

*TISON'S LANDING*  
*Community Development District*

*OCTOBER 13, 2022*

# *AGENDA*

# Tison's Landing Community Development District

475 West Town Place  
Suite 114  
St. Augustine, Florida 32092  
[www.TisonsLandingCDD.com](http://www.TisonsLandingCDD.com)

---

October 6, 2022

Board of Supervisors  
Tison's Landing Community Development District  
**Call In # 1-800-264-8432 Code 964485**

Dear Board Members:

The Tison's Landing Community Development District Board of Supervisors Meeting is scheduled for Thursday, October 13, 2022 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida 32218.  
Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment (limited to three minutes)
- III. Consideration of Revised Proposals for District Management Services
  - A. GMS, LLC - North Florida
  - B. DPFM Management & Consulting
- IV. Approval of Consent Agenda
  - A. Minutes of the September 7, 2022 Meeting
  - B. Financial Statements
  - C. Check Register
- V. Staff Reports (1)
  - A. District Engineer
- VI. Discussion of Amenity Rental Deposit Refund
- VII. Discussion of Entry Monument Landscape Plan / Renderings
- VIII. Staff Reports (2)
  - A. District Counsel
  - B. District Manager – Proposal for Updating the Capital Reserve Study

- C. Amenity Manager – Report
- D. Field Operations Manager – Report
- IX. Supervisor Requests / Audience Comments
- X. Next Scheduled Meeting – Thursday, November 10, 2022 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida 32218
- XI. Adjournment

*THIRD ORDER OF BUSINESS*

*A.*



# Governmental Management Services

*Serving Florida's New Communities*

March 28, 2022

Board of Supervisors  
Tison's Landing Community Development District  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

via email: Gerald Knight, Cousnel

Re: Tison's Landing Community Development District  
Response to Request for Adjusted Proposal Pricing

Dear Board Members:

Thank you for the opportunity to submit additional information to amend our proposal to provide district management services for the Tison's Landing Community Development District. It would be our pleasure to continue our service as your district management company, at a reduced annual fee of \$45,000.

It has been our distinct privilege to serve as the district management company for the current and previous CDD Boards of Tison's Landing CDD since the establishment in 2005. Our original annual management fee upon being awarded this prestigious contract was \$45,000. Our track record of limited fee increases over the past 17 years is compelling evidence of our longstanding commitment to maintaining excellent business relationships with quality clients such as Tison's Landing CDD.

In addition to cost considerations, I hope you will also consider GMS' standing as the market leader in the CDD industry, our high retention rates for both high quality experienced employees and client Districts, the institutional knowledge we have regarding Tison's Landing CDD, and our standing as a local firm with an unparalleled understanding of Jacksonville and the North Florida region. Our consistent aim continues to be to provide high quality service to our Districts and residents, and to protect the reputation of the CDD industry. At a time when staffing instability has negatively impacted some firms, our uncommonly low turnover rate for both critically important back-office staff (accounting, administrative, and assessments) and district managers, as well as our continuous reinvestment in technology advances, are proof of our capability to provide the best district management services available in Florida.

Sincerely,

James Oliver  
Managing Director

**Orlando**  
219 E. Livingston St.  
Orlando, FL 32801

**Jacksonville**  
9655 Florida Mining Blvd.  
W  
Suite 305  
Jacksonville, FL 32257

**St. Augustine**  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

**Ft. Lauderdale**  
5385 N. Nob Hill Rd.  
Sunrise, FL 33351

**Tampa**  
4648 Eagle Falls Pl  
Tampa, FL 33619

**Knoxville**  
1001 Bradford Way  
Kingston, TN 37763







GOVERNMENTAL  
MANAGEMENT  
SERVICES LLC

---

**PROPOSAL FOR DISTRICT  
MANAGEMENT SERVICES**  
PREPARED FOR  
TISON'S LANDING  
COMMUNITY  
DEVELOPMENT DISTRICT

**AUGUST 8, 2022**



# TABLE OF CONTENTS

---



## **COMPANY INFORMATION**

3

## **HOW WE WORK**

4

## **CONTACT INFORMATION**

5

## **FAMILY OF COMPANIES**

6

## **OUR TEAM**

7

## **SERVICES**

9

## **EXPERIENCE SUMMARY**

13

## **REFERENCES**

19

## **COST OF SERVICES**

20

# COMPANY INFORMATION

Governmental Management Services (GMS) is a family of limited liability companies that was established for the purpose of providing district management services to Special Taxing Districts. With encouragement from industry professionals and the development community, GMS was created to provide an alternative to the existing district management companies. GMS currently has offices in St. Cloud, Orlando, Tampa, Sunrise, Tallahassee, Port St. Lucie, St. Augustine, and Palm Coast, Florida, and Knoxville, Tennessee. Company personnel who would be providing services are generally determined by geography of the District and required services. However, everyone at GMS works together to provide the most efficient, effective and comprehensive management services possible. GMS currently manages over 200 Community Development Districts across the State of Florida and fully understands the requirements of Chapter 190. As described in Section 3, the personnel at GMS are very well known and respected by people involved with Community Development Districts. The majority of personnel has worked with Investment Bankers, Bond Counsel, District Counsel, Engineers,

Developers and Boards of Supervisors across the State of Florida. They have provided management, financial and administrative reporting services to approximately 200 special taxing districts and homeowners associations. Our greatest strength is our ability to respond to individual client needs quickly, efficiently and professionally.

