

TISON'S LANDING
Community Development District

SEPTEMBER 7, 2022

AGENDA

Tison's Landing Community Development District

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

August 31, 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, September 7, 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. Discussion on Irrigation of Pocket Parks
- IV. Proposals for District Management Services
 - A. Presentations and Q&A
 1. PFM Group Consulting
 2. Inframark Infrastructure Management Services
 3. GMS, LLC - North Florida
 4. DPMG Management & Consulting
 5. Rizzetta & Company
 6. JP Ward & Associates
 - B. Consideration of Proposals for District Management Services
- V. Approval of Consent Agenda
 - A. Minutes of the August 15, 2022 Meeting
 - B. Financial Statements
 - C. Check Register

- VI. Staff Reports (1)
 - A. District Engineer

- VII. Consideration of Third Amendment to the Amenities Management Agreement with Vesta Property Services

- VIII. Discussion of Amenity Rental Deposit Refund

- IX. Discussion of Entry Monument Landscape Plan / Renderings

- X. Staff Reports (2)
 - A. District Counsel

 - B. District Manager

 - C. Amenity Manager – Report

 - D. Field Operations Manager – Report

- XI. Supervisor Requests / Audience Comments

- XII. Next Scheduled Meeting – Thursday, October 13, 2022 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida 32218

- XIII. Adjournment

FIFTH 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, August 15, 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
Ashtin Henninger	Supervisor

Also present were:

Daniel Laughlin	District Manager
Gerald Knight	District Counsel
Dana Harden	Vesta
Mark Johnson	Field Operations Manager – Vesta
Kimberly Hopkins	Amenity Manager – Vesta
Jim Oliver	GMS

The following is a summary of the discussions and actions taken at the August 15, 2022 meeting.

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 July 6, 2022 Meeting**
- B. Financial Statements**
- C. Check Register**

Mr. Laughlin gave a brief overview of the financials, noting the check register totals \$61,943.57.

Supervisor Henninger joined the meeting at this time.

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

There being nothing to report, the next item followed.

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 Staff Reports (2)

A. District Counsel – Update on RFP for District Management Services

Mr. Knight stated that six proposals were received in response to the request for proposals for district management services and they have been distributed to the Board. They will be included on the agenda for the September 7, 2022 meeting for board consideration. He asked the board if they would prefer presentations from each proposer at that meeting. Ms. Timmons responded yes. The Board agreed to five minutes per presentation.

B. District Manager

There being nothing to report, the next item followed.

C. Amenity Manager - Report

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

D. Field Operations Manager - Report

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

Ms. Waldhauer asked if more carp is needed in the ponds to help with the algae blooms. Mr. Johnson stated that he would reach out to The Lake Doctors to see what they recommend.

Mr. Richardson asked Mr. Johnson to request Lawnboy look at some of the live oaks that hang over the sidewalks at the pocket parks.

Mr. Kirsch asked Mr. Johnson to request AgrowPro treat for ants at the park near the basketball court.

TENTH ORDER OF BUSINESS

Supervisor Requests / Audience Comments

There were no supervisor requests.

Audience Comments

Ms. Ann Shaefer, 16164 Magnolia Grove, stated that there are times after parties are held that the tables and floors are dirty and if people are paying a deposit, they should leave the facility as clean as they found it. Ms. Hopkins stated that there needs to be a policy set for how much of the deposit can be kept for various violations of the room rental rules. Mr. Kirsch asked Ms. Hopkins to put a draft policy together of any changes or additional that need to be made to the room rental policies to present for consideration at the next meeting.

A resident asked that when people sign in to use the pool, the pool rules be made clear for them to read, or it be requested that they read them again as the rules are not being followed.

Ms. Cathy Stepalavich, Dowing Creek Drive, stated some of the oaks that are over sidewalks are hanging too low. Ms. Harden stated that she would reach out to the HOA to inform them of the complaints and the CDD will take care of the trees they are responsible for.

Mr. Dustin Stahle, 16504 Tisons Bluff, asked that the alligator be removed from one of the ponds. Mr. Laughlin stated that Florida Wildlife can be called for that purpose. Mr. Stahle stated that residents have already called, and the gator has not been removed, so the CDD needs to hire someone. Mr. Laughlin stated that the CDD can look into it.

Mr. Dale Springer, 28 Hunters Hollow Court, asked for an update on the sprinklers that appear to be missing from the corner of Hunters Hollow Trail and Pond Run. Mr. Johnson stated that he was told that the area was not designed to be irrigated. He will ask Lawnboy if they can add any more irrigation heads to the nearby valve.

A resident stated that he spoke to a local police officer and was told that any resident can go online and fill out a form to report any traffic violation to the assigned district, and the

district will send a trooper up to follow up on the issue that has been reported. He feels that before the Board proceeds with speed bumps, the police need to be involved more and the residents need to report speeding issues to the police department. The resident also reported that irrigation is running even when it is raining or right after a rain. Mr. Johnson responded that in order to add a rain sensor, the valve box that would have to be moved, but the larger issue is there is no power in the area and with a battery-operated node, a rain sensor cannot be used.

Mr. Kirsch asked about the status of a fence repair. Mr. Johnson stated that when he tried to order panels before the summer everything was out of stock.

EIGHTH ORDER OF BUSINESS

Next Scheduled Meeting – Wednesday, September 7, 2022 at 6:00 p.m. at the Yellow Bluff Amenity Center

NINTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Tison's Landing Community Development District

Unaudited Financial Statements
as of
July 31, 2022

Board of Supervisors Meeting
September 7, 2022

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

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS:				
Cash	\$15,443	---	\$3,380	\$18,823
Accounts Receivable	\$125	---	---	\$125
Investments:				
SBA-Surplus Funds	\$248,319	---	\$68,012	\$316,331
Series 2016-1				
Reserve	---	\$149,427	---	\$149,427
Revenue	---	\$84,025	---	\$84,025
Redemption	---	\$3	---	\$3
Series 2016-2				
Reserve	---	\$42,270	---	\$42,270
Prepayment	---	\$1,431	---	\$1,431
Deposits	\$4,202	---	---	\$4,202
Prepaid Expenses	\$1,848	---	---	\$1,848
TOTAL ASSETS	\$269,938	\$277,156	\$71,392	\$618,486
LIABILITIES:				
Accounts Payable	\$22,326	---	---	\$22,326
TOTAL LIABILITIES	\$22,326	\$0	\$0	\$22,326
FUND BALANCES:				
Nonspendable:				
Prepaid items and deposits	\$6,051	---	---	\$6,051
Restricted for:				
Debt service	---	\$277,156	---	\$277,156
Assigned for Capital Projects	---	---	\$71,392	\$71,392
Unassigned	\$241,561	---	---	\$241,561
TOTAL FUND BALANCES	\$247,611	\$277,156	\$71,392	\$596,159
TOTAL LIABILITIES & FUND BALANCES	\$269,938	\$277,156	\$71,392	\$618,486

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/22	ACTUAL THRU 07/31/22	VARIANCE
<u>REVENUES</u>				
Maintenance Assessments - Tax Roll	\$648,742	\$648,742	\$650,220	\$1,478
Clubhouse Income	\$2,000	\$1,667	\$9,785	\$8,118
HOA Revenues	\$1,500	\$1,250	\$0	(\$1,250)
Interest Income	\$200	\$167	\$1,424	\$1,257
Miscellaneous Revenues	\$0	\$0	\$281	\$281
TOTAL REVENUES	\$652,442	\$651,825	\$661,710	\$9,885
<u>EXPENDITURES</u>				
<u>Administrative:</u>				
Supervisor Fees	\$7,000	\$7,000	\$8,600	(\$1,600)
FICA Taxes	\$536	\$536	\$658	(\$122)
Engineering Fees	\$3,000	\$2,500	\$9,130	(\$6,630)
Architecture Services	\$25,000	\$20,833	\$0	\$20,833
Arbitrage Rebate	\$1,200	\$0	\$0	\$0
Dissemination Agent	\$1,000	\$833	\$933	(\$100)
Trustee Fees	\$3,725	\$3,725	\$3,717	\$8
Assessment Roll Administration	\$2,500	\$2,500	\$2,500	\$0
Attorney Fees	\$15,000	\$12,500	\$22,764	(\$10,264)
Annual Audit	\$3,600	\$3,000	\$3,000	\$0
Management Fees	\$50,000	\$41,667	\$41,667	(\$0)
Computer Time/information Technology	\$1,200	\$1,000	\$1,000	\$0
Telephone	\$100	\$83	\$219	(\$135)
Postage	\$1,000	\$833	\$858	(\$24)
Printing & Binding	\$2,000	\$1,667	\$329	\$1,338
Insurance	\$9,317	\$9,317	\$9,180	\$137
Legal Advertising	\$1,000	\$1,000	\$2,420	(\$1,420)
Other Current Charges	\$1,000	\$833	\$810	\$23
Website Administration	\$1,200	\$1,000	\$1,000	\$0
Website Lifestyle	\$3,000	\$2,500	\$3,500	(\$1,000)
Office Supplies	\$500	\$417	\$19	\$398
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$133,053	\$113,919	\$112,478	\$1,441
<u>Field:</u>				
Insurance (Property)	\$14,600	\$14,600	\$14,389	\$211
Field Management & Administration (Vesta)	\$28,608	\$23,840	\$23,840	\$0
Security Camera Monitoring (Envera)	\$23,463	\$21,210	\$21,210	\$0
Security Off Duty	\$0	\$0	\$1,320	(\$1,320)
Landscape Maintenance (LawnBoy)	\$49,100	\$40,917	\$40,910	\$7
Landscape Mulch	\$15,000	\$7,929	\$7,929	\$0
Landscape Fertilization (Agro Pro)	\$17,900	\$14,917	\$14,917	\$0
Landscape Contingency	\$7,500	\$6,250	\$585	\$5,665

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/22	ACTUAL THRU 07/31/22	VARIANCE
<i>Field: (continued)</i>				
Irrigation Maintenance	\$5,625	\$4,688	\$1,799	\$2,889
Lake Maintenance (The Lake Doctor)	\$10,840	\$8,040	\$8,040	\$0
Utilities-Cable (Comcast)	\$1,680	\$1,400	\$1,234	\$167
Utilities-Electric (JEA)	\$1,200	\$1,000	\$908	\$92
Utilities-Irrigation (JEA)	\$32,000	\$26,667	\$17,981	\$8,686
Refuse Service (Republic Services)	\$4,200	\$3,500	\$4,918	(\$1,418)
Repairs and Maintenance	\$20,000	\$16,667	\$8,465	\$8,202
Contingency	\$1,000	\$1,000	\$5,165	(\$4,165)
Capital Outlay	\$5,000	\$5,000	\$5,000	\$0
Capital Reserve	\$40,000	\$40,000	\$40,000	\$0
TOTAL FIELD	\$277,716	\$237,622	\$218,607	\$19,015
<i>Amenity</i>				
Amenity Manager (Vesta)	\$92,783	\$77,319	\$77,320	(\$0)
Pool Maintenance (Vesta)	\$27,332	\$22,777	\$28,376	(\$5,600)
Pool Repair	\$3,000	\$2,500	\$721	\$1,779
Pool Chemicals (Vesta)	\$9,211	\$7,676	\$10,825	(\$3,149)
Permit Fees	\$600	\$0	\$525	(\$525)
Utilities-Cable (Comcast)	\$5,520	\$4,600	\$4,609	(\$9)
Utilities-Electric (JEA)	\$18,800	\$15,667	\$13,588	\$2,079
Utilities-Water/Sewer (JEA)	\$10,000	\$8,333	\$8,621	(\$288)
Repairs and Maintenance	\$17,000	\$14,167	\$9,088	\$5,078
Janitorial Maintenance (Vesta)	\$28,041	\$23,368	\$23,485	(\$118)
Janitorial Supplies (Vesta)	\$3,386	\$2,822	\$2,822	(\$0)
Gym Equipment Maintenance	\$0	\$0	\$1,560	(\$1,560)
Special Events	\$20,000	\$12,315	\$12,315	\$0
Amenity Supplies	\$5,000	\$4,167	\$5,202	(\$1,036)
Contingency	\$1,000	\$833	\$720	\$113
TOTAL AMENITY	\$241,673	\$196,543	\$199,778	(\$3,236)
TOTAL EXPENDITURES	\$652,442	\$548,084	\$530,864	\$17,220
Excess (deficiency) of revenues over (under) expenditures	\$0	\$103,741	\$130,846	\$27,105
Net change in fund balance	\$0	\$103,741	\$130,846	\$27,105
FUND BALANCE - Beginning	\$0		\$116,765	
FUND BALANCE - Ending	\$0		\$247,611	

TISON'S LANDING

COMMUNITY DEVELOPMENT DISTRICT CAPITAL RESERVE FUND

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

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 07/31/22</u>	<u>ACTUAL THRU 07/31/22</u>	<u>VARIANCE</u>
<u>REVENUES</u>				
Interest Income	\$100	\$83	\$349	\$266
Capital Reserve-Transfer In	\$45,000	\$45,000	\$45,000	\$0
TOTAL REVENUES	<u>\$45,100</u>	<u>\$45,083</u>	<u>\$45,349</u>	<u>\$266</u>
<u>EXPENDITURES</u>				
Capital Outlay	\$100,000	\$83,333	\$105,045	(\$21,712)
Miscellaneous Services	\$800	\$667	\$445	\$222
TOTAL EXPENDITURES	<u>\$100,800</u>	<u>\$84,000</u>	<u>\$105,490</u>	<u>(\$21,490)</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(\$55,700)</u>	<u>(\$38,917)</u>	<u>(\$60,141)</u>	<u>(\$21,225)</u>
Net change in fund balance	<u>(\$55,700)</u>	<u>(\$38,917)</u>	<u>(\$60,141)</u>	<u>(\$21,225)</u>
FUND BALANCE - Beginning	\$119,409		\$131,533	
FUND BALANCE - Ending	<u>\$63,709</u>		<u>\$71,392</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 July 31, 2022

