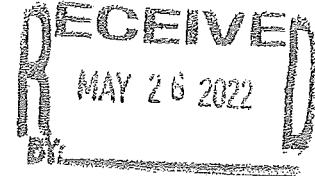
For: **Swimming Pools - Public Pool > 25000 Gallons**

Payment Due Date: 06/30/2022 or Upon Receipt

If not paid by 06/30/2022 then the fee will be: **\$375.00**

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2022).

Mail To: Attention: ATTN: Louis Cowling
Tison's Landing CDD
475 W Town Place, Suite 114
Saint Augustine, FL 32092



Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:

Name: Tison's Landing - Pool
Location: 16529 Tison's Bluff Road
Jacksonville, FL 32226

Pool Volume: 96,592 gallons
Bathing Load: 102
Flow Rate: 510

Owner Information:

Name: Tison's Landing CDD
Address: 475 W Town Place, Suite 114
(Mailing) Saint Augustine, FL 32092
Home Phone: (904) 757-1547 Work Phone: ()

320 572 54 000

**Please go online to pay fee at:
www.MyFloridaEHPermit.com**

Permit Number: 16-60-01363 Bill ID: 16-BID-5883046

Billing Questions call DOH-Duval at: (904) 253-1280

If you do not pay online, make checks payable to and mail invoice WITH payment to:
Florida Department of Health in Duval County
921 N Davis Street, Suite 251 MC 45
Jacksonville, FL 32209

Signature

Date

[Please RETURN invoice with your payment]

Batch Billing ID:54949

PERMIT HOLDERS CAN NOW

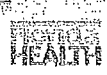
pay invoices online!

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- ☑ No sign-up cost.
- ☑ Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- ☑ Our safe and secure system will keep your information protected.
- ☑ Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridaehpermit.com

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information



Governmental Management Services, LLC

1001 Bradford Way
 Kingston, TN 37763

Invoice**Invoice #:** 428**Invoice Date:** 6/1/22**Due Date:** 6/1/22**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 - June 2022		4,166.67	4,166.67
Website Administration - June 2022		100.00	100.00
Information Technology - June 2022		100.00	100.00
Dissemination Agent Services - June 2022		83.33	83.33
Copies		35.40	35.40
Telephone		71.48	71.48
		Total	\$4,556.88
		Payments/Credits	\$0.00
		Balance Due	\$4,556.88



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 365003
 Invoice Date: 06/01/2022
 Completed: 06/01/2022
 Terms: Due On Receipt
 Bid#:

Bill to:
 Tison's Landing CDD
 16529 Tisons Bluff Rd
 Jacksonville, FL 32218

Approved!!
 Mark Johnson 06/03/22

16529 Tisons Bluff Rd

[Click Here to Pay Online!](#)

HiTechFlorida.com

Description	Qty	Rate	Amount
<i>10313-3 - Access Control System - Tison's Landing CDD - 16529 Tisons Bluff Rd, Jacksonville, FL</i>			
Alarm.com Cloud Access Control	1.00	\$20.00	20.00
ADC-Access-Door-Addon x 4doors	1.00	\$40.00	40.00
Sales Tax		7.50%	0.00
320 538 34502			

Tech Resolution Note:

As of May 2022 AlphaDog is now powered by Hi-Tech. We would like to welcome all AlphaDog customers to the Hi-Tech Family.

{Branch_Message_2}

To review or pay your account online, please visit our online bill payment portal at Hi-Tech Customer Portal . You will need your customer number and billing zip code to create a new login.	Total	\$60.00
	Payments	\$0.00
	Balance Due	\$60.00

Support@hitechflorida.com
Office: 850-385-7649



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

Account Number 3-0687-0002027
Invoice Number 0687-001227838
Invoice Date May 16, 2022
Previous Balance \$297.99
Payments/Adjustments -\$297.99
Current Invoice Charges \$297.99

Important Information
 The Environmental Recovery Fee has increased. Visit
<https://www.republicservices.com/customer-support/fee-disclosures>
 to learn more.

Total Amount Due \$297.99	Payment Due Date June 05, 2022
-------------------------------------	--

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 05/06	5555555	-\$297.99

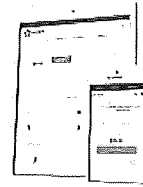
CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Tison's Landing Amenity Center 16529 Tisons Bluff Rd PO 9687025-50 Jacksonville, FL Contract: 9687025 (C50)				
1 Waste Container 4 Cu Yd, 1 Lift Per Week				
Pickup Service 06/01-06/30			\$161.66	\$161.66
Container Refresh 06/01-06/30		1.0000	\$9.00	\$9.00
Total Fuel/Environmental Recovery Fee				\$84.04
Total Franchise - Local				\$43.29
CURRENT INVOICE CHARGES				\$297.99

320 538 43200

Simple account access at your fingertips.

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



8619 Western Way
 Jacksonville FL 32256-036060

Thank You For Choosing Paperless

Total Enclosed

Return Service Requested

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

Total Amount Due \$297.99
Payment Due Date June 05, 2022
Account Number 3-0687-0002027
Invoice Number 0687-001227838

For Billing Address Changes,
 Check Box and Complete Reverse.

Make Checks Payable To:

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



UNDERSTANDING YOUR BILL

Visit RepublicServices.com/MyBill

Check Processing

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

Cancellation & Payment Policy

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

Understanding Our Rates, Charges and Fees

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

IMPORTANT INFORMATION

(Continued from Page 1)

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

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

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

BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	



Invoice

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

Invoice # 399175
Date 6/1/2022
Terms
Due Date 7/1/2022
Memo Monthly Fees

Bill To

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

Description	Quantity	Rate	Amount
Amenity Manager 370 532 45105	1	7,731.95	7,731.95
Pool maintenance 1 6 464.00	1	2,277.63	2,277.63
Field management and administration 370 932 304.00	1	2,383.99	2,383.99
Janitorial maintenance 1 532 466.01	1	2,336.75	2,336.75
Janitorial supplies 1 4 466.02	1	282.19	282.19
Website fee 370 513 495.10	1	250.00	250.00

Total \$15,262.51

Advanced Direct Marketing Services

3733 Adirof Rd.
 Jacksonville, FL 32207-4719
 (V) 904.396.3028 (F) 396.6328
 E-mail jim@adm-service.com

Invoice

DATE	INVOICE #
6/7/2022	144238

BILL TO

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

P.O. NO.	TERMS	PROJECT
	With Order	

SERVICE DESCRIPTION	QTY	RATE	AMOUNT
Tison's Landing CDD			
Load, read, convert files; CASS Certify addresses to enable automation based postage rates; Create automation based sack/tray tags & postal documents; format for laser imaging	680	0.11029	75.00
Form layout and preparation for merge imaging	1	37.50	37.50
Laser one sheet front & back	680	0.215	146.20
Fold customer materials	680	0.04288	29.16
Customer single color #10 window envelopes	680	0.19039	129.47
Insert one piece into #10 envelope, seal, prep & deliver to BMEU JAX	680	0.095	64.60
Postage	680	0.52	353.60
			310 513 421
Subtotal			\$835.53
Sales Tax (7.5%)			\$0.00
Total			\$835.53



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

Approved!!
 Mark Johnson 06/09/22

INVOICE

Invoice #	660822
Account #	724857
Invoice Date	6/1/2022
Due Date	6/11/2022
Rep	JB

Bill To
TISONS 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)	804.00
OUTSTANDING BALANCE	\$804.00	