**GMS WAS ESTABLISHED TO  
PROVIDE THE MOST EFFICIENT,  
EFFECTIVE AND  
COMPREHENSIVE MANAGEMENT  
SERVICES FOR COMMUNITY  
DEVELOPMENT DISTRICTS IN THE  
STATE OF FLORIDA.**



# HOW WE WORK

---

**Although technology has tremendously impacted how services are provided for nearly every business today, GMS realizes an organization is only as good as the individuals working within it. If an organization is not able to retain hardworking, knowledgeable and dedicated employees that understand their client's needs, it is most certain to fail. It is for this reason that GMS has focused a significant effort on recruiting and retaining the best in the district management industry.**

## **STATEMENT OF STAFF CONSISTENCY**

GMS is the best qualified provider of district management services because of the experience of the personnel who will be providing the management services for the District. GMS brings a wealth of experience in the management, administrative, accounting and financial reporting and assessment certifications.

GMS focuses exclusively on the services necessary for the proper management of Community Development Districts. Our staff includes managers, accountants, financial analysts, recording secretaries and operations managers all with experience with Community Development Districts and other special districts. We offer integrated management services including:

- General Management
- Recording Secretary Services
- Accounting and Financial Reporting
- Assessment Roll Administration
- Investment Management
- Operations Management
- Utility Billing
- Other Services

These management services are being provided by the principals of GMS to over 200 Community Development Districts across the State of Florida.

# CONTACT INFORMATION

---



**Corporate Office:**  
**1001 Bradford Way**  
**Kingston, TN 37763**  
**[govmgtsvc.com](http://govmgtsvc.com)**

**GMS IS PREPARED TO  
PROVIDE ALL SERVICES  
DIRECTLY AND DOES  
NOT CONTEMPLATE  
THE NEED  
TO SUBCONTRACT  
SERVICES.**

## **GMS LLC NORTH FLORIDA ADMINISTRATIVE OFFICES**

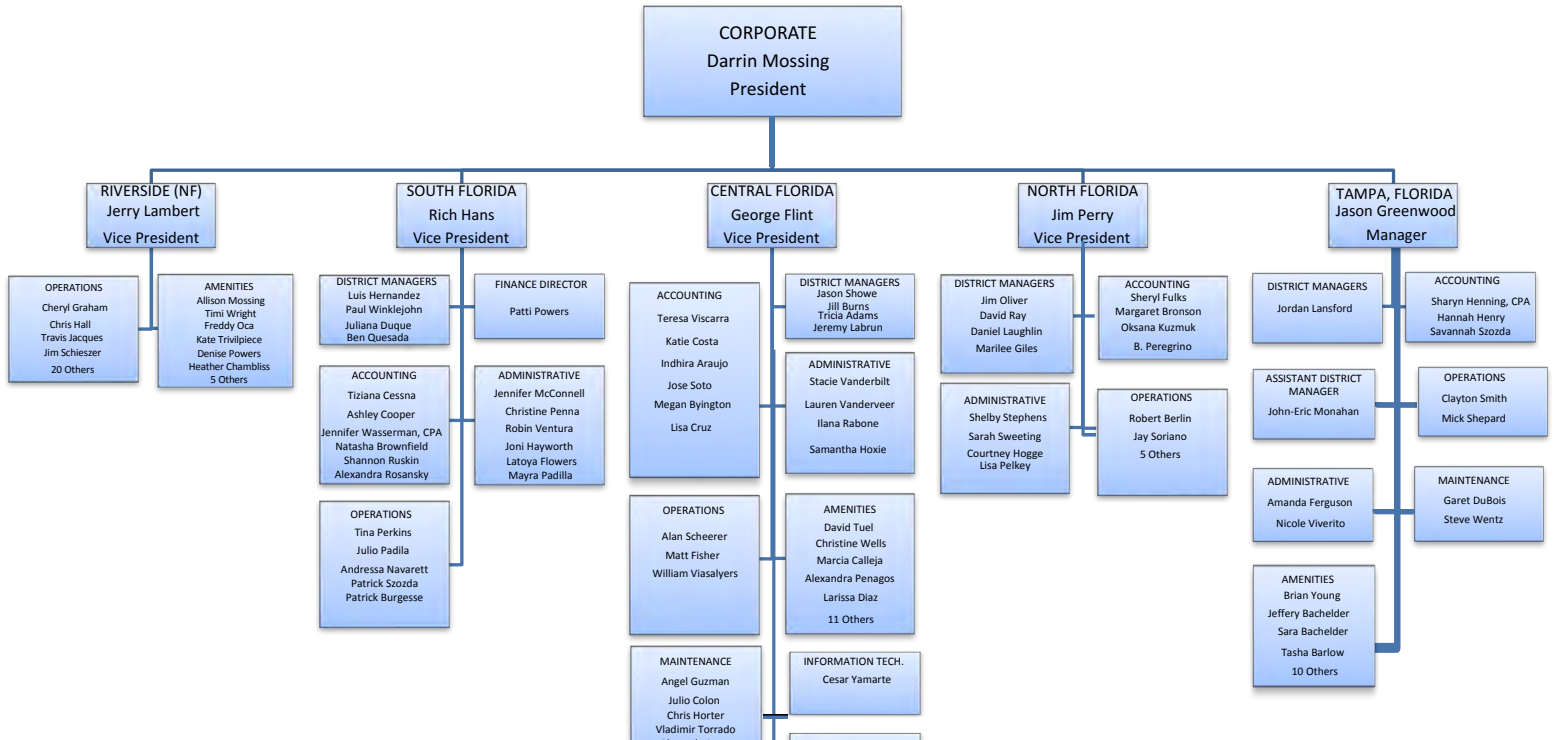
393 Palm Coast Parkway  
Suite #4  
Palm Coast, FL 32137  
(386) 585-4035