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 07/31/22</u>	<u>ACTUAL THRU 07/31/22</u>	<u>VARIANCE</u>
<u>REVENUES</u>				
Special Assessments - On Roll	\$382,996	\$382,996	\$382,806	(\$190)
Interest Income	\$0	\$0	\$320	\$320
TOTAL REVENUES	<u>\$382,996</u>	<u>\$382,996</u>	<u>\$383,126</u>	<u>\$130</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>\$274</u>	<u>(\$4,786)</u>
Net change in fund balance	<u>\$5,060</u>	<u>\$5,060</u>	<u>\$274</u>	<u>(\$4,786)</u>
FUND BALANCE - Beginning	\$80,981		\$276,882	
FUND BALANCE - Ending	<u>\$86,041</u>		<u>\$277,156</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	\$1,237	\$0	\$0	\$0	\$650,220
Clubhouse Income	\$0	\$1,660	\$2,030	\$250	\$0	\$1,205	\$0	\$3,960	\$680	\$0	\$0	\$0	\$9,785
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	\$313	\$397	\$0	\$0	\$1,424
Miscellaneous Revenues	\$0	\$104	\$0	\$0	\$107	\$0	\$0	\$0	\$70	\$0	\$0	\$0	\$281
Total Revenues	\$5	\$24,718	\$613,281	\$7,504	\$1,349	\$2,742	\$3,054	\$6,361	\$2,300	\$397	\$0	\$0	\$661,710
Administrative:													
Supervisor Fees	\$1,000	\$800	\$800	\$1,000	\$600	\$800	\$1,000	\$800	\$800	\$1,000	\$0	\$0	\$8,600
FICA Taxes	\$77	\$61	\$61	\$77	\$46	\$61	\$77	\$61	\$61	\$77	\$0	\$0	\$658
Engineering Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$5,600	\$1,334	\$2,153	\$44	\$0	\$0	\$9,130
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	\$83	\$83	\$0	\$0	\$933
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	\$2,805	\$2,726	\$0	\$0	\$22,764
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	\$4,167	\$4,167	\$0	\$0	\$41,667
Computer Time/information Technology	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$1,000
Telephone	\$9	\$0	\$76	\$0	\$0	\$0	\$37	\$26	\$71	\$0	\$0	\$0	\$219
Postage	\$0	\$0	\$8	\$0	\$0	\$0	\$0	\$0	\$836	\$14	\$0	\$0	\$858
Printing & Binding	\$17	\$9	\$25	\$0	\$24	\$31	\$17	\$15	\$35	\$156	\$0	\$0	\$329
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	\$1,074	\$0	\$0	\$0	\$2,420
Other Current Charges	\$112	\$103	\$57	\$43	\$82	\$69	\$100	\$67	\$104	\$73	\$0	\$0	\$810
Website Administration	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$1,000
Website Lifestyle	\$1,750	\$0	\$0	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$0	\$0	\$3,500
Office Supplies	\$0	\$0	\$6	\$0	\$12	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19
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	\$9,421	\$12,639	\$8,789	\$0	\$0	\$112,478

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	\$2,384	\$2,384	\$0	\$0	\$23,840
Security Camera Monitoring (Envera)	\$2,083	\$1,956	\$4,043	\$1,008	\$1,956	\$3,095	\$1,008	\$1,008	\$4,043	\$1,008	\$0	\$0	\$21,210
Security Off Duty	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,320	\$0	\$0	\$1,320
Landscape Maintenance (LawnBoy)	\$4,091	\$4,091	\$4,091	\$4,091	\$4,091	\$4,091	\$4,091	\$4,091	\$4,091	\$4,091	\$0	\$0	\$40,910
Landscape Mulch	\$1,755	\$798	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,376	\$0	\$0	\$7,929
Landscape Fertilization (Agro Pro)	\$1,492	\$1,492	\$1,492	\$1,492	\$1,492	\$1,492	\$1,492	\$1,492	\$1,492	\$1,492	\$0	\$0	\$14,917
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	\$245	\$0	\$0	\$1,799
Lake Maintenance (The Lake Doctor)	\$804	\$804	\$804	\$804	\$804	\$804	\$804	\$804	\$804	\$804	\$0	\$0	\$8,040
Utilities-Cable (Comcast)	\$123	\$123	\$123	\$123	\$123	\$123	\$123	\$123	\$123	\$123	\$0	\$0	\$1,234
Utilities-Electric (JEA)	\$48	\$87	\$102	\$84	\$56	\$75	\$76	\$77	\$155	\$147	\$0	\$0	\$908
Utilities-Irrigation (JEA)	\$1,763	\$1,941	\$1,807	\$1,856	\$1,571	\$1,532	\$1,596	\$1,513	\$2,047	\$2,354	\$0	\$0	\$17,981
Refuse Service (Republic Services)	\$1,474	\$619	\$276	\$275	\$275	\$280	\$299	\$298	\$734	\$389	\$0	\$0	\$4,918
Repairs and Maintenance	\$1,787	\$1,102	\$719	\$450	\$1,130	\$0	\$2,149	\$0	\$1,127	\$0	\$0	\$0	\$8,465
Contingency	\$1,500	\$209	\$0	\$0	\$0	\$3,000	\$343	\$0	\$0	\$113	\$0	\$0	\$5,165
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	\$17,001	\$19,846	\$0	\$0	\$218,607

Amenity

Amenity Manager (Vesta)	\$7,732	\$7,732	\$7,732	\$7,732	\$7,732	\$7,732	\$7,732	\$7,732	\$7,732	\$7,732	\$0	\$0	\$77,320
Pool Maintenance (Vesta)	\$2,278	\$2,278	\$2,278	\$2,278	\$2,278	\$2,278	\$2,278	\$2,278	\$2,278	\$7,878	\$0	\$0	\$28,376
Pool Repair	\$0	\$9	\$0	\$0	\$387	\$0	\$124	\$0	\$200	\$0	\$0	\$0	\$721
Pool Chemicals (Vesta)	\$768	\$768	\$768	\$915	\$1,488	\$915	\$1,005	\$1,007	\$1,216	\$1,976	\$0	\$0	\$10,825
Permit Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$525	\$0	\$0	\$0	\$525
Utilities-Cable (Comcast)	\$452	\$452	\$452	\$465	\$462	\$463	\$465	\$464	\$468	\$469	\$0	\$0	\$4,609
Utilities-Electric (JEA)	\$1,312	\$1,293	\$1,335	\$1,494	\$1,305	\$1,279	\$1,282	\$1,193	\$1,464	\$1,630	\$0	\$0	\$13,588
Utilities-Water/Sewer (JEA)	\$692	\$718	\$735	\$845	\$735	\$794	\$1,041	\$913	\$1,151	\$998	\$0	\$0	\$8,621
Repairs and Maintenance	\$0	\$149	\$1,065	\$2,290	\$1,844	\$543	\$150	\$312	\$1,051	\$1,685	\$0	\$0	\$9,088

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	\$2,337	\$2,455	\$0	\$0	\$23,485
Janitorial Supplies (Vesta)	\$282	\$282	\$282	\$282	\$282	\$282	\$282	\$282	\$282	\$282	\$0	\$0	\$2,822
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	\$1,151	\$1,821	\$0	\$0	\$12,315
Amenity Supplies	\$547	\$148	\$0	\$1,431	\$161	\$0	\$1,917	\$720	\$113	\$165	\$0	\$0	\$5,202
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$720	\$0	\$0	\$0	\$720
TOTAL AMENITY	\$19,539	\$16,927	\$18,090	\$20,618	\$21,230	\$17,372	\$20,537	\$17,687	\$20,688	\$27,091	\$0	\$0	\$199,778
Total Expenditures	\$75,510	\$46,088	\$41,674	\$41,819	\$43,956	\$41,787	\$94,885	\$38,898	\$50,327	\$55,725	\$0	\$0	\$530,864
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)	(\$32,537)	(\$48,027)	(\$55,328)	\$0	\$0	\$130,846

C.

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

8/1 - 8/31/22

<u>Date</u>	<u>Check Numbers</u>	<u>Amount</u>
General Fund		
8/3/2022	3096	\$60.00
8/8/2022	3097-3098	\$4,661.18
7/31/2022	3099	\$1,545.67
8/12/2022	3100-3106	\$11,261.61
8/19/2022	3107	\$5,376.00
8/24/2022	3108-3116	\$29,824.04
	total	<u>\$52,728.50</u>
Capital Reserve		
08/15/22	49	\$14,887.91
	total	<u>\$14,887.91</u>
Total		<u><u>\$67,616.41</u></u>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/03/22	00186	8/01/22 368346	202208 320-53800-34502	AUG 22-ACCESS CONTROL SYS	*	60.00	
							60.00 003096
-----							-----
8/08/22	00012	8/04/22 22-04952	202208 310-51300-48000	NOTICE BOARD MEETING 8/4	*	99.88	
							99.88 003097
-----							-----
8/08/22	00004	8/01/22 430	202208 310-51300-34000	AUG 22-MANAGEMENT FEES	*	4,166.67	
		8/01/22 430	202208 310-51300-49500	AUG 22-WEBSITE ADMIN	*	100.00	
		8/01/22 430	202208 310-51300-35100	AUG 22-IT	*	100.00	
		8/01/22 430	202208 310-51300-31200	AUG 22-DISSEMINATION	*	83.33	
		8/01/22 430	202208 310-51300-51000	AUG 22-OFFICE SUPPLIES	*	.15	
		8/01/22 430	202208 310-51300-42000	AUG-POSTAGE	*	4.08	
		8/01/22 430	202208 310-51300-42500	AUG 22-COPIES	*	30.00	
		8/01/22 430	202208 310-51300-41000	AUG 22-TELEPHONE	*	77.07	
							4,561.30 003098
-----							-----
7/29/22	00152	7/03/22 44846100	202206 320-57200-49400	BINDERS/BINGO PRIZES/SUPP	*	131.09	
		7/03/22 44846100	202206 320-57200-49400	BBQ/BINGO PRIZES/SUPP	*	220.02	
		7/03/22 44846100	202206 320-57200-49400	BBQ/BINGO	*	800.00	
		7/03/22 44846100	202206 320-57200-46000	LIFT FOR TREES RENT	*	372.80	
		7/03/22 44846100	202206 320-57200-46000	GARS PRESSURE WASHER	*	30.24	
		7/03/22 44846100	202206 320-57200-46000	REFUND AMAZON	*	8.48-	
							1,545.67 003099
-----							-----
8/12/22	00161	7/31/22 15610	202207 320-53800-46203	JUL 22 - COM TURF/ORNMENT	*	1,491.65	
							1,491.65 003100
-----							-----
8/12/22	00009	8/04/22 0204044	202207 310-51300-31100	ENGINEERING SV THRU 7/30	*	43.73	
							43.73 003101
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				TISO TISON			TCESSNA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/12/22	00156	8/01/22	718226	202208 320-53800-34502		VID MONITOR 9/1-11/30/22	*	1,011.71		
8/01/22		718226		202208 300-15500-10000		VID MONITOR 9/1-11/30/22	*	2,023.42		
8/01/22		718258		202208 320-53800-34502		ENTR 2 VIDEO 9/1-9/30/22	*	230.61		
8/01/22		718259		202208 320-53800-34502		UTILITY VIDEO 9/1-9/30/22	*	388.21		
8/01/22		718260		202208 320-53800-34502		ENTR 1 VIDEO 9/1-9/30/22	*	329.27		
									3,983.22	003102
8/12/22	00052	8/01/22	8132	202207 320-53800-46200		JUL 22 - LAWN MAINT	*	4,091.00		
									4,091.00	003103
8/12/22	00142	8/01/22	13129560	202207 320-57200-46500		AUG 22- WATER MGMT	*	988.20		
									988.20	003104
8/12/22	00077	7/16/22	0687-001	202208 320-53800-43200		WASTE 8/1-8/31/22	*	550.82		
									550.82	003105
8/12/22	00184	6/21/22	53400337	202206 320-53800-49100		ANNUAL FIRE EXT INSPECT	*	112.99		
									112.99	003106
8/19/22	00192	7/30/22	19974	202207 320-53800-46204		GOLD CYPRESS MULCH INST	*	5,376.00		
									5,376.00	003107
8/24/22	00081	7/31/22	176226	202207 310-51300-31500		LEGAL SVC THRU 7/31/22	*	2,726.00		
									2,726.00	003108
8/24/22	00030	7/25/22	8495 74	202208 320-57200-41050		TV/INTERNET 8/4-9/3/22	*	469.65		
									469.65	003109
8/24/22	00015	8/02/22	89708215	202208 320-53800-43000		ELECTRIC 6/27-7/27/22	*	146.57		
8/02/22		89708215		202208 320-57200-43000		ELECTRIC 6/27-7/27/22	*	1,630.47		
8/02/22		89708215		202208 320-53800-43100		IRRIGATION 6/27-7/27/22	*	2,354.33		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/02/22		89708215	202208	320-57200-43100				*	747.35		
		SEWER 6/27-7/27/22									
8/02/22		89708215	202208	320-57200-43100				*	250.72		
		WATER 6/27-7/27/22									
JEA (AUTO PAY)										5,129.44	003110
8/24/22	00195	6/21/22	06212022	202209	320-53800-34500			*	520.00		
		OFF-DUTY PATROL 9/5/22									
WILLIE JONES (JSO)										520.00	003111
8/24/22	00193	6/21/22	06212022	202209	320-53800-34500			*	400.00		
		OFF-DUTY PATROL 9/3/22									
JASON MOSLEY (JSO)										400.00	003112
8/24/22	00194	6/21/22	06212022	202209	320-53800-34500			*	400.00		
		OFF-DUTY PATROL 9/4/22									
JOHN C NOBLES (SQT JSO)										400.00	003113
8/24/22	00077	8/16/22	0687-001	202209	320-53800-43200			*	556.22		
		WASTE 9/1-9/30/22									
REPUBLIC SERVICES #687 (AUTO PAY)										556.22	003114
8/24/22	00157	8/01/22	400645	202208	320-57200-45105			*	7,731.95		
		AUG 22 - AMENITY MANAGER									
8/01/22		400645	202208	320-57200-46400				*	2,277.63		
		AUG 22 - POOL MAINT									
8/01/22		400645	202208	320-53800-34400				*	2,383.99		
		AUG 22 - FIELD MGMT/ADMIN									
8/01/22		400645	202208	320-57200-46601				*	2,336.75		
		AUG 22 - JANITORIAL MAINT									
8/01/22		400645	202208	320-57200-46602				*	282.19		
		AUG 22 - JANITORIAL SUPPL									
8/01/22		400645	202208	310-51300-49500				*	250.00		
		AUG 22 - WEBSITE ADMIN									
8/01/22		400645	202208	320-57200-46400				*	2,800.00		
		AUG 22 - ADD POOL MONIT									
8/01/22		401805	202208	320-57200-46000				*	39.96		
		HVY DTY BASKETBALL NET									
8/01/22		401805	202208	320-57200-52000				*	39.94		
		WINDOW WASH STRTR KIT									
8/01/22		401805	202208	320-53800-46000				*	23.95		
		SMARTSIGN									
8/01/22		401805	202208	320-53800-46000				*	40.16		
		PLUMBING WRENCH/REP GRATE									
VESTA PROPERTY SERVICE INC.										18,206.52	003115