6/22
 1-320-53800-46800

Thank you! For your business!	Total Invoice	\$804.00
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Please include your account number and invoice number on your check with your remittance stub.
 Please remit payments to: The Lake Doctors, Inc.
 LOCKBOX
 PO Box 20122
 Tampa, FL 33622-0122

Remittance Stub

Amount Enclosed

Invoice #	660822
Account #	724857
Date	6/1/2022

Bill To
TISONS 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 # 399830
Date 5/31/2022
Terms Net 15
Due Date 6/15/2022
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
Rental and extended weekend coverage	24	30.00	720.00

Total \$720.00

001 330 57200-49100

Tiziana Cessna

From: Dana A. Harden <dharden@vestapropertyservices.com>
Sent: Monday, June 6, 2022 9:08 AM
To: Daniel Laughlin
Subject: RE: Tison Special Events

It is a combination of things. We have been booking 2 – 3 rentals per day on weekends. When this happens, we need extra hours to help clean the facilities and make sure that party A is cleaned up and left in time for party B to start. I have also been having staff stay until 8:00 and residents sign in and show ID (or proof that they live in the community). We have had numerous issues this year. Besides the gun incident, fights breaking out, people having unauthorized parties and being disrespectful to actual residents. I am going to staff extra hours until the next meeting so the BOD can decide how they would like to proceed.

Having the sign in sheet with residents showing ID has made things so much better up here. I'm finding a lot of residents give their cards to people who do not live here family, friends, etc.

Dana A. Harden, LCAM, CMCA
Regional General Manager



245 Riverside Avenue #300
Jacksonville, FL 32202
C: 904-775-9754

www.VestaPropertyServices.com

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From: Daniel Laughlin <dlaughlin@gmsnf.com>
Sent: Monday, June 6, 2022 8:39 AM
To: Dana A. Harden <dharden@vestapropertyservices.com>
Subject: Fwd: Tison Special Events

Hey Dana,

Is the below invoice for extra staffing over Memorial day weekend since no JSO officers picked up the shifts?

Thank you

Daniel Laughlin
Governmental Management Services, LLC
District Manager
475 West Town Place, Suite 114

Hello Tisons Landing Community,

Thanks for choosing Comcast Business.

Your bill at a glance
For 5 POND RUN LN, MAIN GATE, JACKSONVILLE, FL
32214-8982

Previous balance		\$123.35
EFT Payment - thank you	May 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 Jun 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.

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

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

Electronic payment will be applied Jun 19, 2022

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

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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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

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

Accessibility:

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

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



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

Previous balance		\$463.58
EFT Payment - thank you	May 17	-\$463.58
Balance forward		\$0.00
Regular monthly charges	Page 3	\$464.75
Taxes, fees and other charges	Page 3	\$3.83
New charges		\$468.58

Amount due \$468.58

Thanks for paying by Automatic Payment

Your automatic payment on Jun 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

- Regular monthly charges have increased by \$5.00 as a result of service change(s) made to Comcast Business services.
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST
BUSINESS

141 NW 16TH ST
POMPANO BEACH FL 33060-5250

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

Account number **8495 74 120 0906133**

Automatic payment **Jun 16, 2022**

Please pay \$468.58

Electronic payment will be applied Jun 16, 2022

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574120090613300468587

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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

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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 \$464.75

Comcast Business services	\$384.30
TV Standard Business Video. Includes \$15.00 Service Discount	\$59.95
Business Internet 150	\$254.95
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

AMC+ Price Change: Effective July 8, 2022, due to changes in business costs, AMC+ On Demand will increase from \$6.99 to \$8.99 per month, plus applicable taxes and fees.

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

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



Customer Name: TISONS LANDING CDD

Account #: 8970821539

Cycle: 04 Bill Date: 05/31/22

TOTAL SUMMARY OF CHARGES

Electric	\$	1,270.34
Irrigation		1,513.00
Sewer		681.53
Water		231.56

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

Total New Charges: \$ 3,696.43



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.

1/1 859284/4017957 0005532 1 I=0000000000

Do not pay. AutoPay will process your payment on 06/22/22.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$3,995.04	-\$3,995.04	\$0.00	\$3,696.43	\$3,696.43

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: 05/31/22	Do not pay. AutoPay will process your payment on 06/22/22.
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0005532 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: [grid]

Address: [grid]

[grid]

City: [grid] **State:** [grid] **Zip Code:** [grid]

E-mail: [grid]



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

SERVICE DETAILS			
Account Name: TISONS LANDING CDD	Account #: 8970821539	Bill Date: 05/31/22	Cycle: 04

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
15635 TISONS BLUFFRD	I	39.09	Irrigation 1 - Commercial	04/27/22 - 05/26/22	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	5535	5000 GAL 29 Regular
		Environmental Charge			
		City of Jacksonville Franchise Fee			
15681 TISONS BLUFFRD	I	83.33	Irrigation 1 - Commercial	04/27/22 - 05/26/22	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	4365	16000 GAL 29 Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		Environmental Charge			
		City of Jacksonville Franchise Fee			
16123 TISONS BLUFFRD	I	92.25	Irrigation 1 - Commercial	04/27/22 - 05/26/22	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	200	18000 GAL 29 Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		Environmental Charge			
		City of Jacksonville Franchise Fee			
16151 DOWING CREEK DR	I	78.87	Irrigation 1 - Commercial	04/27/22 - 05/26/22	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	1872	15000 GAL 29 Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		Environmental Charge			
		City of Jacksonville Franchise Fee			
16211 DOWING CREEK DR	I	190.36	Irrigation 1 - Commercial	04/27/22 - 05/26/22	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	6516	40000 GAL 29 Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		Environmental Charge			
		City of Jacksonville Franchise Fee			

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Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
16303 HUNTERS HOLLOW TL	I	46.94	Irrigation 1 - Commercial	04/27/22 - 05/26/22	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)	67370633	4996	7000 GAL 29 Regular
		Environmental Charge			
		City of Jacksonville Franchise Fee			
16316 MAGNOLIA GROVE WY	I	70.48	Irrigation 1 - Commercial	05/03/22 - 05/31/22	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	6460	13000 GAL 28 Regular
		Environmental Charge			
		City of Jacksonville Franchise Fee			
16331 TISONS BLUFFRD	I	279.56	Irrigation 1 - Commercial	04/27/22 - 05/26/22	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	5527	60000 GAL 29 Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		Environmental Charge			
		City of Jacksonville Franchise Fee			
16343 TISONS BLUFFRD	I	217.12	Irrigation 1 - Commercial	04/27/22 - 05/26/22	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	8760	46000 GAL 29 Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		Environmental Charge			
		City of Jacksonville Franchise Fee			
16356 MAGNOLIA GROVE WY APT IR01	I	110.09	Irrigation 1 - Commercial	05/03/22 - 05/31/22	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	4408	22000 GAL 28 Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		Environmental Charge			
		City of Jacksonville Franchise Fee			
16365 N MAIN ST APTSG01	E	77.24	Commercial - Electric	04/28/22 - 05/27/22	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	20268	596 KWH 29 Regular
		Fuel Cost			
		Environmental Charge			
		City of Jacksonville Franchise Fee			
		Gross Receipts Tax			
16529 TISONS BLUFFRD	E	1,193.10	Commercial - Electric	04/28/22 - 05/27/22	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	81718	10452 KWH 29 Regular
		Fuel Cost	22968209	28.89	28.89 KW 29 Regular
		Environmental Charge			
		City of Jacksonville Franchise Fee			
		Gross Receipts Tax			