475 West Town Place,  
Suite 114  
St. Augustine, FL 32092  
(904) 940-5850  
(904) 940-5899 fax

## **GMS LLC NORTH FLORIDA OPERATIONS**

9655 Florida Mining Blvd  
Bldg. 300  
Suite 305 & 306  
Jacksonville FL 32257  
(904) 288-7667

# FAMILY OF COMPANIES



# YOUR DISTRICT TEAM

Jim Oliver  
Daniel Laughlin  
**MANAGEMENT**

Patti Powers  
(17 years with GMS)  
Tiziana Cessna  
**ACCOUNTING**

Sheryl Fulks  
(16 years with GMS)  
**ASSESSMENTS**

Courtney Hogge  
(14 years with GMS)  
**ADMINISTRATIVE**

# OUR TEAM



Although technology has tremendously impacted how services are provided for nearly every business today, GMS realizes an organization is only as good as the individuals working within it. If an organization is not able to retain hardworking, knowledgeable and dedicated employees that understand their client's needs, it is most certain to fail. It is for this reason that GMS has focused a significant effort on recruiting and retaining the best in the district management industry.

## **STATEMENT OF STAFF CONSISTENCY**

The District Management Team proposed remains the same for the duration of the contracts. Any changes in the District Management Team will be discussed and approved by the Boards of Supervisors. Members of the management team have worked together for years, and there is complete trust and loyalty in their abilities to provide the most efficient, effective and professional management services possible. In addition, these types of long-term personal relationship among GMS staff are reassuring to our clients because personnel turnover in any organization is extremely detrimental to its ability to provide the necessary services.

**"GMS REALIZES AN  
ORGANIZATION IS ONLY AS GOOD  
AS THE INDIVIDUALS WORKING  
WITHIN IT."**

**EDUCATION**

Ohio University, 1988,  
Bachelor of Science,  
Major: Accounting

**EXPERIENCE**

31 Years  
• President and  
Founder – GMS  
Organization  
• Corporate  
Operations and  
District  
Management

# DARRIN MOSSING **PRESIDENT**

Darrin Mossing is the President and Founder of the GMS organization. Mr. Mossing graduated from the Ohio University with a Bachelor’s degree in accounting in June 1988 and began his career as a staff accountant on September 1, 1988 for Indian Trace Community Development District. In November 2004, Mr. Mossing

established the GMS organization, which has grown to over 200 CDDs, Homeowners Association and other Special Taxing Districts across the State of Florida.

# JAMES PERRY **PARTNER**

James Perry is a partner and provides District Management Services at the GMS - North Florida office. He oversees the district management, administration, and outside services operations for the Districts. Mr. Perry graduated from the University of Central Florida with a Bachelor of Business Administration in Accounting and from the executive development program of the University of Pennsylvania-Wharton. Mr. Perry has extensive experience with Community Development Districts, local government, utilities, development and construction. He has served in senior financial positions with Fortune 100 companies as well as with the largest governmental utility provider in Northeast Florida. He is also a licensed CPA.

**EDUCATION**

Bachelor’s of Business Administration in Accounting, University of Central Florida

Executive Development Program, University of Pennsylvania-Wharton

**EXPERIENCE**

23 Years  
District Management



# JIM OLIVER

# MANAGING

# DIRECTOR

Jim Oliver provides district management services for GMS clients in the Northeast Florida region. Mr. Oliver has a Bachelor of Science Degree in Accounting from the State University of New York and a Master's of Business Administration from Touro University. After 22 years of active duty service with the United States Army and Florida National Guard, he recently retired as a Lieutenant Colonel. He has gained broad experience in governmental liaison work at the local, state and federal levels with experience in utility acquisitions, valuations and negotiations. He has been with GMS since 2005.