TISO TISON						TCESSNA					

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/24/22	00152	8/03/22	4484 610 202207 320-57200-46000		PLUMBING/FUELBLOWER/CONCR	*	220.93		
		8/03/22	4484 610 202207 320-57200-46000		VIDEO RECORDER CAMERAS	*	457.98		
		8/03/22	4484 610 202207 320-57200-46000		HARD DRIVE FOR RECORDER	*	144.10		
		8/03/22	4484 610 202207 320-57200-46000		SURVEILLANCE CAMERAS	*	25.99		
		8/03/22	4484 610 202207 320-57200-46000		SOLAR FLOOD LIGHT	*	122.99		
		8/03/22	4484 610 202207 320-57200-46000		SECURITY ALERT SIGNAGE	*	21.79		
		8/03/22	4484 610 202207 320-57200-52000		PRINTER INK	*	65.29		
		8/03/22	4484 610 202207 320-57200-46000		ANCHORS FOR BLEACHER SEAT	*	84.95		
		8/03/22	4484 610 202207 320-57200-46000		LIGHTNING DETECTORS	*	79.68		
		8/03/22	4484 610 202207 320-57200-52000		SPLITTER/CABLE CAMERA MON	*	99.98		
		8/03/22	4484 610 202207 320-57200-46000		POOL BRUSH	*	16.99		
		8/03/22	4484 610 202207 320-57200-46000		POOL POLE	*	41.99		
		8/03/22	4484 610 202207 320-57200-46000		DOOR LOCK SHED	*	11.49		
		8/03/22	4484 610 202207 320-57200-46000		POLE FOR SOLAR LIGHT	*	22.06		

WELLS FARGO CREDIT CARD (AUTO PAY)									1,416.21 003116

TOTAL FOR BANK A								52,728.50	
TOTAL FOR REGISTER								52,728.50	

TISO TISON

TCESSNA



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

APPROVED

Invoice #: 368346
Invoice Date: 08/01/2022
Completed: 08/01/2022
Terms: Due on Aging Date
Bid#:

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

Mark Johnson 08/02/22

16529 Tisons Bluff Rd

[Click Here to Pay Online!](#)

HiTechFlorida.com

Description	Qty	Rate	Amount
10313-3 - Access Control System - Tison's Landing CDD - 16529 Tisons Bluff Rd, Jacksonville, FL			
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
<i>Aug 22 - Access contr sys 320 538 34502</i>			

Tech Resolution Note:

Welcome 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.

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

Total	\$60.00
Payments	\$0.00
Balance Due	\$60.00

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, August 15, 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

Aug. 4 oo (22-04952D)

Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice**
Invoice #: 430
Invoice Date: 8/1/22
Due Date: 8/1/22
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 - August 2022 340		4,166.67	4,166.67
Website Administration - August 2022 495		100.00	100.00
Information Technology - August 2022 351		100.00	100.00
Dissemination Agent Services - August 2022 312		83.33	83.33
Office Supplies 510		0.15	0.15
Postage 420		4.08	4.08
Copies 425		30.00	30.00
Telephone 416		77.07	77.07
Total			\$4,561.30
Payments/Credits			\$0.00
Balance Due			\$4,561.30

TISONS LANDING CDD MONTHLY EXPENSE REPORT

BEGINNING 6/5/2022
ENDING 6/28/2022

DATE	DESCRIPTION	GL #	GL Description	RETAILER	TOTAL
6/5/2022	Binders, Bingo Prizes and Supplies	320.57200.49400	Special Events	Sams Club	\$ 131.09
6/19/2022	BBQ & Bingo Prizes and Supplies	320.57200.49400	Special Events	Sams Club	\$ 220.02
6/21/2022	BBQ & Bingo	320.57200.49400	Special Events	Bono's	\$ 800.00
6/23/2022	Lift for Trees	320.57200.46000	Maint & Repairs	Sunbelt	\$ 372.80
6/23/2022	Gas for pressure washer	320.57200.46000	Maint & Repairs	Love's	\$ 30.24
6/24/2022	Lift for Trees Credit - Did not work	320.57200.46000	Maint & Repairs	Sunbelt	\$ (372.80)
					\$1,181.35

Signature: *Dana Harden* Dana Harden, Amenity Manager



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

SUNBELT RENTALS, INC.

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

RENTAL RETURN



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

Invoice #... 127442025-0001
Invoice date 6/24/22
Date out.... 6/23/22 8:30 AM
Date in..... 6/24/22 12:00 PM
Job Loc..... PARKING LOT, 16529 TISONS BLUFF
Job No..... 1-TOWABLE
P.O. #..... NR
Ordered By.. JOHNSON, MARK
NET DUE UPON RECEIPT

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

QTY	EQUIPMENT #	Min	Day	Week	4 Week	Amount
1.00	34' TOWABLE ART MANLIFT 769633 Make: GENIE Model: TZ34/20DC Ser #: TZ3415-1520 TOWABLE ART 34', GENIE, TZ34/20DC, ELEC, OUTR, SURG HR OUT: 246.000 HR IN: 246.000 Billed from 6/23/22 thru 6/24/22	320.00	320.00	1055.00	2010.00	N/C

QTY	Item number	Unit	Price	
1	RF RETURNED FULL RENTAL PROTECTION PLAN	EA		N/C

DATE	TYPE	REF #	AUTH #	TRANS TYPE	AMOUNT	APPLIED
6/20/22	Pay On Return					
6/23/22	VISA	**3429	023863	CHARGED	372.80	372.80
6/24/22	VISA	**3429	024000	CHARGED	372.90-	

Poc is mark 9045715848
Amount due: 372.80
Deposit: 372.80
Amount refunded: 372.80
Amount refunded to customer: 372.80

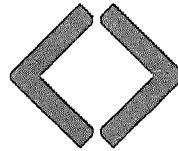
IF THE EQUIPMENT DOES NOT WORK PROPERLY, NOTIFY THE OFFICE AT ONCE. MULTIPLE SHIFTS OR OVERTIME RATES MAY APPLY. CUSTOMER IS RESPONSIBLE FOR REFUELING, DAMAGES AND REPAIRS.

- The total charges are an estimate based on the estimated rental period and other information provided by Customer.
 - Customer assumes all risks associated with the Equipment during the Rental Period, including injury and damage to persons, property and the Equipment.
 - Customer is responsible for and shall only permit properly trained, Authorized Individuals to use the Equipment.
 - If the Equipment does not operate properly, it is not suitable for Customer's intended use, does not have operating and safety instructions or Customer has any questions regarding use of the Equipment, Customer shall not use the Equipment and shall contact Sunbelt immediately.
 - Equipment misuse or being damaged or malfunctioning Equipment may result in serious bodily injury or death and Customer agrees that Customer (i) assumes all risk associated therewith, and (ii) indemnifies Sunbelt Entities for all claims or damages as a result of misuse or use of damaged or malfunctioning Equipment.
- Customer has received, read, understood and agrees to the estimated charges and all the terms on this page, plus all sections on the reverse side of this Contract ("Sections"), including Release and Indemnification in Section 9 and Clause 10 in Section 10, which can also be found at www.sunbeltrentals.com/rentalscontract. "Delivery/Pickup Surchage fee explanation is available at www.sunbeltrentals.com/surcharge. Customer must contact Sunbelt to request pickup of Equipment, retain the Pick Up Number given by Sunbelt and will be responsible for Equipment until after it is retrieved by Sunbelt.
- Customer waives its right to a jury trial in any dispute as set forth in Section 10.
 - At the direction of Sunbelt or Customer, Customer agrees to submit every dispute to arbitration and waives any right to bring a class action as set forth in Section 10.

Customer is declining Rental Protection Plan (see reverse side for details) _____ (Customer Initials)
HARDEN, LCAM, DANA

Customer Signature _____ Date _____ Name Printed _____ Delivered By _____ Date _____

Receipt



sam's club

CLUB MANAGER LUCILLE GILLESPIE
(904) 696 - 8842
JACKSONVILLE, FL
06/05/22 14:05 5730 08253 002 4124

TISONS

980035070	MM 2IN BNDR	14.98	E
980035068	MM .5 BNDR	12.98	E
980035070	MM 2IN BNDR	14.98	E
E 990006031	RKT 52CT SUP	7.58	E
980375380	JETSONSCOOT	22.81	E
988335	33GAL PG	17.78	E
980377142	MARGARITA T	39.98	E
	SUBTOTAL	131.09	

	TOTAL	131.09	
	VISA TEND	131.09	
Visa Credit	**** * 3429	I 2	
APPROVAL #	005362		
AID	A0000000041010		
AAC	AEEFA1405BED7FAA		
TERMINAL #	19081871		
	CHANGE DUE	0.00	

Visit samsclub.com to see your savings

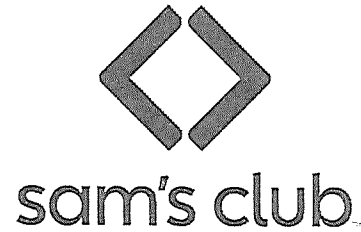
ITEMS SOLD 7

TC# 3165 9598 4381 9508 1523 5



*** MEMBER COPY ***

Receipt



Self Checkout

CLUB MANAGER LUCILLE GILLESPIE
 (904) 696 8842
 JACKSONVILLE, FL

06/19/22 12:20 4985 08253 091 9091

TISONS

E	33408	COOKIE TRAYF	19.98	N
E	980170541	SKITTLES JAF	7.98	E
E	980170543	STARBRST JAF	7.98	E
E	980282921	JL BOLD VP F	15.98	N
E	905604	SALAD F	2.32	N
E	905604	SALAD F	2.32	N
E	905604	SALAD F	2.32	N
E	980322441	RINGPOPRWB F	10.28	E
E	980184193	BROWNIEBITEF	7.98	N
E	473008	GRAPE TOMATF	4.98	N
E	905604	SALAD F	2.32	N
	361387	8" FOAM PLT	12.38	E
	268679	DRY QUN GC	42.98	N
	597674	RUBY \$45 MP	43.98	N
	436672	INVISIBLE T	20.98	E
	31889	FIVE PACK O	4.28	E
	980244621	RED COP 180	10.98	E
		SUBTOTAL	220.02	

TOTAL 220.02

VISA TEND 220.02

Visa Credit ***** 3429 I 2

APPROVAL # 019304

AID A0000000031010

AAC 1C9592A2D7716DDD

TERMINAL # SC010337

CHANGE DUE 0.00

Visit samsclub.com to see your savings

ITEMS SOLD 17

TC# 5815 5524 0370 9558 1321 5



*** MEMBER COPY ***

Bono's - Duval Station
 731 Duval Station Rd., Ste 101
 Jacksonville, FL 32218
 (904) 551-4241

Welcome To Loves#603 06
 /23/22 09:28 Pump
 Gallons Price 10
 6.491 \$ 4.659
 Product
 Amount/Inleaded
 \$ 30.24
 TOTAL SALE
 \$ 30.24
 #####
 3429 Card: VISA
 Approval:
 0232525ale - Insert
 Ticket: 24
 573
 AID: A
 000000031010 AP
 P: Vis
 a Credit PFI
 Bypassed
 TOTAL
 SALE \$ 30.24 Thank Y
 ou !!!

Check #: 6390	6/20/22
Server: Cashier D.	10:58am
To Go: Tim harden gov	

1 Open Catering Food	\$750.00

Sub-total	\$750.00
Tax Exempt	\$0.00
TOTAL	\$750.00

PAYMENTS	
CC Payment	\$750.00
VISA XXXXXXXXXXXX3429	
AUTH: 020610	
TIPS:	\$50.00

TOTAL PAYMENTS	\$750.00
TOTAL TIPS	\$50.00

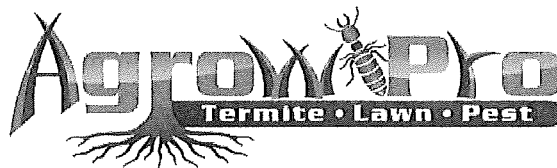
Balance Due	\$0.00

Suggested Tips:
 18% = \$135.00
 20% = \$150.00
 22% = \$165.00
 Thank You!
 Please Come Again!