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Service Address:		Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:			
16529 TISONS BLUFFRD		S	681.53	Commercial - Water/Sewer	04/27/22 - 05/26/22	Commercial Sewer Service			
Detail	Basic Monthly Charge		105.75	<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u>	<u>Days Billed</u>	<u>Reading Type</u>	
Charges:	Sewer Usage Charge		523.74	87650993	1996	87000 GAL	29	Regular	
	Environmental Charge		32.19						
	City of Jacksonville Franchise Fee		19.85						
16529 TISONS BLUFFRD		W	231.56	Commercial - Water/Sewer	04/27/22 - 05/26/22	Commercial Water Service			
Detail	Basic Monthly Charge		63.00	<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u>	<u>Days Billed</u>	<u>Reading Type</u>	
Charges:	Water Consumption Charge		129.63	87650993	1996	87000 GAL	29	Regular	
	Environmental Charge		32.19						
	City of Jacksonville Franchise Fee		6.74						
261 BRADFORD LAKE CR		I	181.44	Irrigation 1 - Commercial	04/27/22 - 05/26/22	Commercial Irrigation Service			
Detail	Basic Monthly Charge		18.90	<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u>	<u>Days Billed</u>	<u>Reading Type</u>	
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17	81523391	3943	38000 GAL	29	Regular	
	Tier 2 Consumption (> 14 kgal @ \$3.96)		95.03						
	Environmental Charge		14.06						
	City of Jacksonville Franchise Fee		5.28						
79 BRADFORD LAKE CR		I	123.47	Irrigation 1 - Commercial	04/27/22 - 05/26/22	Commercial Irrigation Service			
Detail	Basic Monthly Charge		18.90	<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u>	<u>Days Billed</u>	<u>Reading Type</u>	
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17	83974232	1804	25000 GAL	29	Regular	
	Tier 2 Consumption (> 14 kgal @ \$3.96)		43.55						
	Environmental Charge		9.25						
	City of Jacksonville Franchise Fee		3.60						

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Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

310 513 490

INVOICE

June 9, 2022

Date

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

Payment Due Upon Receipt

Serial #	22-03694D	PO/File #		\$974.00
				Amount Due
Notice of Public Hearing to Consider the Adoption of the Fiscal Year 2022/2023 Budget, etc.				
				Amount Paid
Tison's Landing Community Development District				\$974.00
				Payment Due
Case Number				<i>For your convenience, you may remit payment at https://www.jaxdailyrecord.com/send-payment.</i>
Publication Dates	6/9,16			
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.

TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING
 The Board of Supervisors for the Tison's Landing Community Development District will conduct two public hearings and a regular meeting on Wednesday, July 6, 2022 commencing at 6:00 p.m. at the meeting location of 16529 Tisons Bluff Road, Jacksonville, Florida 32216.

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2022/2023 proposed budget. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed budget for Fiscal Year 2022/2023 upon the lands located within the District, a depiction of which lands is shown below; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law, including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy assessments as finally approved by the Board. A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

Participants are strongly encouraged to submit questions and comments to the District Manager at least 24 hours in advance of the meeting at (904) 940-5850 or dlaughlin@gmsnf.com to facilitate the Board's consideration of such questions and comments during the meeting. An electronic copy of the proposed budget, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained from the offices of the District Manager, located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850, e-mail: dlaughlin@gmsnf.com, during normal business hours. The agenda and budget are also anticipated to be posted on the District's website, www.TisonsLandingCDD.com.

The District's special assessments are annually recurring assessments and are in addition to previously levied debt assessments. Below is the proposed schedule of operation and maintenance assessments for FY 2022/2023. Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by law.

The proposed FY 2022/2023 operations and maintenance assessment for each of the 680 single-family lots within the District boundaries is \$1,144.71 (gross). This constitutes an annual increase over the current fiscal year's O&M Assessment in the amount of \$113.32.

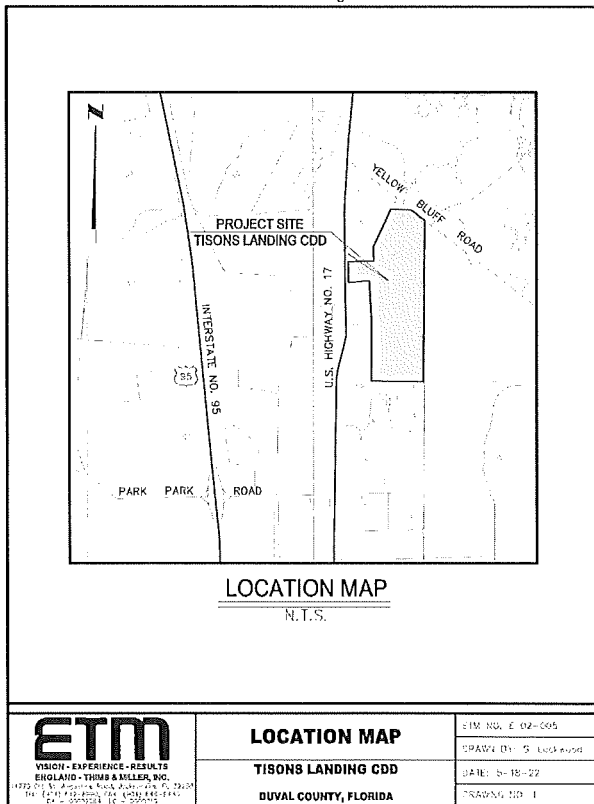
The special assessments are collected on each lot owner's annual real estate tax bill issued by Duval County (City of Jacksonville), Florida. Failure to pay the assessments will cause a tax certificate to be issued against the property, which may result in a loss of title. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

In accordance with the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to contact the District offices at (904) 940-5850 at least forty-eight (48) hours prior to the scheduled hearing. If you are hearing or speech impaired, please contact Florida Relay Service Numbers (800) 955-8771 (TDD) or (800) 955-8770 (VOICE), for assistance in contacting the District office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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





Jacksonville Sheriff's Office

PAT IVEY, SHERIFF

Serve • Protect • Community

June 21, 2022

Tisons Landing
Attn: Daniel Laughlin
16529 Tisons Bluff
Jacksonville, FL 32218

RE: Police Security

Dear Mr. Laughlin:

Please be advised that this letter is to serve as an invoice for off duty work to be performed by a police officer(s) on date(s) indicated below. The officers are to be paid in the form of cash or check at the time service is provided. If paying by check, please make check payable to each individual officer listed on page 2 of this invoice.

#	DATES	HOURS	RATE	TOTAL HOURS	TOTAL
1 Officer	7/4/22		\$65.00	8	\$520.00

The City of Jacksonville will mail an invoice next month reflecting the \$5.50 hourly administrative fee for each officer. Please remit payment to the City of Jacksonville Tax Collector, 1 East Forsyth Street, Room 141, Jacksonville, Florida 32202.

Regards,

Jill R. Martin
Secondary Employment Specialist
Jacksonville Sheriff Office | Secondary Employment Office
Office: 904-630-1953 | Fax: 904-630-5869
Jill.martin@jaxsheriff.org



Jacksonville Sheriff's Office

PAT IVEY, SHERIFF

Serve • Protect • Community

June 21, 2022

Tisons Landing
Attn: Daniel Laughlin
16529 Tisons Bluff
Jacksonville, FL 32218

RE: Police Security

Dear Mr. Laughlin:

Please be advised that this letter is to serve as an invoice for off duty work to be performed by a police officer(s) on date(s) indicated below. The officers are to be paid in the form of cash or check at the time service is provided. If paying by check, please make check payable to each individual officer listed on page 2 of this invoice.