## EDUCATION

Bachelor's of Science  
in Accounting, State  
University of NY

MBA, Touro University

## EXPERIENCE

17 Years  
District Management

## *THE FOLLOWING MANAGEMENT SERVICES ARE TYPICALLY PROVIDED TO ENSURE THE DISTRICT OPERATES IN ACCORDANCE WITH ALL APPLICABLE STATUTES, LAWS, RULES, AND REGULATIONS:*

- Attend, record, and conduct all regularly scheduled Board of Supervisors Meetings including landowners meetings, continued meetings, and workshops.
- Present the District's annual budget in accordance with Chapter 190, Florida Statutes.
- Ensure the District is in compliance with administrative and financial reporting for CDDs.
- Correspond and communicate with Board of Supervisors and staff to respond to the various needs of the District and community.
- Review and approve agendas for circulation to the Board of Supervisors.
- Review and approve annual budget, annual audit, and monthly disbursements.
- Review annual insurance policy to ensure District maintains proper insurance coverage.



# ACCOUNTING SERVICES

---

Patti Powers manages the accounting and financial reporting for our clients. Ms. Powers is a Partner with GMS and has been in the CDD industry since March 1995. Her experience includes accounts payable, payroll, utility billing, budget preparation, preparation of annual audit reports, statutory and bond compliance. Patti manages the accounting and financial reporting department along with providing those services to various individual Districts.

## **THE FOLLOWING FINANCIAL SERVICES ARE TYPICALLY PROVIDED TO ENSURE THE DISTRICT OPERATES IN ACCORDANCE WITH ALL APPLICABLE STATUTES, LAWS, AND RULES AND REGULATIONS:**

- Establish Governmental Fund Accounting System in accordance with the Uniform Accounting System prescribed by the Florida Department of Financial Services for Government Accounting. This system includes preparing monthly balance sheet and income statement(s) with budget to actual variances.
- Prepare accounts payable and present to Board of Supervisors for approval or ratification.
- Prepare annual budget for review and approval by the Board of Supervisors.
- Transmit proposed budget to local governing authorities 60 days prior to adoption.
- Prepare year-end adjusting journal entries in preparation for annual audit by Independent Certified Public Accounting Firm.
- Maintain checking accounts with qualified public depository selected by the Board of Supervisors.
- Ensure compliance with financial and accounting statutes affecting the District which include but are not limited to:
  - Complete annual financial audit report within 9 months after the fiscal year end.
  - Circulate annual financial audit report and annual financial report to appropriate governmental agencies.
- Prepare annual public depositor report.
- Oversee and implement bond issue related compliance, i.e., coordination of annual arbitrage report, transmittal of annual audit and budget to the trustee, transmittal of annual audit to bond holders and underwriters, annual/quarterly disclosure reporting, etc.
- Transmit Public Facilities Report to the appropriate agencies
- Bind necessary insurance for the District, which includes liability, property, workers' compensation, etc.

# ADMINISTRATIVE SERVICES

---

Courtney Hogge will prepare agenda packages, meeting notices, public records administration, statutory compliance and various other required administrative services. Ms. Hogge has a Bachelor of Applied Science degree in Business Management and Supervision from Daytona State College. She has been with GMS since 2006.

## **THE FOLLOWING ADMINISTRATIVE SERVICES ARE TYPICALLY PROVIDED TO ENSURE THE DISTRICT OPERATES IN ACCORDANCE WITH ALL APPLICABLE STATUTES, LAWS, AND RULES AND REGULATIONS:**

- Prepare agenda packages for transmittal to Board of Supervisors and staff seven days prior to Board of Supervisors' Meeting.
- Provide minutes for all Board of Supervisors' Meetings, including landowners meetings
- Ensure compliance with all administrative statutes affecting the District which include but are not limited to:
  - Publish and circulate annual meeting notice.
  - Report annually the number of registered voters in the District by June 1 of each year.
  - Maintain "Record of Proceedings" for the District within the County that the District is located which includes meeting minutes, agreements, resolutions and other required records.
  - Transmit Registered Agent information to DCA and local governing authorities.
  - File Ordinance or Rule establishing the District to DCA within 30 Days after creation.
  - Properly notice all public meetings, in accordance with the appropriate Florida Statutes, in the newspaper of general circulation published in the area in which the District is located, including but not limited to:
    - Organizational Meeting
    - Annual Meeting
    - Landowners Meeting within 90 days of creation and as required for future elections
    - Public Hearing on Assessments
    - Request for Proposal for engineering services
    - Public Hearing to adopt general and procedural rules
    - Public Hearing on Chapter 197, Uniform Method of Collection
  - All other statutorily required meetings and hearings

# ASSESSMENT ROLL **CERTIFICATION/ ADMINISTRATION**

---

Sheryl Fulks provides assessment administration services which includes certifying annual assessment rolls with the County Property Appraiser and Tax Collector, calculation of true-up payments, collection of prepaid assessments and preparation of necessary releases of lien. She is presently responsible for the preparation and execution of all CDD assessment rolls for the North Florida division.