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

Invoice

APPROVED



Mark Johnson 08/02/22

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

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

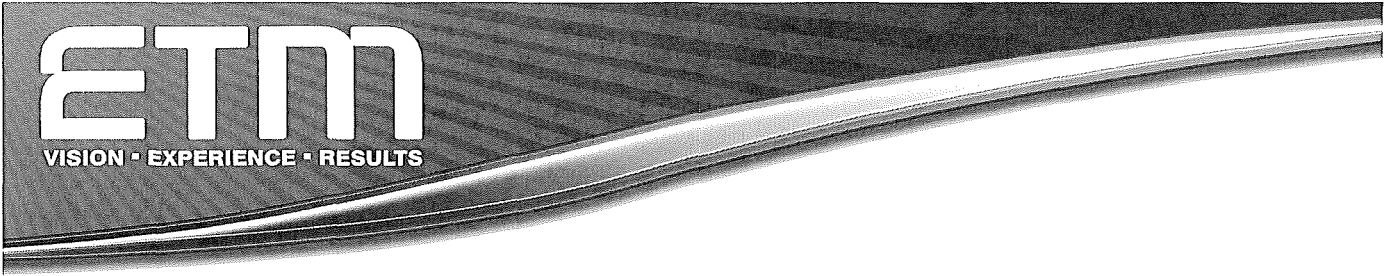
INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
15610	07/31/2022	\$1,491.65	08/30/2022	Net 30	

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

*Jul 22 - com Turf/ornament
 320 538 46203*



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

August 04, 2022
 Project No: 02005.17000
 Invoice No: 0204044

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

Professional Services rendered through July 30, 2022

Phase	01	2018 General Consulting Services		
			Total this Phase	0.00

Phase	02	Storm Water Analysis		
			Total this Phase	0.00

Phase	XP	Expenses		
Expenses				
Mileage			38.03	
	Total Expenses	1.15 times	38.03	43.73
			Total this Phase	\$43.73
			Invoice Total this Period	\$43.73

*Eng SV thru 7/30
 310 513 311*

Envera

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

<h1>Invoice</h1>	
Invoice Number 718226	Date 08/01/2022
Customer Number 400392	Due Date 09/01/2022

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400392		08/01/2022	09/01/2022

Quantity	Description	Months	Rate	Amount
<i>1768 - CCTV - Tison's Landing CDD - 16529 Tison's Bluff Rd. , Jacksonville, FL</i>				
1.00	Active Video Monitoring 09/01/2022 - 11/30/2022	3.00	\$675.00	\$2,025.00
1.00	Service & Maintenance 09/01/2022 - 11/30/2022	3.00	\$336.71	\$1,010.13
Subtotal:				\$3035.13
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$3035.13

*320 538.84502 \$ 1011.71
Video Monitoring 9/1 - 11/30/22*

300 15500 10000 \$ 2023.42

Date	Invoice #	Description	Amount	Balance Due
8/1/2022	718226	Alarm Monitoring Services	\$3035.13	\$3035.13

Envera

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

<h1>Invoice</h1>	
Invoice Number 718226	Date 08/01/2022
Customer Number 400392	Due Date 09/01/2022

Net Due: \$3,035.13

Amount Enclosed: _____

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

<h1>Invoice</h1>	
Invoice Number 718258	Date 08/01/2022
Customer Number 400423	Due Date 09/01/2022

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		08/01/2022	09/01/2022

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Entrance 2 - Yellow Bluff Rd, Jacksonville, FL</i>				
1.00	Service & Maintenance <u>09/01/2022 - 09/30/2022</u>	1.00	\$30.61	\$30.61
1.00	Video Pulls 09/01/2022 - 09/30/2022	1.00	\$200.00	\$200.00
			Subtotal:	\$230.61
			Tax	\$0.00
			Payments/Credits Applied	\$0.00
			Invoice Balance Due:	\$230.61

320 538 34502
Entr 2 Video 9/1-9/30/22

Date	Invoice #	Description	Amount	Balance Due
8/1/2022	718258	Alarm Monitoring Services	\$230.61	\$230.61

Envera

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

<h1>Invoice</h1>	
Invoice Number 718258	Date 08/01/2022
Customer Number 400423	Due Date 09/01/2022

Net Due: \$230.61
Amount Enclosed: _____

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

REMIT TO: Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

<h1>Invoice</h1>	
Invoice Number 718259	Date 08/01/2022
Customer Number 400423	Due Date 09/01/2022

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		08/01/2022	09/01/2022

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Utility, Jacksonville, FL</i>				
1.00	Active Video Monitoring 09/01/2022 - 09/30/2022	1.00	\$250.00	\$250.00
1.00	Service & Maintenance 09/01/2022 - 09/30/2022	1.00	\$138.21	\$138.21
Subtotal:				\$388.21
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$388.21

320 538 34502
Ti. Utility Video 9/1 - 9/30/22

Date	Invoice #	Description	Amount	Balance Due
8/1/2022	718259	Alarm Monitoring Services	\$388.21	\$388.21

Envera

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

<h1>Invoice</h1>	
Invoice Number 718259	Date 08/01/2022
Customer Number 400423	Due Date 09/01/2022

Net Due: \$388.21
Amount Enclosed: _____

REMIT TO: Envera
PO Box 2086
Hicksville, NY 11802

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

Envera

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

<h1>Invoice</h1>	
Invoice Number 718260	Date 08/01/2022
Customer Number 400423	Due Date 09/01/2022

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		08/01/2022	09/01/2022

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Entrance 1 - Pond Run Rd., Jacksonville, FL</i>				
1.00	Service & Maintenance <u>09/01/2022 - 09/30/2022</u>	1.00	\$129.27	\$129.27
1.00	Video Pulls <u>09/01/2022 - 09/30/2022</u>	1.00	\$200.00	\$200.00
			Subtotal:	\$329.27
			Tax	\$0.00
			Payments/Credits Applied	\$0.00
			Invoice Balance Due:	\$329.27

320 538 34502

Entr 1 Video 9/1 - 9/30/22

Date	Invoice #	Description	Amount	Balance Due
8/1/2022	718260	Alarm Monitoring Services	\$329.27	\$329.27

Envera

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

<h1>Invoice</h1>	
Invoice Number 718260	Date 08/01/2022
Customer Number 400423	Due Date 09/01/2022

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

LawnBoy Lawn Services

PO Box 551203
Jacksonville, FL 32255

APPROVED

Mark Johnson 08/02/22

Invoice

Date	Invoice #
8/1/2022	8132

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

		Terms	Due Date	Project
Item	Description	Rate	Serviced	Amount
Maintenance	Installment for monthly services - July 2022 <i>July 22 - Lawn Maint 320 538 462</i>	4,091.00		4,091.00
It is our pleasure to serve your lawn and landscaping needs!			Current Charges	\$4,091.00

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

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



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

Invoice

Date 8/1/2022

Invoice # 131295608497

Terms	Net 20
Due Date	8/21/2022
PO #	

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

Item ID	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	915.00
WM Surcharge	WM Surcharge	1	ea	73.20
<p>Approved!! Mark Johnson 07/21/22</p> <p>320 572 46500</p>				

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

Remittance Slip

Customer
13TIS025
Invoice #
131295608497

Amount Due \$988.20
Amount Paid _____
Make Checks Payable To
 Poolsure
 PO Box 55372
 Houston, TX 77255-5372



131295608497



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

Account Number 3-0687-0002027
Invoice Number 0687-001242735
Invoice Date July 16, 2022
Previous Balance \$388.62
Payments/Adjustments -\$388.62
Current Invoice Charges \$550.82

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

Total Amount Due \$550.82	Payment Due Date August 05, 2022
-------------------------------------	--

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 07/06	5555555	-\$388.62

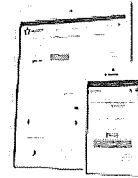
CURRENT INVOICE CHARGES

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				
Waste/Recycling Overage 06/22		1.0000	\$87.93	\$87.93
Pickup Service 08/01-08/31			\$204.89	\$204.89
Container Refresh 08/01-08/31		1.0000	\$9.00	\$9.00
Total Fuel/Environmental Recovery Fee				\$168.96
Total Franchise - Local				\$80.04
CURRENT INVOICE CHARGES				\$550.82

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	\$550.82
Payment Due Date	August 05, 2022
Account Number	3-0687-0002027
Invoice Number	0687-001242735

For Billing Address Changes,
 Check Box and Complete Reverse.

Make Checks Payable To:

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



UNDERSTANDING YOUR BILL
Visit RepublicServices.com/MyBill

Check Processing

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

Cancellation & Payment Policy

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

Understanding Our Rates, Charges and Fees

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

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

BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	



ORANGE PARK, FL
(904) 215-9669



FIRE & INSPECTED SERVICES



Blue Flame
Fire Protection
The hottest team in the industry

INVOICE

Invoice No:	534003374
Invoice Date:	6/21/2022
Work Order:	534004615
Complete Date:	6/16/2022
PO Number:	
Alt WO Number:	
Customer ID:	TISONL3937
Terms:	

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

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

Description	Quantity	Rate	Amount
Fire Extinguisher Annual Inspection	4.00	8.00	32.00
Truck Charge	1.00	74.99	74.99
Tamper Seal	4.00	1.50	6.00

Work Description: Thank you for your business

Approved!!
Mark Johnson 08/08/22

320 538 49100

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

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

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

Account Inquiries
ar-sfs@summitfiresecurity.com

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

Subtotal:	112.99
Sales Tax:	0.45
Payments:	0.00
Total Due:	\$113.44

Cust: TISONL3937

Inv: 534003374

Greenway Lawn and Landscape

4930 Spring Park Rd
Jacksonville, FL 32207 US
jdgreenwaylawns@gmail.com



Approved!!
Mark Johnson 08/18/22

INVOICE

BILL TO

Tisons Landing CDD
16529 Tison's Bluff Rd.
Jacksonville FL 32218

INVOICE # 19974

DATE 07/30/2022

DUE DATE 08/14/2022

TERMS Net 15

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

BALANCE DUE

\$5,376.00

320 538 46204

LAW OFFICES

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

ESTABLISHED 1977

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

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

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

WWW.BILLINGCOCHRAN.COM

PLEASE REPLY TO: FORT LAUDERDALE

July 31, 2022

CHRISTINE A. BROWN
GREGORY F. GEORGE
BRAD J. KIMBER

OF COUNSEL

CLARK J. COCHRAN, JR.
SUSAN F. DELEGAL
SHIRLEY A. DELUNA
GERALD L. KNIGHT
BRUCE M. RAMSEY

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

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

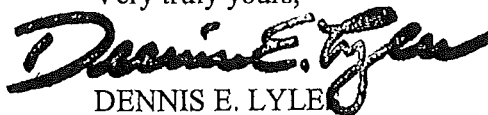
**Re: Tison's Landing CDD
Our File No.: 80.12113**

Dear Rich:

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

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

Very truly yours,



DENNIS E. LYLE
For the Firm

DEL/sa
Enclosure

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

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

Page: 1
 07/31/2022
 Account No: 80-12113M
 Statement No: 176226

Attn: MR. RICHARD P. HANS

TISON'S LANDING CDD

Fees

		Hours
07/01/2022		
MJP	CORRESPONDENCE TO DANA HARDEN AND DANIEL LAUGHLIN WITH ATTACHMENT	0.30
MJP	FINAL REVISIONS TO AMENDMENT TO AMENITY MANAGEMENT AGREEMENT	0.20
MJP	REVIEW NEW LAWS FROM LEGISLATIVE SESSION TO BE REPORTED IN MEMORANDUM OF DISTRICT COUNSEL	0.20
07/05/2022		
MJP	TELEPHONE CONFERENCE WITH MAC MCGAFFNEY AT VESTA AND RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY	0.30
MJP	REVIEW CURRENT SERVICES AGREEMENT WITH AGROW PRO AND THE CORRESPONDENCE FROM AGROW PRO REQUESTING INCREASE	0.30
MJP	PREPARE AMENDMENT TO SERVICES AGREEMENT WITH AGROW PRO	0.60
07/06/2022		
MJP	CORRESPONDENCE TO COURTNEY HOGGE AND DANIEL LAUGHLIN WITH ATTACHMENT	0.30
GLK	PREPARE FOR, TRAVEL TO AND ATTEND MEETING OF CDD BOARD OF SUPERVISORS	2.20
07/07/2022		
MJP	MULTIPLE (X22) MAIL CORRESPONDENCE AND EMAIL CORRESPONDENCE TO PROSPECTIVE DISTRICT MANAGEMENT FIRMS WITH ENCLOSURES	1.50
MJP	REVISE PROPOSED FIRST AMENDMENT TO AGROW PRO AGREEMENT	0.20
MJP	CORRESPONDENCE TO MARK JOHNSON WITH ATTACHMENT	0.30
MJP	RECEIPT, REVIEW AND REPLY TO CORRESPONDENCE FROM MARK JOHNSON	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM KEN CASSEL AT INFRAMARK	0.10