#	DATES	HOURS	RATE	TOTAL HOURS	TOTAL
2 Officers	7/1 - 7/2/22		\$50.00	16	\$800.00

The City of Jacksonville will mail an invoice next month reflecting the \$5.50 hourly administrative fee for each officer. Please remit payment to the City of Jacksonville Tax Collector, 1 East Forsyth Street, Room 141, Jacksonville, Florida 32202.

Regards,

Jill R. Martin

Jill R. Martin
Secondary Employment Specialist
Jacksonville Sheriff Office | Secondary Employment Office
Office: 904-630-1953 | Fax: 904-630-5869
Jill.martin@jaxsheriff.org



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

June 02, 2022
 Project No: 02005.17000
 Invoice No: 0203003

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

Professional Services rendered through May 31, 2022

Phase 01 2018 General Consulting Services
 Prepare Annual Report

Professional Personnel

	Hours	Rate	Amount
Senior Engineer/Senior Project Manager			
Lockwood, Scott 5/21/2022	1.25	205.00	256.25
Totals	1.25		256.25
Total Labor			256.25
		Total this Phase	\$256.25

Phase 02 Storm Water Analysis
Total this Phase 0.00

Phase XP Expenses

Expenses			
Mileage			45.86
Total Expenses	1.15 times	45.86	52.74
		Total this Phase	\$52.74

Invoice Total this Period \$308.99

England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
 14776 Old St. Augustine Road • Jacksonville, Florida 32258 • tel 904-642-8990 • fax 904-646-8455
 CA 00002684 LC-0000316



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

June 02, 2022
 Project No: 02005.18000
 Invoice No: 0203004

Project 02005.18000 Tison's Landing CDD-Storm Water Need Analysis (20 years) (WA#13)
Professional Services rendered through May 31, 2022

Professional Personnel

	Hours	Rate	Amount
Senior Engineer/Senior Project Manager			
Lockwood, Scott 5/7/2022	4.00	205.00	820.00
Lockwood, Scott 5/14/2022	1.00	205.00	205.00
Totals	5.00		1,025.00
Total Labor			1,025.00

	Current	Prior	To-Date
Total Billings	1,025.00	0.00	1,025.00
Contract Limit			10,000.00
Remaining			8,975.00
			Invoice Total this Period <u><u>\$1,025.00</u></u>

310 513 311 d

England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
 14776 Old St. Augustine Road • Jacksonville, Florida 32268 • tel 904-642-6390 • fax 904-646-8485
 CA-00002584 LC-0000016

Envera

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

Invoice	
Invoice Number 716133	Date 06/01/2022
Customer Number 400423	Due Date 07/01/2022

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		06/01/2022	07/01/2022

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Entrance 1 - Pond Run Rd., Jacksonville, FL</i>				
1.00	Service & Maintenance 07/01/2022 - 07/31/2022	1.00	\$129.27	\$129.27
1.00	Video Pulls 07/01/2022 - 07/31/2022	1.00	\$200.00	\$200.00
Subtotal:				\$329.27
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$329.27

Date	Invoice #	Description	Amount	Balance Due
6/1/2022	716133	Alarm Monitoring Services	\$329.27	\$329.27

Envera

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

Invoice	
Invoice Number 716133	Date 06/01/2022
Customer Number 400423	Due Date 07/01/2022

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 716132	Date 06/01/2022
Customer Number 400423	Due Date 07/01/2022

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		06/01/2022	07/01/2022

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Utility, Jacksonville, FL</i>				
1.00	Active Video Monitoring 07/01/2022 - 07/31/2022	1.00	\$250.00	\$250.00
1.00	Service & Maintenance 07/01/2022 - 07/31/2022	1.00	\$138.21	\$138.21
			Subtotal:	\$388.21
	Tax			\$0.00
	Payments/Credits Applied			\$0.00
			Invoice Balance Due:	\$388.21

320 538 84502

Date	Invoice #	Description	Amount	Balance Due
6/1/2022	716132	Alarm Monitoring Services	\$388.21	\$388.21

Envera

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

<h1>Invoice</h1>	
Invoice Number 716132	Date 06/01/2022
Customer Number 400423	Due Date 07/01/2022

Net Due: \$388.21

Amount Enclosed: _____

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

REMIT TO: Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

Invoice	
Invoice Number 716131	Date 06/01/2022
Customer Number 400423	Due Date 07/01/2022

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		06/01/2022	07/01/2022

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Entrance 2 - Yellow Bluff Rd, Jacksonville, FL</i>				
1.00	Service & Maintenance 07/01/2022 - 07/31/2022	1.00	\$30.61	\$30.61
1.00	Video Pulls 07/01/2022 - 07/31/2022	1.00	\$200.00	\$200.00
			Subtotal:	\$230.61
	Tax			\$0.00
	Payments/Credits Applied			\$0.00
			Invoice Balance Due:	\$230.61

Date	Invoice #	Description	Amount	Balance Due
6/1/2022	716131	Alarm Monitoring Services	\$230.61	\$230.61

Envera

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

Invoice	
Invoice Number 716131	Date 06/01/2022
Customer Number 400423	Due Date 07/01/2022

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



Invoice

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

Invoice # 399897
 Date 5/31/2022
 Terms
 Due Date 6/30/2022
 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			
Commercial-Grade Entrance Mat with Fabric Border	320	572	70.48
Polyurethane Adhesive - Indoor/Outdoor Bonding (Qty 2)	1		29.90
Double keyed Deadbolt Lock	1		15.80
Sunnyglade 9' Patio Umbrella (Qty 4)	1		203.92
Underwater Magic Sealant	1	52.00	71.10
Deluxe Pickleball Net with Wheels	320	572	149.99
Patio Umbrella Base (Qty 2)	1		71.38
Hand Truck with Nose Plate Extension	1		164.56
Sunnyglade 9' Patio Umbrella Outdoor Table Umbrella	320	572	50.98
Total Billable Expenses			828.11

Total \$828.11



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

Invoice summary

Payment due by June 03, 2022

Item subtotal before tax	\$ 75.95
Shipping & handling	\$ 0.00
Promos & discounts	(\$ 5.47)
Total before tax	\$ 70.48
Tax	\$ 0.00
Amount due	\$ 70.48 USD

Account #	A
Payment terms	Net 30
Purchase date	04-May-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) 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 WaterHog Fashion Mat Commercial-Grade Entrance Mat with Fabric Border - Indoor/Outdoor, Quick Drying, Stain Resistant Door Mat (Charcoal, 3' x 5')	1	\$75.95	\$75.95	0.000%

ASIN: B008BWFHHU Sold by: Consolidated Plastics Co Inc
 Order # 111-3729714-6172229

Description	Qty	Unit price	Item subtotal before tax	Tax
2 Promotions & discounts			(\$5.47)	0.000%

Total before tax	\$70.48
Tax	\$0.00
Amount due	\$70.48

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

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

Invoice summary

Payment due by June 03, 2022

Item subtotal before tax	\$ 29.90
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 29.90
Tax	\$ 0.00
Amount due	\$ 29.90 USD

Account #

Payment terms Net 30

Purchase date 03-May-2022

Purchased by mark johnson

Cost center Northeast

GL code DSD - 51010 Repairs & Mainten

Location DSD - Tison's Landing

Billable / Billable

Non-Billable

Pay by

Electronic funds transfer (EFT/ACH/Wire)