## MISCELLANEOUS **SERVICES**

Mr. Perry will coordinate any miscellaneous services and ensure that the proper personnel are assigned.

## EXPERIENCE **SUMMARY**

GMS's current clients are listed in Table 2-1 on the following pages. Table 2-1 reflects a portion of the myriad of services provided to our clients. We currently serve over 200 districts statewide.

Table 2-1. District Management Experience Summary

	District	County	General Management	Accounting & Financial Reporting	Recording Secretary	Water/Wastewater Utility	Operations Management/Amenities
1	Aberdeen	St. Johns	•	•	•		•
2	Academical Village	Broward	•	•	•		
3	Amelia Concourse	Nassau	•	•	•		
4	Amelia Walk	Nassau	•	•	•		•
5	Anclote HOA	Pasco	•	•	•		
7	Arlington Ridge	Lake	•	•	•		•
8	Armstrong	Clay	•	•	•		
9	Astoria	Polk	•	•	•		
10	Bannon Lakes	St. Johns	•	•	•		•
11	Bartram Park	Duval	•	•	•		
12	Bartram Springs	Duval	•	•	•		
13	Bay Laurel Center	Marion	•	•	•	•	
14	Baytree	Brevard	•	•	•		•
15	Baywinds	Miami-Dade	•	•	•		•
16	Beacon Tradeport	Miami-Dade	•	•	•		
17	Bellagio	Miami-Dade					
18	Bella Collina	Lake	•	•	•	•	•
19	Belmont	Hillsborough	•	•	•		
20	Bonita Village	Lee	•	•	•		
21	Bonnet Creek Resort	Orange	•	•	•		•
22	Brandy Creek	St. Johns	•	•	•		
23	Candler Hills	Marion	•	•	•		
24	Canopy	Clay	•	•	•		
25	Capital Region	Leon	•	•	•		•
26	Centre Lake	Miami-Dade	•	•	•		
27	Central Lake	Lake	•	•	•	•	
28	ChampionsGate CDD	Osceola	•	•	•		
29	ChampionsGate POA	Osceola		•			
30	Chapel Creek	Pasco	•	•	•		
31	City of Coral Gables	Miami-Dade		•			
32	Coconut Cay	Miami-Dade	•	•	•		
33	Copper Creek	St. Lucie	•	•	•		
34	Copper Oaks	Lee	•	•	•		
35	Coral Bay	Broward	•	•	•		•
36	Coral Keys Homes	Miami-Dade	•	•	•		
37	Creek Ridge Preserve HOA	Hillsborough	•	•	•		
38	Creekside	St. Lucie	•	•	•		
39	Cypress Bluff	Duval	•	•	•		

	District	County	General Management	Accounting & Financial Reporting	Recording Secretary	Water/Wastewater Utility	Operations Management/Amenities
40	Cypress Cove	Broward	•	•	•		
41	Cypress Creek	Hillsborough	•	•	•		
42	Cypress Park	Polk	•	•	•		
43	Cypress Ridge	Hillsborough	•	•	•		
44	Davenport Road	Polk	•	•	•		
45	Deer Island	Lake	•	•	•		•
46	Deer Run	Flagler	•	•	•		•
47	Dowden West	Orange	•	•	•		
48	Downtown Doral	Miami-Dade	•	•	•		
49	Downtown Doral South	Miami-Dade	•	•	•		
50	Dunes	Flagler	•	•	•	•	
51	Dupree Lakes	Pasco	•	•	•		•
52	Durbin Crossing	St. Johns	•	•	•		
53	East 547	Polk	•	•	•		
54	East Homestead	Miami-Dade	•	•	•		•
55	Eden Hills	Polk	•	•	•		
56	Elevation Pointe	St. Johns	•	•	•		
57	Enclave @ Black Point Marina	Miami-Dade	•	•	•		
58	Falcon Trace	Orange	•	•	•		•
59	Fortebello HOA	Brevard	•	•	•		
60	Forest Brooke	Hillsborough	•	•	•		•
61	Forest Lake	Polk	•	•	•		
62	Founders Ridge	Lake	•	•	•		
63	Gardens at Hammock Beach	Flagler	•	•	•		
64	Grande Pines	Orange	•	•	•		
65	Green Corridor	Multiple	•	•	•		
66	Grovetwoods Preserve CA	Hillsborough					
67	Hammock Reserve	Polk	•	•	•		
68	Hemingway Point	Broward	•	•	•		
69	Heritage Park	St. Johns	•	•	•		•
70	Heron Isles	Nassau	•	•	•		
71	Highland Meadows II	Polk	•	•	•		•
72	Highland Meadows West	Polk	•	•	•		
73	Homestead Townhomes HOA	Pasco	•	•	•		
74	Holly Hill Road	Polk	•	•	•		
75	Hollywood Beach #1	Broward	•	•	•		
76	Homestead 50	Miami-Dade	•	•	•		
77	Indigo	Volusia	•	•	•		