TISON'S LANDING CDD

		Hours
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM JIM WARD AT J.P. WARD & ASSOCIATES	0.10
MJP	CORRESPONDENCE TO SUPERVISOR TIMMONS WITH ATTACHMENT	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM BILL RIZZETTA AT RIZETTA	0.10
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM JENNIFER WALDEN AT PFM	0.10
MJP	RECEIPT, REVIEW AND REPLY TO CORRESPONDENCE FROM CRAIG WRATHELL AT WRATHELL HUNT	0.10
GFG	MONITOR AND REVIEW LEGISLATION PRESENTED DURING THE 2022 LEGISLATIVE SESSION PERTAINING TO SPECIAL DISTRICTS, PUBLIC RECORDS, AND OTHER LAWS IMPACTING LOCAL GOVERNMENT; PREPARE MEMORANDUM TO DISTRICT MANAGER (CUMULATIVE TIME ENTRY FOR ENTIRE LEGISLATIVE SESSION)	0.30
MJP	FINALIZE MEMORANDUM RE: 2022 LEGISLATIVE SESSION; CORRESPONDENCE TO DISTRICT MANAGER WITH ATTACHMENT	0.10
07/08/2022		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM CRAIG WRATHELL AT WRATHELL, HUNT & ASSOCIATES	0.10
MJP	RECEIPT, REVIEW AND REPLY TO CORRESPONDENCE FROM BOB KONCAR AT INFRAMARK	0.20
07/11/2022		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE WITH ATTACHMENT	0.20
07/22/2022		
MJP	CORRESPONDENCE TO MARK JOHNSON AND COURTNEY HOGGE	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM BOB KONCAR AT INFRAMARK RE: DISTRICT MANAGEMENT PROPOSALS AND REPLY THERETO	0.30
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE WITH ATTACHMENT AND REPLY THERETO	0.20
07/25/2022		
MJP	REVIEW LIST OF CONTRACTS REQUIRING EXTENSIONS, RENEWAL OR AMENDMENT AND DISTRICT FILE RE: CONTRACTS	0.30
07/29/2022		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM SCOTT BRIZENDINE AT RIZZETTA WITH ATTACHMENT AND REPLY THERETO	0.40
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY AT VESTA	0.20

TISON'S LANDING CDD

TISON'S LANDING CDD

MJP	CORRESPONDENCE TO MAC MCGAFFNEY AT VESTA	Hours	
		0.20	
	For Current Services Rendered	<u>10.00</u>	<u>2,726.00</u>

Recapitulation

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
GERALD L. KNIGHT	PARTNERS	2.20	\$275.00	\$605.00
MICHAEL J. PAWELCZYK	PARTNERS	7.50	275.00	2,062.50
GREGORY F. GEORGE	ASSOCIATES	0.30	195.00	58.50

Previous Balance \$2,805.00

Total Current Work 2,726.00

Payments

07/25/2022 PAYMENT RECEIVED - THANK YOU -2,805.00

Balance Due \$2,726.00

*Legal svc thru 7/31/22
310 513 315*

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

Hello Landing Tison's,

Thanks for choosing Comcast Business.

Your bill at a glance

For 16539 TISON'S BLUFF RD, JACKSONVILLE, FL 32218-0000

Previous balance		\$468.58
EFT Payment - thank you	Jul 17	-\$468.58
Balance forward		\$0.00
Regular monthly charges	Page 3	\$464.75
Taxes, fees and other charges	Page 3	\$4.90
New charges		\$469.65

Amount due **\$469.65**

Thanks for paying by Automatic Payment

Your automatic payment on Aug 16, 2022, will include your amount due, plus or minus any payment related activities or adjustments, and less any credits issued before your bill due date.

Need help?

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

Your bill explained

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

TV/Internet 8/4-9/3/22
320 572 41050

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST BUSINESS

141 NW 16TH ST
POMPANO BEACH FL 33060-5250

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

Account number **8495 74 120 0906133**

Automatic payment **Aug 16, 2022**

Please pay \$469.65

Electronic payment will be applied Aug 16, 2022

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574120090613300469650

Exclusively for Comcast Business Internet customers

Comcast Business Mobile is designed to perform for small businesses — to help keep you ready for what's next.

Call 877-591-1219 or visit
ComcastBusiness.com/mobile

Faster speeds. More solutions. Bigger savings.

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

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

Need help? We're here for you



Visit us online

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



Call us anytime

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

Useful information

Moving?

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

Accessibility:

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

Ways to pay



No more mailing monthly checks

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



Go paperless and say goodbye to clutter

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

Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



By App

Download the Comcast Business App






In-Store

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

Regular monthly charges		\$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		\$4.90
Other charges		\$4.90
Regulatory Cost Recovery	\$1.38	
Federal Universal Service Fund	\$3.52	

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

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

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

Recent and Upcoming Programming Changes: Information on recent and upcoming programming changes can be found at xfinity.com/programmingchanges/ or by calling 866-216-8634.



Customer Name: TISONS LANDING CDD

Account #: 8970821539

Cycle: 04 Bill Date: 08/02/22

TOTAL SUMMARY OF CHARGES

Electric	\$	1,777.04
Irrigation		2,354.33
Sewer		747.35
Water		250.72

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

Total New Charges: \$ 5,129.44



JEA will suspend service disconnections from August 1, 2022 through September 18, 2022. Please pay your bill by the due date if possible, to avoid accumulating a large balance.



If your business floods and water rises above the electrical outlets, it's important to call a licensed electrician to check the wiring before you restore power.

Do not pay. AutoPay will process your payment on 08/24/22.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$4,817.29	-\$4,817.29	\$0.00	\$5,129.44	\$5,129.44

**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: 08/02/22	Do not pay. AutoPay will process your payment on 08/24/22.
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TISONS LANDING CDD
 5385 N NOB HILL RD
 SUNRISE FL 33351-4761

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BILLING AND PAYMENT OPTIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

STATEMENT INFORMATION

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

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

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

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

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

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

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

Environmental Charge provides funding for environmental and regulatory programs.

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

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

kgal: 1,000 gallons

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

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

ADDRESS CORRECTION

Account # _____ Tel: _____
Address: _____
City: _____ State: _____ Zip Code: _____
E-mail: _____



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

SERVICE DETAILS			
Account Name: TISONS LANDING CDD	Account #: 8970821539	Bill Date: 08/02/22	Cycle: 04

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
15635 TISONS BLUFFRD	I	19.47	Irrigation 1 - Commercial	06/27/22 - 07/27/22	Commercial Irrigation Service
Detail		18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		0.57	67370623	5535	0 GAL 30 Regular
15681 TISONS BLUFFRD	I	87.79	Irrigation 1 - Commercial	06/27/22 - 07/27/22	Commercial Irrigation Service
Detail		18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		48.17	67370625	4401	17000 GAL 30 Regular
		11.87			
		6.29			
		2.56			
16123 TISONS BLUFFRD	I	105.63	Irrigation 1 - Commercial	06/27/22 - 07/27/22	Commercial Irrigation Service
Detail		18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		48.17	83726295	243	21000 GAL 30 Regular
		27.71			
		7.77			
		3.08			
16151 DOWNG CREEK DR	I	83.33	Irrigation 1 - Commercial	06/27/22 - 07/27/22	Commercial Irrigation Service
Detail		18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		48.17	74534584	1904	16000 GAL 30 Regular
		7.91			
		5.92			
		2.43			
16211 DOWNG CREEK DR	I	212.66	Irrigation 1 - Commercial	06/27/22 - 07/27/22	Commercial Irrigation Service
Detail		18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		48.17	74458033	6608	45000 GAL 30 Regular
		122.75			
		16.65			
		6.19			
16303 HUNTERS HOLLOW TL	I	154.69	Irrigation 1 - Commercial	06/27/22 - 07/27/22	Commercial Irrigation Service
Detail		18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		48.17	67370633	5062	32000 GAL 30 Regular
		71.27			
		11.84			
		4.51			

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Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:			
16316 MAGNOLIA GROVE WY	I	159.15	Irrigation 1 - Commercial	07/05/22 - 08/02/22	Commercial Irrigation Service			
Detail	Basic Monthly Charge	18.90	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type	
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.44)	48.17	67370626	6526	33000 GAL	28	Regular	
	Tier 2 Consumption (> 14 kgal @ \$3.96)	75.23						
	Environmental Charge	12.21						
	City of Jacksonville Franchise Fee	4.64						
16331 TSONS BLUFFRD	I	783.53	Irrigation 1 - Commercial	06/27/22 - 07/27/22	Commercial Irrigation Service			
Detail	Basic Monthly Charge	18.90	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type	
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.44)	48.17	67370634	5796	173000 GAL	30	Regular	
	Tier 2 Consumption (> 14 kgal @ \$3.96)	629.63						
	Environmental Charge	64.01						
	City of Jacksonville Franchise Fee	22.82						
16343 TSONS BLUFFRD	I	275.10	Irrigation 1 - Commercial	06/27/22 - 07/26/22	Commercial Irrigation Service			
Detail	Basic Monthly Charge	18.90	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type	
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.44)	48.17	67370632	8878	59000 GAL	29	Regular	
	Tier 2 Consumption (> 14 kgal @ \$3.96)	178.19						
	Environmental Charge	21.83						
	City of Jacksonville Franchise Fee	8.01						
16356 MAGNOLIA GROVE WY APT IR01	I	145.77	Irrigation 1 - Commercial	06/30/22 - 08/01/22	Commercial Irrigation Service			
Detail	Basic Monthly Charge	18.90	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type	
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.44)	48.17	67370624	4464	30000 GAL	32	Regular	
	Tier 2 Consumption (> 14 kgal @ \$3.96)	63.35						
	Environmental Charge	11.10						
	City of Jacksonville Franchise Fee	4.25						
16365 N MAIN ST APT SG01	E	146.57	Commercial - Electric	06/28/22 - 07/28/22	General Service			
Detail	Basic Monthly Charge	9.25	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type	
Charges:	Energy Charge (\$0.0663 per kWh)	68.75	24074025	22501	1037 KWH	30	Regular	
	Fuel Cost	60.11						
	Environmental Charge	0.64						
	City of Jacksonville Franchise Fee	4.16						
	Gross Receipts Tax	3.66						
16529 TSONS BLUFFRD	E	1,630.47	Commercial - Electric	06/28/22 - 07/28/22	General Service			
Detail	Basic Monthly Charge	9.25	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type	
Charges:	Energy Charge (\$0.0663 per kWh)	814.50	22968209	5953	12285 KWH	30	Regular	
	Fuel Cost	712.04	22968209	32.07	32.07 KW	30	Regular	
	Environmental Charge	7.62						
	City of Jacksonville Franchise Fee	46.30						
	Gross Receipts Tax	40.76						
16529 TSONS BLUFFRD	S	747.35	Commercial - Water/Sewer	06/27/22 - 07/27/22	Commercial Sewer Service			
Detail	Basic Monthly Charge	105.75	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type	
Charges:	Sewer Usage Charge	583.94	87650993	2208	97000 GAL	30	Regular	
	Environmental Charge	35.89						
	City of Jacksonville Franchise Fee	21.77						

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
16529 TISONS BLUFF RD	W	250.72	Commercial - Water/Sewer	06/27/22 - 07/27/22	Commercial Water Service
Detail		Basic Monthly Charge		Meter Nbr	Current Reading
Charges:		Water Consumption Charge	87650993	2208	Consumption
		Environmental Charge			Days Billed
		City of Jacksonville Franchise Fee			Reading Type
261 BRADFORD LAKE CR	I	194.82	Irrigation 1 - Commercial	06/27/22 - 07/27/22	Commercial Irrigation Service
Detail		Basic Monthly Charge		Meter Nbr	Current Reading
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)	81523391	4028	Consumption
		Tier 2 Consumption (> 14 kgal @ \$3.96)			Days Billed
		Environmental Charge			Reading Type
		City of Jacksonville Franchise Fee			
79 BRADFORD LAKE CR	I	132.39	Irrigation 1 - Commercial	06/27/22 - 07/27/22	Commercial Irrigation Service
Detail		Basic Monthly Charge		Meter Nbr	Current Reading
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)	83974232	1860	Consumption
		Tier 2 Consumption (> 14 kgal @ \$3.96)			Days Billed
		Environmental Charge			Reading Type
		City of Jacksonville Franchise Fee			

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set up to auto pay
set up e bill

Tisons Landing - JEA

Budget	Vendor/ACCT #	Location	Meter #	October	November	December	January	February	March	April	May	June	July	August	September	Total
Electric	8970821539	16365 N MAIN ST APT SG01	95045373	\$48.36	\$87.07	\$102.17	\$83.77	\$55.68	\$75.24	\$76.34	\$77.24	\$155.34	\$146.57	\$0.00	\$0.00	\$907.78
Electric Total		001.320.53800.43000		\$48.36	\$87.07	\$102.17	\$83.77	\$55.68	\$75.24	\$76.34	\$77.24	\$155.34	\$146.57	\$0.00	\$0.00	\$907.78

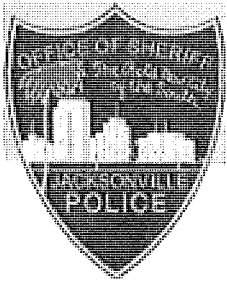
Electric	8970821539	16529 TISONS BLUFF ROAD	06221869	\$1,312.17	\$1,293.32	\$1,334.55	\$1,494.49	\$1,304.71	\$1,278.70	\$1,282.00	\$1,193.10	\$1,464.22	\$1,630.47			\$13,587.73
Electric Total		001.320.57200.43000		\$1,312.17	\$1,293.32	\$1,334.55	\$1,494.49	\$1,304.71	\$1,278.70	\$1,282.00	\$1,193.10	\$1,464.22	\$1,630.47	\$0.00	\$0.00	\$13,587.73