Account name Amazon Capital Services, Inc.
 Bank name Wells Fargo Bank
 ACH routing # (ABA) 121000248
 Bank account # (DDA) 41630410417183962
 SWIFT code (wire transfer) 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 SIKA 476098 Ultimate Grab, Gray, Instant grab, Polyurethane adhesive, indoor and outdoor bonding, 10.1 fl.oz Feet,	2	\$14.95	\$29.90	0.000%

ASIN: B07KBBW7QB Sold by: Amazon.com Services LLC
 Order # 111-8792851-9577810

Total before tax \$29.90



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

Invoice summary

Payment due by June 09, 2022

Item subtotal before tax	\$ 16.99
Shipping & handling	\$ 0.00
Promos & discounts	(\$ 1.19)
Total before tax	\$ 15.80
Tax	\$ 0.00
Amount due	\$ 15.80 USD

Account

Payment terms Net 30

Purchase date 09-May-2022

Purchased by mark johnson

Cost center Northeast

GL code DSD - 51010 Repairs & Mainten

Location DSD - Tison's Landing

Billable / Billable

Non-Billable

Registered business name

Vesta Property Services

Bill to

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

Ship to

mark johnson
 96042 BASS LN
 YULEE, FL 32097-6592

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.

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 # 111-4981486-5771450

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

Invoice summary

Payment due by June 10, 2022

Item subtotal before tax	\$ 203.92
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 203.92
Tax	\$ 0.00
Amount due	\$ 203.92 USD

Account

Payment terms Net 30

Purchase date 10-May-2022

Purchased by mark johnson

Cost center Northeast

GL code DSD - 51010 Repairs & Mainten

Location DSD - Tison's Landing

Billable / Billable

Non-Billable

Pay by

Electronic funds transfer (EFT/ACH/Wire)

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

Registered business name

Vesta Property Services

Bill to

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

Ship to

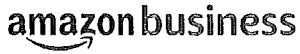
mark johnson
 96042 BASS LN
 YULEE, FL 32097-6592

Invoice details

Description	Qty	Unit price	Item subtotal before tax	Tax
1 Sunnyglade 9' Patio Umbrella Outdoor Table Umbrella with 8 Sturdy Ribs (Red)	4	\$50.98	\$203.92	0.000%

ASIN: B01M7WR1E2 Sold by: Tregards LLC
 Order # 111-5607441-5169069

Total before tax \$203.92



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

Invoice summary

Payment due by June 10, 2022

Item subtotal before tax	\$ 71.10
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 71.10
Tax	\$ 0.00
Amount due	\$ 71.10 USD

Account

Payment terms Net 30

Purchase date	11-May-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

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

Registered business name

Vesta Property Services

Bill to

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

Ship to

mark johnson
 96042 BASS LN
 YULEE, FL 32097-6592

Invoice details

Description	Qty	Unit price	Item subtotal before tax	Tax
1 Underwater Magic Sealant, 290ml/9.8oz Tube, White	1	\$71.10	\$71.10	0.000%

ASIN: B01NCUU1N1 Sold by: Daddybug Inc
 Order # 111-1495345-0341067

Total before tax	\$71.10
Tax	\$0.00



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

Invoice summary

Payment due by June 10, 2022

Item subtotal before tax	\$ 149.99
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 149.99
Tax	\$ 0.00
Amount due	\$ 149.99 USD

Account

Payment terms Net 30

Purchase date	10-May-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 ANYTHING SPORTS Deluxe Pickleball Net with Wheels	1	\$149.99	\$149.99	0.000%

ASIN: B09C6T3CT6 Sold by: ETS Media LLC- Evan Sutker
 Order # 111-7248037-2915401

Total before tax	\$149.99
Tax	\$0.00



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

Invoice summary

Payment due by June 18, 2022

Item subtotal before tax	\$ 71.38
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 71.38
Tax	\$ 0.00
Amount due	\$ 71.38 USD

Account #	
Payment terms	Net 30
Purchase date	19-May-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) WFBIOUS6S

Check

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

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

Registered business name

Vesta Property Services

Bill to

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

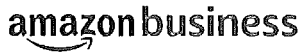
Ship to

mark johnson
 96042 BASS LN
 YULEE, FL 32097-6592

Invoice details

Description	Qty	Unit price	Item subtotal before tax	Tax
1 Sfozstra 26.5 lbs Patio Umbrella Base, Concrete Umbrella Base, Market Umbrella Stand, Black	2	\$35.69	\$71.38	0.000%
ASIN: B089GQ367N Sold by: LOCUST LLC				
Order # 111-6919365-7715404				

Total before tax	\$71.38
------------------	---------



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

Invoice summary

Payment due by June 23, 2022

Item subtotal before tax	\$ 164.56
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 164.56
Tax	\$ 0.00
Amount due	\$ 164.56 USD

Account #	
Payment terms	Net 30
Purchase date	18-May-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)		Check
Account name	Amazon Capital Services, Inc.	Amazon Capital Services
Bank name	Wells Fargo Bank	PO Box 035184
ACH routing # (ABA)	121000248	Seattle, WA 98124-5184
Bank account # (DDA)	41630410417183962	
SWIFT code (wire transfer)	WFBUS6S	

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 Milwaukee Hand Trucks 47032 Hand Truck with Nose Plate Extension	1	\$164.56	\$164.56	0.000%
ASIN: B0098FPDZA Sold by: Amazon.com Services LLC				
Order # 111-7399360-3429861				

Total before tax \$164.56



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

Invoice summary

Payment due by June 23, 2022

Item subtotal before tax	\$ 50.98
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 50.98
Tax	\$ 0.00
Amount due	\$ 50.98 USD

Account

Payment terms Net 30

Purchase date 23-May-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 Sunnyglade 9' Patio Umbrella Outdoor Table Umbrella with 8 Sturdy Ribs (Red)	1	\$50.98	\$50.98	0.000%

ASIN: B01M7WR1E2 Sold by: Tregards LLC
 Order # 111-1654440-4037069

Total before tax \$50.98



Jacksonville Sheriff's Office

PAT IVEY, SHERIFF

Serve • Protect • Community

June 21, 2022

Tisons Landing
Attn: Daniel Laughlin
16529 Tisons Bluff
Jacksonville, FL 32218

RE: Police Security

Dear Mr. Laughlin:

Please be advised that this letter is to serve as an invoice for off duty work to be performed by a police officer(s) on date(s) indicated below. The officers are to be paid in the form of cash or check at the time service is provided. If paying by check, please make check payable to each individual officer listed on page 2 of this invoice.

#	DATES	HOURS	RATE	TOTAL HOURS	TOTAL
2 Officers	7/1 - 7/2/22		\$50.00	16	\$800.00

The City of Jacksonville will mail an invoice next month reflecting the \$5.50 hourly administrative fee for each officer. Please remit payment to the City of Jacksonville Tax Collector, 1 East Forsyth Street, Room 141, Jacksonville, Florida 32202.

Regards,

Jill R. Martin
Secondary Employment Specialist
Jacksonville Sheriff Office | Secondary Employment Office
Office: 904-630-1953 | Fax: 904-630-5869
Jill.martin@jaxsheriff.org



Jacksonville Sheriff's Office

PAT IVEY, SHERIFF

Serve • Protect • Community

June 21, 2022

Tisons Landing
Attn: Daniel Laughlin
16529 Tisons Bluff
Jacksonville, FL 32218

RE: Police Security

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Regards,

Jill R. Martin

Jill R. Martin
Secondary Employment Specialist
Jacksonville Sheriff Office | Secondary Employment Office
Office: 904-630-1953 | Fax: 904-630-5869
Jill.martin@jaxsheriff.org

Welcome To Loews #003

Fuel

05/22 12:21

Gas Station #117007

5.441 \$ 3.99

Product

Amount Loaded

\$ 21.70

TOTAL SALE

\$ 21.70

Card: VISA

Approval

00545051e Insect

Ticket: 52

979

ATM: A

0060000031010 AP

P: VISA

a Credit PIN

Bypassed

SALE \$ 21.70

on !!!