	District	County	General Management	Accounting & Financial Reporting	Recording Secretary	Water/Wastewater Utility	Operations Management/Amenities
78	Indigo East	Marion	•	•	•		
79	Interlaken	Broward	•	•	•		
80	Islands at Doral III	Miami-Dade	•	•	•		
81	Islands at Doral TH	Miami-Dade	•	•	•		
82	Isles of Bartram Park	St. Johns	•	•	•		
83	Lake Ashton I	Polk	•	•	•		•
84	Lake Ashton II	Polk	•	•	•		
85	Lake Deer	Polk	•	•	•		
86	Lake Emma	Lake	•	•	•		
87	Lakeside Plantation	Sarasota	•	•	•		
88	Lakes by Bay South	Miami-Dade	•	•	•		•
89	Landings at Miami	Miami-Dade	•	•	•		
90	Live Oak Lake	Osceola	•	•	•		
91	Lucerne Park	Polk	•	•	•		
92	Mayfair	Brevard					
93	McJunkin at Parkland	Broward	•	•	•		
94	Meadow View at Twin Creeks	St. Johns	•	•	•		
95	Mediterranea	Palm Beach	•	•	•		
96	Middle Village	Clay	•	•	•		•
97	Mirada	Lee	•	•	•		
98	Montecito	Brevard	•	•	•		•
99	Narcoossee	Orange	•	•	•		•
100	Nob Hill Condo Association	Broward	•	•	•		•
101	North Boulevard	Polk	•	•	•		
102	North Dade	Miami-Dade	•	•	•		
103	Northern Riverwalk	Palm Beach	•	•	•		
104	North Powerline Road	Polk	•	•	•		
105	North Springs Improvement Dist	Broward	•	•	•		
106	Oakridge	Broward	•	•	•		
107	Old Hickory	Osceola	•	•	•		
108	Old Palm	Palm Beach	•	•	•		
109	Oleta River	Miami-Dade	•	•	•		
110	Orchid Grove	Broward	•	•	•		
111	Osceola Chain of Lakes	Osceola	•	•	•		
112	Osceola County Housing Finance Authority	Osceola		•			
113	Palm Coast Park	Flagler	•	•	•		
114	Palm Glades	Miami-Dade	•	•	•		•
115	Palms of Terra Ceia Bay	Manatee	•	•	•		

	District	County	General Management	Accounting & Financial Reporting	Recording Secretary	Water/Wastewater Utility	Operations Management/ Amenities
116	Park Creek	Hillsborough	•	•	•		
117	Pine Air Lakes	Collier	•	•	•		
118	Pine Ridge Plantation	Clay	•	•	•		•
119	Poinciana	Polk	•	•	•		•
120	Poinciana West	Polk	•	•	•		•
121	Portofino Isles	St. Lucie	•	•	•		•
122	Portofino Landings	St. Lucie	•	•	•		
123	Portofino Shores	St. Lucie	•	•	•		
124	Portofino Springs	Lee	•	•	•		
125	Portofino Vineyards	Lee	•	•	•		
126	Portofino Vista	Osceola	•	•	•		
127	Preston Cove	Osceola	•	•	•		
128	Quail Roost	Miami-Dade	•	•	•		
129	Randal Park	Orange	•	•	•		•
130	Randal Park POA	Orange	•	•			
131	Remington	Osceola	•	•	•		•
132	Reserve	St. Lucie	•	•	•	•	•
133	Reserve #2	St. Lucie	•	•	•		
134	Reunion East	Osceola	•	•	•		•
135	Reunion West	Osceola	•	•	•		•
136	Rhodine Road North	Polk	•	•	•		
137	Ridgewood Estates	Hillsborough	•	•	•		
138	Ridgewood Trails	Clay	•	•	•		•
139	River Place	St. Lucie	•	•	•		
140	River Bend	Hillsborough	•	•	•		
141	Rivers Edge	St. Johns	•	•	•		
142	Rivers Edge II	St. Johns	•	•	•		
143	Rivers Edge III	St. Johns	•	•	•		
144	Rolling Hills	Clay	•	•	•		•
145	Rolling Oaks	Osceola	•	•	•		
146	Sabal Palm	Broward	•	•	•		
147	Saddle Creek	Polk	•	•	•		
148	Sampson Creek	St. Johns	•	•	•		•
149	Sandmine Road	Polk	•	•	•		
150	San Simeon	Miami-Dade	•	•	•		
151	Scenic Highway	Polk	•	•	•		
152	Shingle Creek	Osceola	•	•	•		•
153	Shingle Creek at Bronson	Osceola	•	•	•		
154	South Dade Venture	Miami-Dade	•	•	•		•
155	South Kendall	Miami-Dade	•	•	•		