Budget	Vendor/ACCT #	Location	Meter #	October	November	November	January	February	March	April	May	June	July	August	September	Total
Irrigation	8970821539	15635 TISON BLUFF ROAD	67370623	\$105.63	\$136.85	\$141.31	\$136.85	\$114.55	\$114.55	\$119.01	\$39.09	\$19.47	\$19.47	\$0.00	\$0.00	\$946.78
Irrigation	8970821539	15681 TISON BLUFF ROAD	67370625	\$92.25	\$110.09	\$101.17	\$101.17	\$92.25	\$92.25	\$92.25	\$83.33	\$96.71	\$87.79	\$0.00	\$0.00	\$949.26
Irrigation	8970821539	16123 TISONS BLUFF RD	63726295	\$101.17	\$127.93	\$114.55	\$132.39	\$114.55	\$110.09	\$110.09	\$92.25	\$110.09	\$105.63	\$0.00	\$0.00	\$1,118.74
Irrigation	8970821539	16151 DOWING CREEK DR	74534584	\$83.33	\$96.71	\$92.25	\$101.17	\$87.79	\$87.79	\$83.33	\$78.87	\$83.33	\$93.33	\$0.00	\$0.00	\$877.90
Irrigation	8970821539	16211 DOWING CREEK DR	74458033	\$176.98	\$212.66	\$194.82	\$212.66	\$212.66	\$208.20	\$212.66	\$190.36	\$221.68	\$212.66	\$0.00	\$0.00	\$2,055.24
Irrigation	8970821539	16303 HUNTERS HOLLOW TL	67370633	\$185.90	\$266.18	\$248.34	\$212.66	\$78.87	\$27.32	\$19.47	\$46.94	\$163.61	\$154.89	\$0.00	\$0.00	\$1,409.98
Irrigation	8970821539	16316 MAGNOLIA GROVE WY	67370626	\$106.63	\$114.55	\$110.09	\$101.17	\$92.25	\$105.63	\$78.87	\$70.48	\$159.15	\$159.15	\$0.00	\$0.00	\$1,096.97
Irrigation	8970821539	16331 TISONS BLUFF RD	67370634	\$96.71	\$119.01	\$110.09	\$105.63	\$101.17	\$101.17	\$185.90	\$279.58	\$440.12	\$783.53	\$0.00	\$0.00	\$2,322.89
Irrigation	8970821539	16343 TISONS BLUFF RD	67370632	\$185.90	\$221.58	\$208.20	\$230.50	\$203.74	\$221.58	\$230.50	\$217.12	\$275.10	\$275.10	\$0.00	\$0.00	\$2,269.32
Irrigation	8970821539	16356 MAGNOLIA GROVE WY APT IR01	67370624	\$123.47	\$141.31	\$132.39	\$114.55	\$123.47	\$127.93	\$110.09	\$127.93	\$145.77	\$0.00	\$0.00	\$1,274.84	
Irrigation	8970821539	261 BRADFORD LAKE CR	81523391	\$190.36	\$239.42	\$212.66	\$243.88	\$208.20	\$199.28	\$199.28	\$181.44	\$208.20	\$194.82	\$0.00	\$0.00	\$2,077.54
Irrigation	8970821539	79 BRADFORD LAKE CR	83874232	\$127.93	\$154.69	\$141.31	\$163.61	\$141.31	\$136.85	\$136.85	\$123.47	\$141.31	\$132.39	\$0.00	\$0.00	\$1,399.72
Irrigation Total		001.320.538.43100		\$1,575.26	\$1,940.98	\$1,807.18	\$1,856.24	\$1,570.81	\$1,532.64	\$1,596.14	\$1,513.00	\$2,046.60	\$2,354.33	\$0.00	\$0.00	\$17,793.18

Budget	Vendor/ACCT #	Location	Meter #	October	November	November	December	January	March	April	May	June	July	August	September	Total
Sewer	8970821539	16529 TISONS BLUFF ROAD	67891772	\$510.41	\$530.15	\$543.31	\$628.88	\$543.31	\$589.39	\$780.26	\$681.53	\$865.62	\$747.35	\$0.00	\$0.00	\$6,420.41
Water	8970821539	16529 TISONS BLUFF ROAD	67891772	\$181.75	\$187.50	\$191.33	\$216.24	\$191.33	\$204.74	\$260.30	\$231.56	\$285.21	\$250.72	\$0.00	\$0.00	\$2,200.68
Water/Sewer Total		001.320.57200.43100		\$692.16	\$717.65	\$734.64	\$845.12	\$734.64	\$794.13	\$1,040.56	\$913.09	\$1,151.03	\$998.07	\$0.00	\$0.00	\$8,621.09

GRAND TOTAL				\$3,627.95	\$4,039.02	\$3,978.54	\$4,279.62	\$3,665.84	\$3,680.71	\$3,995.04	\$3,696.43	\$4,817.19	\$5,129.44	\$0.00	\$0.00	\$40,909.78
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6/27 - 7/27



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

320 538 34500

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
3 Officers	9/3 – 9/5/22		varies	24	\$1,320.00

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

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Serve • Protect • Community

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

Account Number 3-0687-0002027
Invoice Number 0687-001250366
Invoice Date August 16, 2022
Previous Balance \$550.82
Payments/Adjustments -\$550.82
Current Invoice Charges \$556.22

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

Total Amount Due \$556.22	Payment Due Date September 05, 2022
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PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 08/05	5555555	-\$550.82

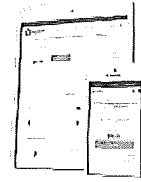
CURRENT INVOICE CHARGES

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				
Waste/Recycling Overage 08/10		1.0000	\$96.77	\$96.77
Pickup Service 09/01-09/30			\$204.89	\$204.89
Container Refresh 09/01-09/30		1.0000	\$9.00	\$9.00
Total Fuel/Environmental Recovery Fee				\$164.75
Total Franchise - Local				\$80.81
CURRENT INVOICE CHARGES				\$556.22

waste 9/1-9/30
320 538 4320

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 \$556.22
Payment Due Date September 05, 2022
Account Number 3-0687-0002027
Invoice Number 0687-001250366

For Billing Address Changes,
 Check Box and Complete Reverse.

Make Checks Payable To:

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



UNDERSTANDING YOUR BILL

Visit RepublicServices.com/MyBill

Check Processing

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

Cancellation & Payment Policy

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

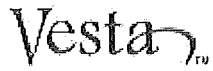
Understanding Our Rates, Charges and Fees

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

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

BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	



Invoice

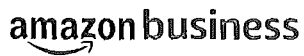
Vesta Property Services, Inc.
245 Riverside Avenue
Suite 300
Jacksonville FL 32202

Invoice # 401805
Date 8/1/2022
Terms
Due Date 8/31/2022
Memo

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

Description	Quantity	Rate	Amount
Billable Expenses			
Heavy Duty Basketball Replacement Net (Qty 4)	320	FL 46.000	39.96
Window Washing Starter Kit & Glass Cleaner	320	FL 52.000	39.94
SmartSign	320	FL 46.000	23.95
Plumbing Wrench & Replacement Grates (Qty 3)			40.16
Total Billable Expenses			144.01

Total \$144.01



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

Invoice summary

Payment due by July 28, 2022

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

Account #	A2DPS3ST4NXTBP
Payment terms	Net 30
Purchase date	27-Jun-2022
Purchased by	mark johnson
Cost center	Northeast
GL code	DSD - 51010 Repairs & Mainten
Location	DSD - Tison's Landing
Billable / Non-Billable	Billable

Pay by

Electronic funds transfer (EFT/ACH/Wire)

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

Check

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

Registered business name

Vesta Property Services

Bill to

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

Ship to

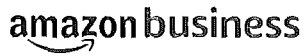
mark johnson
96042 BASS LN
YULEE, FL 32097-6592

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

Invoice details

Description	Qty	Unit price	Item subtotal before tax	Tax
1 Ultra Sporting Goods Heavy Duty Basketball Net Replacement - All Weather Anti Whip, Fits Standard Indoor or Outdoor Rims - 12 Loops (White)	4	\$9.99	\$39.96	0.000%

ASIN: B0792NS47G Sold by: UF Fund Asset 3 IM LLC
Order # 111-3155988-2361045



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

Invoice summary

Payment due by July 31, 2022

Item subtotal before tax	\$ 39.94
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 39.94
Tax	\$ 0.00
Amount due	\$ 39.94 USD

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

Pay by

Electronic funds transfer (EFT/ACH/Wire)

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

Check

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

Registered business name

Vesta Property Services

Bill to

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

Ship to

mark johnson
 96042 BASS LN
 YULEE, FL 32097-6592

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

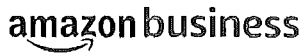
Invoice details

Description	Qty	Unit price	Item subtotal before tax	Tax
1 Unger Window Washing Starter Kit with 2-in-1 Microfiber Combi, Collapsible Pole, Microfiber Cloth, and Bucket	1	\$29.97	\$29.97	0.000%

ASIN: B07PPRDHMV Sold by: Amazon.com Services LLC
 Order # 111-9033683-1718657

Description	Qty	Unit price	Item subtotal before tax	Tax
2 Unger Professional Streak-Free EasyGlide Glass Cleaner Concentrate (Makes 25 Gallons), 32 oz	1	\$9.97	\$9.97	0.000%
ASIN: B0084X13D8 Sold by: Amazon.com Services LLC				
Order # 111-2868263-7617053				
			Total before tax	\$39.94
			Tax	\$0.00
			Amount due	\$39.94

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 August 01, 2022

Item subtotal before tax	\$ 23.95
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 23.95
Tax	\$ 0.00
Amount due	\$ 23.95 USD

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

Pay by

Electronic funds transfer (EFT/ACH/Wire)

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

Check

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

Registered business name

Vesta Property Services

Bill to

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

Ship to

mark johnson
 96042 BASS LN
 YULEE, FL 32097-6592

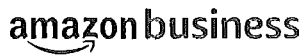
Include Amazon invoice number(s) in the descriptive field of your electronic funds transfer payment, or
 Email ar-businessinvoicing@amazon.com to submit your remittance detail.

Invoice details

Description	Qty	Unit price	Item subtotal before tax	Tax
1 SmartSign "Children At Play" Sign | 12" x 18" 3M Engineer Grade Reflective Aluminum	1	\$23.95	\$23.95	0.000%

ASIN: B0091UISCC Sold by: XpressMyself.com LLC
 Order # 111-6371250-8816240

Total before tax \$23.95



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

Invoice summary

Payment due by August 05, 2022

Item subtotal before tax	\$ 34.77
Shipping & handling	\$ 5.39
Promos & discounts	\$ 0.00
Total before tax	\$ 40.16
Tax	\$ 0.00
Amount due	\$ 40.16 USD

Account #	A2DPS3ST4NXTBP
Payment terms	Net 30
Purchase date	06-Jul-2022
Purchased by	mark johnson
Cost center	Northeast
GL code	DSD-51008 Pool Repairs & Supp
Location	DSD - Tison's Landing
Billable / Non-Billable	Billable

Pay by

Electronic funds transfer (EFT/ACH/Wire)

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

Check

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

Registered business name

Vesta Property Services

Bill to

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

Ship to

mark johnson
96042 BASS LN
YULEE, FL 32097-6592

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 Wrench (Supply nuts/Shut off valves/Strainer Baskets/Supply Line Nut/Faucet Nuts) Faucet and Sink Installer- Toilet Bowl/Sink/Bathroom/Kitchen Plumbin	1	\$9.99	\$9.99	0.000%

ASIN:
B07C96H1GF
Sold by: Shenzhenshiyangfengzhichengmaoyiyouxiangongsi
Order # 111-3412791-8333825

Description	Qty	Unit price	Item subtotal before tax	Tax
2 Pentair 552511 Replacement Grate 2" x 4"	3	\$8.26	\$24.78	0.000%
ASIN: B008H9CWFM Sold by: Recreation Supply Co., Inc. Order # 111-8375848-1380250				
3 Shipping & handling			\$5.39	0.000%
			Total before tax	\$40.16
			Tax	\$0.00
			Amount due	\$40.16

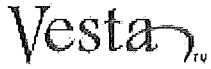
FAQs

How is tax calculated?

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

How are digital products and services taxed?

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



Invoice

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

Invoice # 400645
Date 8/1/2022

Terms
Due Date 8/1/2022
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 572 45105	1	7,731.95	7,731.95
Pool maintenance 326 572 464	1	2,277.63	2,277.63
Field management and administration 320 538 314	1	2,383.99	2,383.99
Janitorial maintenance 46601	1	2,336.75	2,336.75
Janitorial supplies 572 46602	1	282.19	282.19
Website fee 318 513 495	1	250.00	250.00
Additional pool monitors and FA's 572 464	1	2,800.00	2,800.00

Total \$18,062.51

TISON'S LANDING CDD MONTHLY EXPENSE REPORT

BEGINNING 7/3/2022
 ENDING 8/3/2022

7/7/2022	Plumbing, fuelblower, concrete	320.57200.46000	Maint & Repairs	Lowes	\$	220.93
7/8/2022	Video Recorder Cameras	320.57200.46000	Maint & Repairs	Amazon	\$	457.98
7/10/2022	Hard Drive for Recorder	320.57200.46000	Maint & Repairs	Amazon	\$	144.10
7/15/2022	Surveillance Cameras	320.57200.46000	Maint & Repairs	Amazon	\$	25.99
7/17/2022	Solar Flood Light	320.57200.46000	Maint & Repairs	Amazon	\$	122.99
7/17/2022	Security Alert Signage	320.57200.46000	Maint & Repairs	Amazon	\$	21.79
7/17/2022	Printer Ink	320.57200.52000	Office Supplies	Amazon	\$	65.29
7/18/2022	Anchors for bleacher seating	320.57200.46000	Maint & Repairs	Amazon	\$	84.95
7/19/2022	Lightning Detectors	320.57200.46000	Maint & Repairs	Amazon	\$	79.58
7/19/2022	Splitter and Cable for Camera Monitors	320.57200.52000	Video Periphera	Amazon	\$	99.98
7/21/2022	Pool Brush		Pool Supplies	Amazon	\$	16.99
7/21/2022	Pool Pole	320.57200.46000	Pool Supplies	Amazon	\$	41.99
7/21/2022	Door Lock Shed	320.57200.46000	Maint & Repairs	Amazon	\$	11.49
8/1/2022	Pole for Solar Light	320.57200.46000	Maint & Repairs	Lowes	\$	22.06
						\$1,456.21