PINCH-A-PENNY POOL-PATIO-SPA

The Perfect People For A Perfect Pool



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For Our Special Offers!

Pinch A Penny 219
731 Duval Station Road
Unit # 103
Jacksonville, FL 32218
Phone: 904-379-3621

*Chlorine
Pool*

Sales Receipt

Transaction #: 130791
Account #: 8133168968
Date: 6/1/2022 Time: 10:35:52 AM
Cashier: Nicole San Jose Register #: 1

BILL TO: Mark Johnson

Item	Description	Amount
00000018	GAL SODIUM HYPOCHLORITE 1 JUG @ \$7.98	\$7.98
00000018	GAL SODIUM HYPOCHLORITE Savings 5325%=\$2.56;PUC Discount 3 JUG @ \$4.27	\$15.38 (\$2.56)
7.9*9	2.5 GAL P.A.P STACKABLE 3 @ \$7.49	\$22.47
02130303	PRO LEAF RAKE FINE MESH	\$41.99
PQC2205001	BDGN 25% Off	\$0.00

Sub Total \$85.25
Sales Tax \$6.39
Total \$91.64

VISA TENDERED \$91.64
Card: XXXXXXXXXXXX0063
Auth: 001691
Charge Due \$0.00

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
6/06/22	00015	5/31/22 142672	202205 600-53800-60000	BAL CONTRACT FOR GAZEBO	*	2,465.00	
							2,465.00 000046
----- ALL WEATHER CONTRACTORS, INC. -----							
6/06/22	00009	5/31/22 29632	202205 600-53800-60000	SUPPLY & REPLC 1/2 HP	*	775.00	
							775.00 000047
----- EPIC POOLS AND HARDSCAPE -----							
TOTAL FOR BANK C						3,240.00	
TOTAL FOR REGISTER						3,240.00	

TISO TISON

TCESSNA



Invoice

Mark Johnson
Approved 06/03/22

Date:	Invoice #:
5/31/2022	142672

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	Balance invoice for Gazebo column Proposal	\$2,465.00
	33 600 538 60000	

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



1820 State Road 13
 Suite 4
 Saint Johns, FL 32259
 CPC# 1457438

Invoice

Date	Invoice #
5/31/2022	29632

904-417-5100 Phone

Bill To Tisons Landing CDD 16529 Tisons Bluff Road Jacksonville, FL 32218	Job Address Tisons Landing CDD 16529 Tisons Bluff Road Jacksonville, FL 32218
---	---

P.O. Number	Terms	Rep	Project
		DB	

Quantity	Description	Price Each	Amount
	SUPPLY & REPLACE 1/2 HP SUMP PUMP TO POOL VAULT. INCLUDES ALL NECESSARY PLUMBING & LABOR. Approved!! Mark Johnson 06/01/22 033 600 532 600.00	775.00	775.00

All work is complete! Thank you for your business, we appreciate it very much.	Total	\$775.00
	Payments/Credits	\$0.00
	Balance Due	\$775.00

debbie@epicpool.com	www.epicpool.com
---------------------	------------------

SEVENTH ORDER OF BUSINESS

To our valued

customer,

We would like to thank

you for allowing us to service your property, it is truly our privilege to be your lawn, pest control, or termite control provider. It is no secret that in this past year we have experienced unprecedented challenges and setbacks out of our control. The rising cost of fuel among other things has caused our chemical and labor costs to increase exponentially. As a result, we have seen our costs of doing business rise quickly across the board. Over the past few months, we have exhausted every effort to maximize our efficiency, shopping out fertilizer and chemical suppliers, optimizing routes, and so on. Unfortunately, we have reached a point in which we can no longer continue to provide our high quality of services without implementing a price increase.

Beginning in July an

8% price increase will be implemented across the board to all customers. If you have any questions or concerns, please feel free to reach out.

Thank You for your

support of our local small business, it means more to us than we can fully express to be able to provide our services to you.