	District	County	General Management	Accounting & Financial Reporting	Recording Secretary	Water/Wastewater Utility	Operations Management/Amenities
156	South Village	Clay	•	•	•		
157	Stoneybrook South	Osceola	•	•	•		•
158	Stoneybrook South @ChampionsGate	Osceola	•	•	•		•
159	Storey Creek	Osceola	•	•	•		
160	Storey Drive	Osceola	•	•	•		
161	Storey Park	Orange	•	•	•		•
162	Sweetwater Creek	St. Johns	•	•	•		
163	Tapestry	Osceola	•	•	•		
164	Tapestry HOA/POA	Osceola	•	•	•		•
165	Terra Bella	Pasco	•	•	•		
166	Tesoro	St. Lucie	•	•	•		•
167	TIFA, LLC	Brevard	•	•		•	
168	The Crossings at Fleming Island	Clay	•	•	•	•	
169	Tison's Landing	Duval	•	•	•		
170	Tolomato	St. Johns	•	•	•		
171	Towne Park	Polk	•	•	•		
172	Treeline Preserve	Lee	•	•	•		
173	Turtle Run	Broward	•	•	•		•
174	Talis Park	Collier	•	•	•		
175	Tohoqua	Osceola	•	•	•		•
176	Valencia Water Control District	Orange		•	•		
177	Verano Center	St. Lucie	•	•	•		
178	Verano #1	St. Lucie	•	•	•		
179	Verano #2	St. Lucie	•	•	•		
180	Verano #3	St. Lucie	•	•	•		
181	Verano #4	St. Lucie	•	•	•		
182	Verano #5	St. Lucie	•	•	•		
183	Viera East	Brevard	•	•	•		
184	Village of Biscayne Park	Miami-Dade		•			
185	Villages of Bloomingdale	Hillsborough	•	•	•		
186	VillaMar	Polk	•	•	•		
187	Villa Portofino East	Miami-Dade	•	•	•		•
188	Villa Portofino West	Miami-Dade	•	•	•		
189	Vizcaya in Kendall	Miami-Dade	•	•	•		
190	Waterford Estates	Charlotte	•	•	•		
191	Waters Edge	Manatee	•	•	•		
192	Waterstone	St. Lucie	•	•	•		
193	Westside	Osceola	•	•	•		•

	District	County	General Management	Accounting & Financial Reporting	Recording Secretary	Water/Wastewater Utility	Operations Management/Amenities
194	Westside Haines City	Polk	•	•	•		
195	Westwood/OCC	Orange	•	•	•		
196	Willow Creek	Brevard	•	•	•		
197	Wind Meadows South	Polk	•	•	•		
198	Windsor at Westside	Osceola	•	•	•		•
199	Windward	Osceola	•	•	•		•
200	Wynfield Lakes	Duval	•	•	•		•
201	Wynnmere West	Hillsborough	•	•	•		
202	Zephyr Ridge	Pasco	•	•	•		

# REFERENCES

---

GMS prides itself on the timely delivery of quality services to its clients. As a result, our clients as well as the other CDD industry professionals have come to recognize and appreciate the quality of the services we provide. GMS encourages its prospective clients to call our references and learn what other district supervisors, developers, attorneys, engineers and financial professionals are saying about us. Just a few of the clients and professionals that are pleased to serve as our references are listed within.

Ms. Cindy Nelsen  
Chairperson, Double Branch CDD  
1394 Canopy Oaks Drive  
Orange Park, FL 32065  
(904) 573-2364 - Office  
(904) 424-9960 - Mobile  
bcnelsen@comcast.net

Mr. Rocky Morris  
Chairperson, Middle Village CDD  
475 West Town Place #114  
St. Augustine, FL 32092  
(904) 887-4158  
rocky@clarioncall.org

Mr. Matthew Biagetti  
Chairperson, Pine Ridge  
Plantation CDD  
4933 Creek Bluff Lane  
Middleburg, FL 32068  
(724) 986-2789  
prcddbgiagetti@gmail.com

Richard Ray, Chairman  
Tolomato CDD (Nocatee  
Development)  
4314 Pablo Oaks Court  
Jacksonville, Florida 32224  
(904) 992-9750

Gregory Peugh, General Manager  
Dunes CDD  
101 Jungle Hut Road  
Palm Coast, Florida 32137  
(386) 446-5593

# COST OF SERVICES

## **MANAGEMENT, ADMINISTRATIVE, AND ACCOUNTING SERVICES**

Management, administrative, and accounting services will be provided for a fixed annual fee of **\$47,500**, payable in equal monthly payments.

Reimbursable expenses such as copies, postage, courier services, printing and binding will be billed on a monthly basis. Management fees are invoiced at the beginning of each month and due within 30 days of invoice date. Subsequent management fees will be established based upon the adoption of annual operating budget, which will be adjusted to reflect ongoing level of services.

## **INFORMATION TECHNOLOGY**

Will be provided for a fixed annual fee of **\$1,200**.