Explanation:
 Signature:



Mark Johnson Field Ops Manager



Final Details for Order #111-0823182-6535453

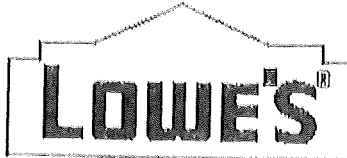
Order Placed: July 8, 2022
Amazon.com order number: 111-0823182-6535453
Order Total: \$457.98

Business order information
Location: DSD - Tison's Landing GL code: DSD - 51010 Repairs & Mainten Billable / Non-Billable: Billable Cost center: Northeast

Shipped on July 8, 2022	
Items Ordered	Price
1 of: LTS LTN8716K-P16 Platinum Professional Plus Level 16 Channal 4K NVR, 16 PoE Ports, 1U, SATA up to 12TB, No Pre-Installed Storage Sold by: e Secure (seller profile) | Product question? (Ask Seller) Business Price Condition: New	\$457.98
Shipping Address: mark johnson 96042 BASS LN YULEE, FL 32097-6592 United States	Item(s) Subtotal: \$457.98 Shipping & Handling: \$0.00 Total before tax: \$457.98 Sales Tax: \$0.00
Shipping Speed: Two-Day Shipping	Total for This Shipment: \$457.98

Payment information	
Payment Method: Visa | Last digits: 0063	Item(s) Subtotal: \$457.98 Shipping & Handling: \$0.00
Billing address mark johnson 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$457.98 Estimated Tax: \$0.00 Grand Total: \$457.98
Credit Card transactions	Visa ending in 0063: July 8, 2022: \$457.98

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



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

- SALE -

SALES#: S1647CF2 1201171 TRANS#: 00352736 00-01-22

293316 SAKRETE 60-LB CONCRETE #1	4.60
312624 4-4-10 TREATED #2 GRADE 1	17.30

SUBTOTAL: 22.06

TOTAL TAX: 0.00

INVOICE 01259 TOTAL: 22.06

VISA: 22.06

VISA:XXXXXXXXXX0063 AMOUNT:22.06 AUTHCD:001411

CHIP REFID:164701126303 08/01/22 07:10:36

CUSTOMER CODE: 0

APL: Visa Credit TVR: 0080008000

ATD: A000000031010 TSI: F800

STORE: 1647 TERMINAL: 01 08/01/22 07:19:16

OF ITEMS PURCHASED: 2

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.

FOR DETAILS ON OUR RETURN POLICY, VISIT

LOWES.COM/RETURNS

A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE

AT OUR CUSTOMER SERVICE DESK



Final Details for Order #111-6801668-9080213

Order Placed: July 8, 2022
Amazon.com order number: 111-6801668-9080213
Order Total: \$144.10

Business order information
Location: DSD - Tison's Landing GL code: DSD - 51010 Repairs & Mainten Billable / Non-Billable: Billable Cost center: Northeast

Shipped on July 10, 2022	
Items Ordered	Price
1 of: Western Digital 6TB WD Purple Surveillance Internal Hard Drive HDD - 5640 RPM, SATA 6 Gb/s, 128 MB Cache, 3.5" - WD62PURZ Sold by: Amazon.com Condition: New	\$144.10
Shipping Address: mark Johnson 96042 BASS LN YULEE, FL 32097-6592 United States	Item(s) Subtotal: \$144.10 Shipping & Handling: \$0.00 Total before tax: \$144.10 Sales Tax: \$0.00
Shipping Speed: Amazon Day Delivery	Total for This Shipment: \$144.10

Payment information	
Payment Method: Visa | Last digits: 0063	Item(s) Subtotal: \$144.10 Shipping & Handling: \$0.00
Billing address mark Johnson 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$144.10 Estimated Tax: \$0.00
	Grand Total: \$144.10
Credit Card transactions	Visa ending in 0063: July 10, 2022: \$144.10

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

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

- SALE -

SALES#: S2472082 1045060 TRANS#: 9211708 07-07-22

1642663 1/2 IN X 3/8 IN CHIP AWK 4	31.98
809882 4-0Z HEGALOC SEALANT	0.97
867967 3/4-IN QTR TAN HOSE BIBB	11.50
367486 1/2-IN HUY DTY BRB HOSE B	16.98
456833 PIPE TAPE 1/2-IN X 43-FT	2.50
787726 W/T 5-IN HARBOR TRUHEL SQ	10.90
751643 3/8-IN X 20-IN SS-FC (757	14.96
2 0	7.48
749787 DELTA FOUNDATIONS 2H CH (	39.00
67250 DOOR BOTTOM U SHAPE BROWN	32.94
3 0	10.98
2551509 STKA 1 GAL READY-MIX CONC	32.98
644853 TRUFHEL 110-FL 02 MIX 50:	23.98

SUBTOTAL: 220.93

TAX: 0.00

INVOICE 09853 TOTAL: 220.93

VISA: 220.93

VISA: XXXXXXXXXXXX0063 AMOUNT:220.93 AUTHCD: 007902

CHIP REFID:247209076619 07/07/22 12:35:34

CUSTOMER CODE: 00

API: Visa Credit TVR: 0080008000

AID: A0000000031010 ISI: E600

STORE: 2472 TERMINAL: 09 07/07/22 12:36:28

47 OF ITEMS PURCHASED: 14

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



Final Details for Order #111-3950040-2118658

Order Placed: July 14, 2022
Amazon.com order number: 111-3950040-2118658
Order Total: \$144.78

Business order information
Location: DSD - Tison's Landing GL code: DSD - 51010 Repairs & Mainten Billable / Non-Billable: Billable Cost center: Northeast

Shipped on July 17, 2022	
Items Ordered	Price
1 of: 300W LED Solar Flood Lights, 24000 Lumens Street Flood Light Outdoor IP67 Waterproof with Remote Control Security <i>Lighting for Yard, Garden, Gutter, Swl</i> Sold by: TIN SUM (seller profile) Business Price Condition: New	\$122.99
Shipping Address: mark johnson 96042 BASS LN YULEE, FL 32097-6592 United States	Item(s) Subtotal: \$122.99 Shipping & Handling: \$0.00 Total before tax: \$122.99 Sales Tax: \$0.00
Shipping Speed: Amazon Day Delivery	Total for This Shipment: \$122.99

Shipped on July 17, 2022	
Items Ordered	Price
1 of: (4 Pack) Security Alert, 24 Hour Video Surveillance, All Activities Monitored Signs, 10 x 10 .040 Aluminum Reflective Warning <i>Sign for Home Business CC</i> Sold by: Failtoo (seller profile) | Product question? (Ask Seller) Business Price Condition: New	\$21.79
Shipping Address: mark johnson 96042 BASS LN YULEE, FL 32097-6592 United States	Item(s) Subtotal: \$21.79 Shipping & Handling: \$0.00 Total before tax: \$21.79 Sales Tax: \$0.00
Shipping Speed: Amazon Day Delivery	Total for This Shipment: \$21.79

Payment information

Payment Method: Visa | Last digits: 0063	Item(s) Subtotal: \$144.78 Shipping & Handling: \$0.00
Billing address mark Johnson 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$144.78 Estimated Tax: \$0.00 Grand Total: \$144.78
Credit Card transactions	Visa ending in 0063: July 17, 2022: \$21.79 Visa ending in 0063: July 17, 2022: \$122.99

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

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Final Details for Order #111-6069485-2873061

Order Placed: July 14, 2022
Amazon.com order number: 111-6069485-2873061
Order Total: \$25.99

Business order information
Location: DSD - Tison's Landing GL code: DSD - 51010 Repairs & Mainten Billable / Non-Billable: Billable Cost center: Northeast

Shipped on July 15, 2022	
Items Ordered	Price
1 of: <i>Fake Camora, FITNATE Dummy Camora CCTV Surveillance System with LED Red Flashing Light with 4 Safety Warning Stickers, Fake Security Camora for Outdoor</i>	\$25.99
Sold by: <i>BrainyDeal (seller profile)</i> | Product question? (Ask Seller.)	
Business Price	
Condition: New	
Shipping Address: mark johnson 96042 BASS LN YULEE, FL 32097-6592 United States	Item(s) Subtotal: \$25.99 Shipping & Handling: \$0.00 ----- Total before tax: \$25.99 Sales Tax: \$0.00 -----
Shipping Speed: Two-Day Shipping	Total for This Shipment: \$25.99 -----

Payment information	
Payment Method: Visa | Last digits: 0063	Item(s) Subtotal: \$25.99 Shipping & Handling: \$0.00 -----
Billing address mark johnson 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$25.99 Estimated Tax: \$0.00 ----- Grand Total: \$25.99
Credit Card transactions	Visa ending in 0063: July 15, 2022: \$25.99

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

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Final Details for Order #111-4241888-9185826

Order Placed: July 15, 2022
Amazon.com order number: 111-4241888-9185826
Order Total: \$65.29

Business order information
Location: DSD - Tison's Landing GL code: DSD - 61504 Office Supplies Billable / Non-Billable: Billable Cost center: Northeast

Shipped on July 17, 2022	
Items Ordered	Price
1 of: MYCARTRIDGE Remanufactured Ink Cartridge Replacement for Epson 822XL 822 XL T822XL Fit for Workforce Pro WF-4830 WF-3820 WF-4834 WF-4820 Printer (Blac Sold by: SUPER IMAGE OFFICE (seller profile) Condition: New	\$65.29
Shipping Address: mark Johnson 96042 BASS LN YULEE, FL 32097-6592 United States	Item(s) Subtotal: \$65.29 Shipping & Handling: \$0.00 Total before tax: \$65.29 Sales Tax: \$0.00
Shipping Speed: Amazon Day Delivery	Total for This Shipment: \$65.29

Payment Information	
Payment Method: Visa | Last digits: 0063	Item(s) Subtotal: \$65.29 Shipping & Handling: \$0.00
Billing address mark Johnson 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$65.29 Estimated Tax: \$0.00 Grand Total: \$65.29
Credit Card transactions	Visa ending in 0063: July 17, 2022: \$65.29

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

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Final Details for Order #111-3704282-5565023

Order Placed: July 15, 2022
Amazon.com order number: 111-3704282-5565023
Order Total: \$84.95

Business order information
Location: DSD - Tison's Landing
GL code: DSD - 51010 Repairs & Mainten
Billable / Non-Billable: Billable
Cost center: Northeast

Shipped on July 18, 2022	
Items Ordered	Price
4 of: FLAGHOUSE - Soccer Goal Anchor - Corkscrew Augur - Strong Hold - Firm - 10-Inch Sold by: FlagHouse Inc. (seller profile) Condition: New	\$18.50
Shipping Address: mark johnson 96042 BASS LN YULEE, FL 32097-6592 United States	Item(s) Subtotal: \$74.00 Shipping & Handling: \$10.95 Total before tax: \$84.95 Sales Tax: \$0.00
Shipping Speed: Standard Shipping	Total for This Shipment: \$84.95

Payment information	
Payment Method: Visa | Last digits: 0063	Item(s) Subtotal: \$74.00 Shipping & Handling: \$10.95
Billing address mark johnson 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$84.95 Estimated Tax: \$0.00 Grand Total: \$84.95
Credit Card transactions	Visa ending in 0063: July 18, 2022: \$84.95

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

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Final Details for Order #111-4491460-7492236

Order Placed: July 19, 2022
Amazon.com order number: 111-4491460-7492236
Order Total: \$79.68

Business order information
Location: DSD - Tison's Landing GL code: DSD - 51010 Repairs & Mainten Billable / Non-Billable: Billable Cost center: Northeast

Shipped on July 19, 2022	
Items Ordered	Price
2 of: <i>AcuRite 02020 Portable Lightning Detector Black, 2 1/4 L x 1 W x 2 3/4 H</i> Sold by: Amazon (seller profile) Business Price Condition: New	\$39.84
Shipping Address: mark johnson 96042 BASS LN YULEE, FL 32097-6592 United States	Item(s) Subtotal: \$79.68 Shipping & Handling: \$0.00 Total before tax: \$79.68 Sales Tax: \$0.00
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$79.68

Payment information	
Payment Method: Visa | Last digits: 0063	Item(s) Subtotal: \$79.68 Shipping & Handling: \$0.00
Billing address mark johnson 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$79.68 Estimated Tax: \$0.00 Grand Total: \$79.68
Credit Card transactions	Visa ending in 0063: July 19, 2022: \$79.68

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



Final Details for Order #111-9900860-9561855

Order Placed: July 20, 2022
Amazon.com order number: 111-9900860-9561855
Order Total: \$16.99

Business order information
Location: DSD - Tison's Landing GL code: DSD-51008 Pool Repairs & Supp Billable / Non-Billable: Billable Cost center: Northeast

Shipped on July 21, 2022	
Items Ordered	Price
1 of: <i>Swimming Pool Wall & Tile Brush, 18" Heavy Duty Vinyl Polished Aluminum Back Cleaning Brush Head Designed for Cleans Walls, Tiles & Floors, Nylon Bristles</i> Sold by: Ondway (seller profile) Condition: New	\$16.99
Shipping Address: mark johnson 96042 BASS LN YULEE, FL 32097-6592 United States	Item(s) Subtotal: \$16.99 Shipping & Handling: \$0.00 Total before tax: \$16.99 Sales Tax: \$0.00
Shipping Speed: Standard Shipping	Total for This Shipment: \$16.99

Payment information	
Payment Method: Visa | Last digits: 0063	Item(s) Subtotal: \$16.99 Shipping & Handling: \$0.00
Billing address mark johnson 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$16.99 Estimated Tax: \$0.00 Grand Total: \$16.99
Credit Card transactions	Visa ending in 0063: July 21, 2022: \$16.99