Sincerely, Kyle Hutchings

904-449-1299

info@agrowpro.com

EIGHTH ORDER OF BUSINESS

***Approved Budget
Fiscal Year 2023***

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

July 6, 2022



Tison's Landing

Community Development District

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Tison's Landing

Community Development District

General Fund

Description	Adopted Budget FY 2022	Actual Thru 5/31/2022	Projected Next 4 Months	Total Projected 9/30/2022	Approved Budget FY 2023
Revenues					
Maintenance Assessments - Tax Roll	\$648,742	\$648,982	\$1,245	\$650,227	\$720,022
Clubhouse Income	\$2,000	\$9,105	\$2,000	\$11,105	\$2,000
HOA Revenues	\$1,500	\$0	\$1,500	\$1,500	\$1,500
Interest Income	\$200	\$714	\$200	\$914	\$200
Miscellaneous Revenues	\$0	\$212	\$0	\$212	\$0
Total Revenues	\$652,442	\$659,013	\$4,945	\$663,958	\$723,722
Expenditures					
<u>Administrative</u>					
Supervisor Fees	\$7,000	\$6,800	\$3,200	\$10,000	\$12,000
FICA Taxes	\$536	\$520	\$245	\$765	\$918
Engineering Fees	\$3,000	\$5,600	\$2,000	\$7,600	\$3,000
Architecture Services	\$25,000	\$0	\$25,000	\$25,000	\$0
Arbitrage Rebate	\$1,200	\$0	\$1,200	\$1,200	\$1,200
Dissemination Agent	\$1,000	\$767	\$333	\$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	\$17,233	\$7,500	\$24,733	\$15,000
Annual Audit	\$3,600	\$3,000	\$0	\$3,000	\$3,100
Management Fees	\$50,000	\$33,333	\$16,667	\$50,000	\$50,000
Computer Time/information Technology	\$1,200	\$800	\$400	\$1,200	\$1,400
Telephone	\$100	\$147	\$50	\$197	\$100
Postage	\$1,000	\$8	\$992	\$1,000	\$1,000
Printing & Binding	\$2,000	\$138	\$1,862	\$2,000	\$2,000
Insurance	\$9,317	\$9,180	\$0	\$9,180	\$10,249
Legal Advertising	\$1,000	\$1,346	\$400	\$1,746	\$1,000
Other Current Charges	\$1,000	\$633	\$367	\$1,000	\$1,000
Website Administration	\$1,200	\$800	\$400	\$1,200	\$1,400
Website Lifestyle	\$3,000	\$3,000	\$1,000	\$4,000	\$3,000
Office Supplies	\$500	\$18	\$482	\$500	\$500
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Total Administrative	\$133,053	\$89,716	\$62,097	\$151,813	\$114,267
<u>Field</u>					
Insurance	\$14,600	\$14,389	\$0	\$14,389	\$15,828
Field Management & Administration (Vesta)	\$28,608	\$19,072	\$9,536	\$28,608	\$31,469
Seasonal Office Staffing	\$0	\$0	\$1,320	\$1,320	\$13,753
Security Camera Monitoring (Envera/Alpha Dog)	\$23,463	\$16,158	\$7,304	\$23,463	\$23,463
Security Off Duty (JSO)	\$0	\$0	\$0	\$0	\$25,000
Landscape Maintenance (LawnBoy)	\$49,100	\$32,728	\$16,372	\$49,100	\$51,056
Landscape Mulch	\$15,000	\$2,553	\$12,448	\$15,000	\$15,000
Landscape Fertilization (Agro Pro)	\$17,900	\$11,933	\$5,967	\$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 5/31/2022	Projected Next 4 Months	Total Projected 9/30/2022	Approved Budget FY 2023
<u>Field-continued</u>					
Lake Maintenance (The Lake Doctor)	\$10,840	\$6,432	\$3,216	\$9,648	\$11,428
Utilities-Cable (Comcast)	\$1,680	\$987	\$693	\$1,680	\$2,400
Utilities-Electric (JEA)	\$1,200	\$606	\$1,194	\$1,800	\$1,800
Utilities-Irrigation (JEA)	\$32,000	\$13,580	\$6,800	\$20,380	\$30,000
Refuse Service (Republic Service)	\$4,200	\$3,796	\$1,004	\$4,800	\$4,800
Repairs and Maintenance	\$20,000	\$7,338	\$12,662	\$20,000	\$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	\$181,761	\$89,503	\$271,264	\$332,829
<u>Amenity</u>					
Amenity Manager (Vesta)	\$92,783	\$61,856	\$30,928	\$92,783	\$100,206
Pool Maintenance (Vesta)	\$27,332	\$18,221	\$9,111	\$27,332	\$30,065
Pool Repair	\$3,000	\$521	\$2,479	\$3,000	\$5,000
Pool Chemicals (PoolSure)	\$9,211	\$7,633	\$3,660	\$11,293	\$11,980
Permit Fees	\$600	\$0	\$600	\$600	\$600
Utilities-Cable (Comcast)	\$5,520	\$3,673	\$1,902	\$5,574	\$6,000
Utilities-Electric (JEA)	\$18,800	\$10,493	\$6,000	\$16,493	\$24,000
Utilities-Water/Sewer (JEA)	\$10,000	\$6,472	\$3,600	\$10,072	\$12,000
Repairs and Maintenance	\$17,000	\$6,352	\$5,394	\$11,746	\$17,000
Janitorial Maintenance (Vesta)	\$28,041	\$18,694	\$9,347	\$28,041	\$30,845
Janitorial Supplies (Vesta)	\$3,386	\$2,258	\$1,129	\$3,386	\$3,725
Gym Equipment Maintenance	\$0	\$1,560	\$0	\$1,560	\$1,000
Special Events	\$20,000	\$9,343	\$10,657	\$20,000	\$20,000
Amenity Supplies	\$5,000	\$4,924	\$3,076	\$8,000	\$5,000
Contingency	\$1,000	\$0	\$1,000	\$1,000	\$9,206
Total Amenity	\$241,673	\$152,000	\$88,881	\$240,881	\$276,627
Total Expenditures	\$652,442	\$423,477	\$240,481	\$663,958	\$723,722
Excess of revenues over/(under) expenditures	\$0	\$235,536	(\$235,536)	(\$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.

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.

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.

ADMINISTRATIVE: (continued)

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: (continued)

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

Security off Duty

The district will hire off duty Jacksonville Sheriffs (JSO) for special events.

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 5/31/2022	Projected Next 4 Months	Total Projected 9/30/2022	Approved Budget FY 2023
Revenues					
Carry Forward Surplus	\$119,409	\$131,533	\$0	\$131,533	\$75,937
Interest Income	\$100	\$164	\$40	\$204	\$100
Capital Reserve-Transfer In	\$45,000	\$45,000	\$0	\$45,000	\$40,000
Total Revenues	\$164,509	\$176,697	\$40	\$176,737	\$116,037
Expenditures					
Capital Outlay	\$100,000	\$97,620	\$2,380	\$100,000	\$75,133
Miscellaneous	\$800	\$342	\$458	\$800	\$800
Total Revenues	\$100,800	\$97,962	\$2,838	\$100,800	\$75,933
Excess of revenues over/(under) expenditures	\$63,709	\$78,735	(\$2,798)	\$75,937	\$40,104

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 5/31/2022	Projected Next 4 Months	Total Projected 9/30/2022	Approved Budget FY 2023
Revenues					
Carry Forward Surplus ⁽¹⁾	\$80,981	\$85,394	\$0	\$85,394	\$85,399
Special Assessments - On Roll	\$382,996	\$382,077	\$733	\$382,810	\$382,996
Interest Income	\$0	\$43	\$4	\$47	\$0
Total Revenues	\$463,977	\$467,514	\$737	\$468,251	\$468,395
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	\$57,616	\$0	\$57,616	\$55,816
Principal - 05/01	\$180,000	\$180,000	\$0	\$180,000	\$185,000
Series 2016-2					
Interest - 11/01	\$21,268	\$21,268	\$0	\$21,268	\$20,328
Interest - 05/01	\$21,268	\$21,268	\$0	\$21,268	\$20,328
Principal - 05/01	\$40,000	\$40,000	\$0	\$40,000	\$40,000
Total Expenditures	\$377,936	\$382,852	\$0	\$382,852	\$377,288
Excess of revenues over/(under) expenditures	\$86,041	\$84,662	\$737	\$85,399	\$91,108

⁽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

A.

RESOLUTION 2022-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022, submitted to the Board of Supervisors (the "Board") proposed budgets for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Tison's Landing Community Development District, pursuant to the provisions of section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budgets (the "Proposed Budgets"), the District filed a copy of the Proposed Budgets with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set July 6, 2022, as the date for a public hearing thereon, and caused notice of such public hearing to be given by publication pursuant to section 190.008(2)(a), Florida Statutes; and

WHEREAS, section 190.008(2)(a), Florida Statutes, requires that, prior to October 1 of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared Proposed Budgets, whereby the budgets shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

Section 1. Budgets

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budgets, copies of which are on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager's Proposed Budgets, attached hereto as Exhibit "A," as amended by the Board, are hereby adopted in accordance with the provisions of section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budgets may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2022 and/or revised projections for Fiscal Year 2023.
- c. That the adopted budgets, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budgets for the Tison's Landing Community Development District for the Fiscal Year Ending September 30, 2023" as adopted by the Board of Supervisors on July 6, 2022.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Tison’s Landing Community Development District, for the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sum of \$ _____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND	\$ _____
CAPITAL RESERVE FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred, previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Passed and adopted this 6th day of July 2022.

ATTEST:

**TISON’S LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

B.

RESOLUTION 2022-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Tison's Landing Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Duval County, Florida (the "County"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors ("Board") of the District hereby determines to undertake various operations and maintenance activities described in the District's budget for Fiscal Year 2022-2023 ("Budget"), attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District's Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which special assessments may be placed on the County tax roll and collected by the County Tax Collector ("Uniform Method"); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of certain special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance on all lands located within the District benefitted by the activities and services contained in the Budget; and

WHEREAS, the District desires to levy and collect operation and maintenance special assessments on the all benefitted lands in the amount of each lot's or parcel's portion of the District's Budget; and

WHEREAS, the District desires to collect the debt service assessment and operations and maintenance assessments on certain lots using the Uniform Method ("Uniform Method Property") reflecting their portion of the District's Budget which is also indicated on **Exhibit B**; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the District (the "Assessment Roll") attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify that certain portion of the Assessment Roll attributable to the Uniform Method Property to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, as authorized by Florida law.