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



Final Details for Order #111-0234417-6752230

Order Placed: July 20, 2022
Amazon.com order number: 111-0234417-6752230
Order Total: \$41.99

Business order information
Location: DSD - Tison's Landing GL code: DSD-51008 Pool Repairs & Supp Billable / Non-Billable: Billable Cost center: Northeast

Shipped on July 21, 2022	
Items Ordered	Price
1 of: <i>BLIKA 16.5FT Blue Aluminum Telescopic Swimming Pool Pole, 1.30mm Thickness, Pool Pole Telescopic, Pool Poles for Cleaning</i>	\$41.99
Sold by: Blika (seller profile) Business Price Condition: New	
Shipping Address: mark johnson 96042 BASS LN YULEE, FL 32097-6592 United States	Item(s) Subtotal: \$41.99 Shipping & Handling: \$0.00 Total before tax: \$41.99 Sales Tax: \$0.00
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$41.99

Payment information	
Payment Method: Visa | Last digits: 0063	Item(s) Subtotal: \$41.99 Shipping & Handling: \$0.00
Billing address mark johnson 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$41.99 Estimated Tax: \$0.00
	Grand Total: \$41.99
Credit Card transactions	Visa ending in 0063: July 21, 2022: \$41.99

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



Final Details for Order #111-2333931-3206666

Order Placed: July 21, 2022
Amazon.com order number: 111-2333931-3206666
Order Total: \$11.49

Business order information
Location: DSD - Tison's Landing GL code: DSD - 51010 Repairs & Mainten Billable / Non-Billable: Billable Cost center: Northeast

Shipped on July 21, 2022	
Items Ordered	Price
1 of: CML Hardware Keyed Entry Door Knob Set, Entrance Door Lock in Solid Stainless Steel for Exterior and Interior, Round Ball Handle, 1 Pack Sold by: CML Hardware (seller profile) Business Price Condition: New	\$11.49
Shipping Address: mark johnson 96042 BASS LN YULEE, FL 32097-6592 United States	Item(s) Subtotal: \$11.49 Shipping & Handling: \$0.00 ----- Total before tax: \$11.49 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$11.49 -----

Payment information	
Payment Method: Visa | Last digits: 0063	Item(s) Subtotal: \$11.49 Shipping & Handling: \$0.00 -----
Billing address mark johnson 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$11.49 Estimated Tax: \$0.00 -----
	Grand Total: \$11.49
Credit Card transactions	Visa ending in 0063: July 21, 2022: \$11.49

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

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
8/15/22	00025	8/04/22 35000	202208 600-53800-60000		EPOXY COATED PUMP	*	14,887.91	

COM-PAC FILTRATION								14,887.91 000049

TOTAL FOR BANK C							14,887.91	
TOTAL FOR REGISTER							14,887.91	

TISO TISON TCESSNA



2020 West Beaver Street
 Jacksonville, FL 32209
 Phone: 904-356-4003

Invoice

Date	Invoice Number
8/4/2022	35000

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

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

SO Number
041822-2

Terms	PO Number	Project Name	WO Number	Quote Number	Due Date	Ship Via	Ship Date
	signed quote				8/4/2022		8/4/2022
Qty	Item	Description				Rate	Amount
1	Item Service	-10HP CI Epoxy Coated Pump with Polyester finish and a Stainless Steel Impeller,Ultra High Eff. TEFC Motor with a Max 10:1 turndow -5x6 epoxy coated steel pump stand -2.5" liquid filled pressure gauge 0-60 -2.5" liquid filled vacuum gauge -30-0 -gauge tubing both vac and psiw/fittings sealplate bleed tubing and fitts -manifold, pvc fittings -10hp Accupump 3phase 230VAC with branch circuit protection, Nema 4x rating, cooling measures, interlocking/time clocks/switching/ controls as needed. Preferred Customer Discount (Vailid if paid within term limits) Subtotal				18,931.01	18,931.01
	Discount					-49.50%	-9,370.85
1	Labor					5,327.75	5,327.75

033 600 53800 60000

<p>Insufficient funds due to returned checks, wire transfers and/or credit cards will be subject to loss of customer discount and will incur a 1.5% finance charge compounded monthly until paid in full. Customer discount will be revoked and charged back to the Final Invoice if not paid within the specified terms. Please Note: 30 Days On Returns No Returns On Custom Made Items.</p>	Subtotal	USD 14,887.91
	Sales Tax (0.0%)	USD 0.00
	Additional Payments/Credits	USD 0.00
	Balance Due	USD 14,887.91

SEVENTH ORDER OF BUSINESS

TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT

THIRD AMENDMENT TO AMENITIES MANAGEMENT AGREEMENT

THIS IS A THIRD AMENDMENT TO AMENITIES MANAGEMENT AGREEMENT (the "Amendment"), dated the ____ day of _____, 2022, between:

TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Jacksonville, Duval County, Florida, and having offices at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the "District"), and

VESTA PROPERTY SERVICES, INC., a Florida corporation, having its principal address at 245 Riverside Avenue, Suite 250, Jacksonville, Florida 32202 ("Contractor").

WHEREAS, the District entered into an Amenities Management Agreement with Contractor, dated September 20, 2019, as amended by the First Amendment to Amenities Management Agreement, dated May 12, 2021 and the Second Amendment to Amenities Management Agreement, dated July 7, 2022 (collectively, the "Agreement"); and

WHEREAS, the District Board of Supervisors has determined that it **is / is not (circle one)** necessary to continue with additional staffing at the Amenity Facilities (as provided in the Second Amendment to Amenities Management Agreement) beyond October 1, 2022; and

WHEREAS, the parties further desire to extend the term of the Agreement through September 30, 2023 in accordance with Section 2.B of the Agreement; and

WHEREAS, the District Board of Supervisors has authorized the proper officials of District to enter into this Amendment.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, and other good and valuable consideration, the receipt and adequacy of which are acknowledged, the parties agree as follows:

SECTION 1. The foregoing recitals are true and correct and are hereby incorporated into this Amendment.

SECTION 2. The compensation schedule for the Agreement is hereby revised and confirmed, thereby amending Section 2.D of the Agreement, as follows:

	FY22	Option 1 FY23	Option 2 FY23 (with additional staffing from Second Amendment) *
Field Management and Admin	\$28,608	\$31,469	\$45,222
Amenity Manager	\$92,783	\$100,206	\$100,206
Pool Maintenance	\$27,332	\$30,605	\$30,065
Janitorial Maintenance	\$28,041	\$30,845	\$30,845
Janitorial Supplies	\$3,386	\$3,725	\$3,725
TOTALS	\$180,150	\$196,309	\$210,063

* Additional staffing proposed is for an additional 22 hours during the high season (26 weeks) in accordance with the Second Amendment to Amenities Management Agreement between the District and the Contractor, dated July 7, 2022.

At its meeting of September 7, 2022, the District Board of Supervisors has determined that it desires to proceed with Option ___ above.

District accepts Option above _____ (initial)

Contractor accepts Option above _____ (initial)

SECTION 3. Pursuant to Section 2.B of the Agreement, the term of the Agreement is extended through September 30, 2023.

SECTION 4. This Amendment shall be effective beginning October 1, 2022.

SECTION 5. In all other respects the original Agreement, as amended, is hereby ratified, reaffirmed and shall remain in full force and effect as provided by their terms.

IN WITNESS WHEREOF, the parties execute this Amendment the day and year first written above.

**TISON'S LANDING COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

By: _____

Print name: _____
Secretary/Assistant Secretary

Print name: _____
Chair/Vice-Chair

Date: _____, 2022

VESTA PROPERTY SERVICES, INC., a Florida corporation

WITNESSES:

Print name

Print Name

By: _____

Print Name, Title

Date: _____, 2022

TENTH ORDER OF BUSINESS

C.



TISON'S LANDING

AMENITY MANAGER'S REPORT

Date of report: **8/27/2022**

Submitted by: **Kemberly Hopkins**

SPECIAL EVENTS UPDATE:

- Laser Tag was on August 6th. It was successful as the kids were able to run around and burn some energy off.
- Kona Ice drove the neighborhood, parked at the center, and continued passing out ice treats.
- October 1st will be our fall festival. We are planning on having a foam party out by the pool. Candy giveaways, bounces houses and more! Back by popular demand -Dixie's Fair Favorites and their amazing funnel cakes!



above is the foam truck at another community

FOOD TRUCKS:

- We are still booking food trucks for the end of each week. They have been showing up. I'm trying to set up some regular food truck vendors.
- We are working with the HOA to have an icecream social for the community for Labor Day.

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: 08/26/22

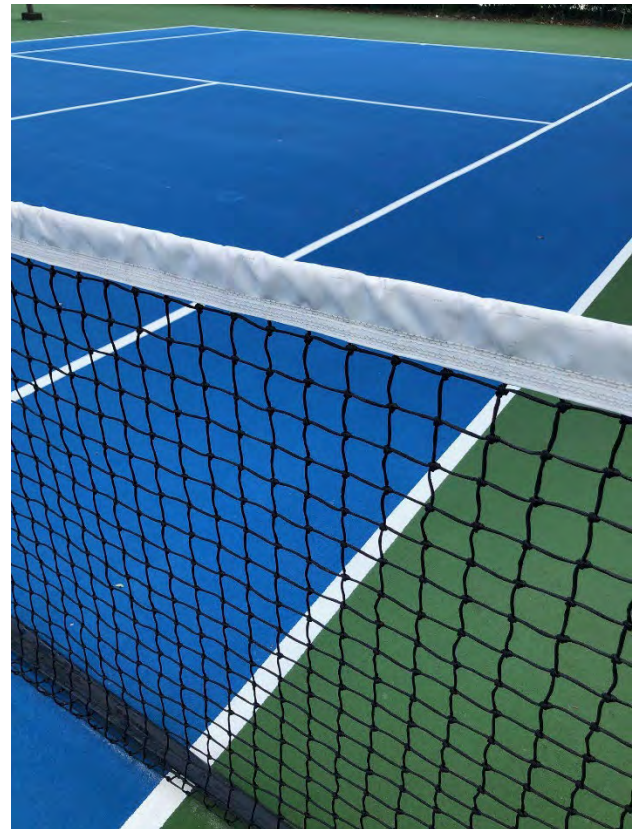
Submitted by: Mark Johnson

Tennis Court Netting

The netting was starting to show signs of grime and algae. I cleaned the netting and brought it back to new.



Before



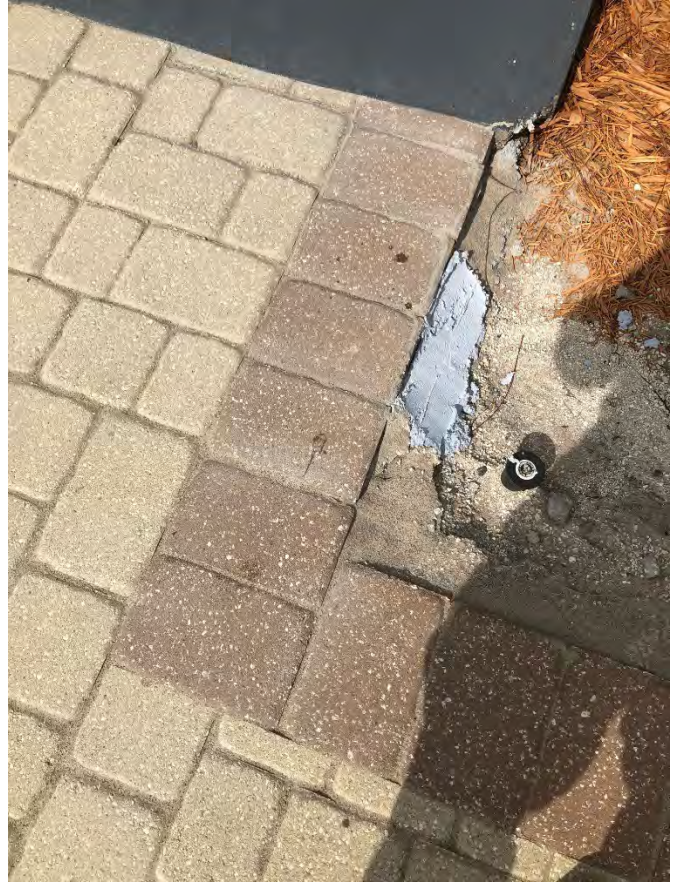
After

Pool Pavers

While doing inspections, we found some loose pavers at bottom of handicap ramp and next to pool. I pulled pavers up leveled out underlayment sand, re-installed pavers and put new sand in the paver joints.



Before



After



Pool ADA Chair Lift

After I made major repairs to pool lift, I bought a new cover to protect it during off season and when not being used.



Lawn Boy

Lawn Boy has continued to maintain all common areas around the neighborhood in an exceptional manner. I spoke with Leo on the low hanging limbs at the pocket parks and he has taken care of that. Leo has also taken care of treating the ant problem in the playground area.

Updates

- Agrowpro- I have requested them to come out and treat for weeds again and to look at some bare spots on soccer field.
- The Lake Doctors – I did speak with Lake Doctors and the technician directly, he did a heavy treat on the ponds and I can see great improvement and headed in the right direction. He did state that there is quite a few houses around ponds that grass is getting very high and to ask home owners to stay on top of that because when the cooler weather comes and grass starts to die off, that could fuel more algae bloom.
- Update on COJ request for repairs- Stormwater Drain Asphalt patch estimated completion date of Dec 22, 2022. Sinkhole by Pond Run bus stop estimated completion date of April 26,2023. Low hanging tree limbs turn lane at Yellow Bluff entrance estimated completion date of May 2, 2023.
- Fence Panel for the dumpster area has been ordered.

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