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in **Exhibit B**.

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with **Exhibit B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits "A" and "B."** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified. That portion of the District's Assessment Roll that

includes the Uniform Method Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Tison’s Landing Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District’s Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 6. FUTURE ASSESSMENTS AND COLLECTION METHODS. This Resolution shall in no way be interpreted as the sole means by which the District may, in the future, collect assessments. Notwithstanding the above means of collecting assessments on any property, the District may, in future years, collect assessments by any method authorized by law.

SECTION 7. GENERAL AUTHORIZATION. The District’s Chairman, Vice Chairman, Secretary, Assistant Secretaries, District Manager, and District Counsel are hereby authorized, upon the adoption of this Resolution, to do all acts and things required of them to effectuate the intent of this Resolution, and all acts and things that may be desirable or consistent with the requirements hereof. The Chairman and Secretary are hereby further authorized to execute any and all documents necessary to effectuate the intent of this Resolution. The Vice Chairman shall be authorized to undertake any action herein authorized to be taken by the Chairman, in the absence or unavailability of the Chairman and any Assistant Secretary shall be authorized to undertake any action herein authorized to be taken by the Secretary, in the absence or unavailability of the Secretary.

SECTION 8. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 9. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Tison’s Landing Community Development District.

PASSED AND ADOPTED this 6th day of July, 2022.

ATTEST:

**TISON’S LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: District’s Fiscal Year 2022-2023 Budget

Exhibit B: Fiscal Year 2022-2023 Assessment Roll – Uniform Method Property

NINTH ORDER OF BUSINESS

A.

July 7, 2022

VIA U.S. MAIL AND EMAIL

**Re: Tison's Landing Community Development District
Proposals for District Management Services**

Dear _____:

This firm serves as District Counsel to the Tison's Landing Community Development District (the "District"), located in Duval County, Florida. The District Board of Supervisors (the "Board") has requested that we contact district management firms throughout the State of Florida and solicit proposals from such firms to provide district management services to the District. Based on the direction provided by the Board, proposals to furnish district management services are due on **August 7, 2022 at 11:59 p.m.** Proposals should be emailed to my attention in PDF format at mpawelczyk@bclmr.com, so that I can easily distribute the same to the Board. The Board is expected to consider proposals prior to the end of this Fiscal Year 2022.

I have enclosed with this correspondence a copy of the current (2005) Agreement for District Management Services, which provides an outline of the scope of the work. A third party contractor manages and operates the District's amenity facilities and provides field management services to the District. The current district management firm also provides the District with dissemination agent services. The annual budget, along with additional information regarding the District, can be found on the District's website at www.tisonslandingcdd.com.

Any questions or requests for additional information can be directed to me at Michael J. Pawelczyk, Esq., mpawelczyk@bclmr.com, (954) 764-7150.

Yours very truly,

Michael J. Pawelczyk
For the Firm

MJP/lg
Enclosure

cc: Gerald L. Knight, Esq. (via e-mail only)
_____ (via email only)

B.

**NOTICE OF REVISED ANNUAL SCHEDULE OF MEETINGS
TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the **Tison's Landing Community Development District** will hold their regularly scheduled public meetings for **Fiscal Year 2023** at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tison's Bluff Road, Jacksonville, Florida 32218 on the **second Thursday** of each month as follows:

October 13, 2022
November 10, 2022
December 8, 2022
January 12, 2023
February 9, 2023
March 9, 2023
April 13, 2023
May 11, 2023 (FY23 Budget Approval)
June 8, 2023
July 13, 2023 (FY23 Budget Adoption)
August 10, 2023
September 14, 2023

C.



TISON'S LANDING

AMENITY MANAGER'S REPORT

Date of report: 6-23-22

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.
- BBQ and Bingo social on 20th of June was a great turn out. We have One Blood donation Bus coming July 4th. We will have the game Truck coming 15th of July they will set up in the parking lot. Residents can come and play the new hot video games. We have adult movie night July 9th 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 have decided 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: 06/24/22

Submitted by: Mark Johnson

Magnolia Trees

The trimming of the magnolia trees around the roadways has been completed by Arbor Pro they look very nice and have increased visibility for those walking as well as driving.



Before



After

Amenity Center Tree Trimming

The tree trimming around the light poles has been completed by Lawnboys, this lights up the parking lot better and provides another depth of safety and security.



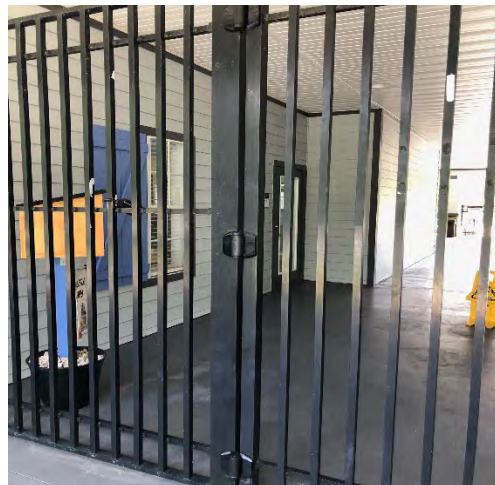
Before



After

Front Gate Hinges

The front gate hinges were getting worn out, I replaced those hinges and now closing properly providing better security.

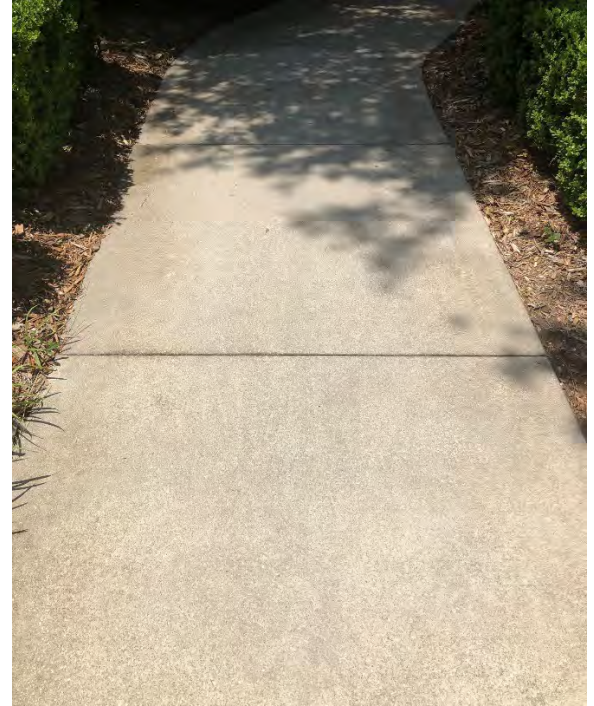


Sidewalk by Gym

The sidewalk in front of gym was showing a little sign of algae build up, I have cleaned it and much improved.



Before



After

Lawn Boy

Lawn Boy has continued to maintain all common areas around the neighborhood in an exceptional manner. We identified some weeds and ants in playground area which was treated and taken care of.

Updates

- The parts and supplies were ordered by Com-Pac for rebuild of main pool pump and expected start date is July 18. The current motor is operating at 25% capacity and requiring a lot of extra TLC.
- Agrowpro was out and completed the monthly treatments
- The Lake Doctors has been out to do the monthly service, treating for algae and weeds but say overall ponds are looking good.
- I Identified the pool chair lift was not working properly, I replaced the batteries and the hand controller and now working properly.
- JSO was all set up and confirmed for July 4th weekend.

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