## **ASSESSMENT ADMINISTRATION SERVICES**

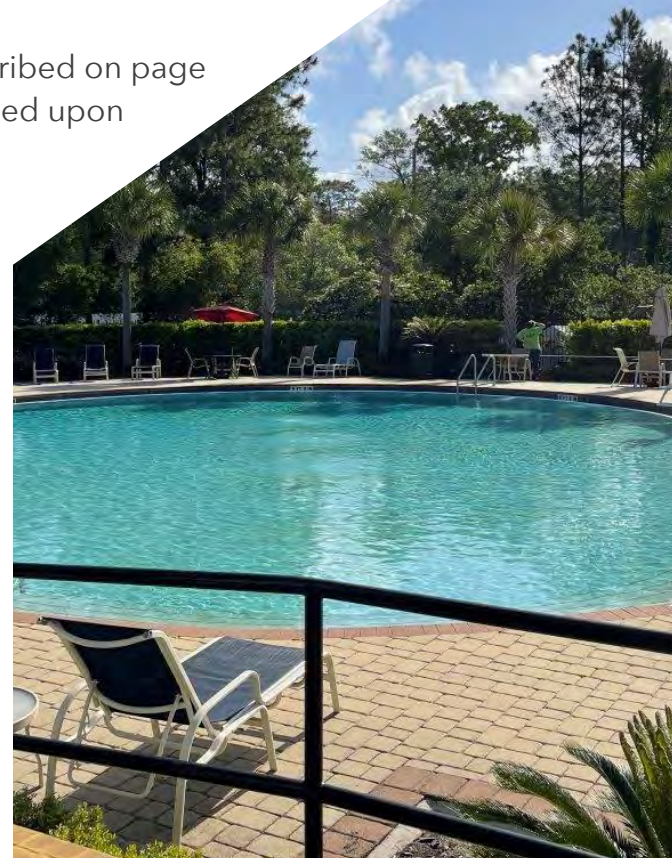
Assessment roll certification and administration, as described on page 13, will be provided for a fixed annual fee of **\$2,500** billed upon certification of the assessment roll.

## **DISSEMINATION AGENT**

Will be provided for a fixed annual fee of **\$1,000**.

**TOTAL: \$52,200**

Other services are available from GMS upon request and can be tailored to the District's specific needs.



*B.*

# TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT



Revised Proposal For:

**DISTRICT MANAGEMENT, DISSEMINATION AGENT,  
and ASSESSMENT METHODOLOGY CONSULTANT SERVICES**

Submitted By:

**DPFG MANAGEMENT & CONSULTING LLC (DPFG-MC)**





August 6, 2022

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

**Dear Board of Supervisors of Tison's Landing Community Development District**

On behalf of Vesta Property Services, Inc., it is my pleasure to provide you with our revised proposal as requested by the Board at the September Board of Supervisors Meeting.

The following proposal for **District Management-related Consultant Services** for your Community Development District reflects 2 changes that impact the cost. The first is the District Management Proposal, the second impacts the Amenity/Field Operations Contract that is currently in place between Vesta and the District.

There is a positive impact to the community, the residents, and the Board with having Vesta manage the District, the Amenities, and the HOA. The most notable changes you can expect on Day 1 with Vesta as your District Manager:

- A high level of attention to detail. Your new District Manager will be onsite at least once a month to meet with the onsite managers, to walk the community and discuss the operations, supporting the other managers, providing resources, and following up on action items.
- Better communications between the District Manager, Amenity Manager and HOA Manager. This is an improvement from what currently exists, as outside communications between different companies could lead to confusion. With Vesta, there will be less confusion for the residents (no finger pointing),
- An increased sense of urgency and intentional involvement of your District Manager to serve as your trusted advisor with the financial, budget, and operational oversight of the works of the District.

**If the Board awards Vesta the District Management Contract, Vesta will discount the Amenity fee by \$5,000 annually beginning October 1, 2022. Vesta will continue to offer this discount every year thereafter that the District has an agreement with Vesta for both services. Furthermore, Vesta agrees to not increase the District Management fees for 3 years. This results in over \$15,000 in accumulative savings in comparison to the Budget when you look forward the next 3 years.**

Our submittal shows Vesta's commitment to your District by bringing this extraordinarily strong, experienced, and uniquely qualified Leadership Team to work with the Board of Supervisors, to manage immediate concerns and to forward-plan for the benefit of the residents of the community.

Thank you for your consideration of our proposal. I very much look forward to the opportunity to serve the community and work with the District, the Board of Supervisors, and other District Staff. Should you have any questions or require additional information, please feel free to contact me directly at **(904) 386-0186** or **hmac@vestapropertyservices.com**.

Most respectfully,

A handwritten signature in blue ink, appearing to read 'H. McGaffney'.

Howard McGaffney Vice President  
DPFG Management and Consulting, LLC.  
A Wholly owned subsidiary of Vesta Property Services, Inc.



## **DPFG PRESENTATION TOPICS FROM DPFV/VESTA**

### **1. INTRODUCTION:**

- a. Howard McGaffney-Vice President-District Management Services
- b. David McInnes-Senior District Manager-Governmental Experience
- c. Both Regionally located, in St. Johns County

### **2. WHAT CAN YOU EXPECT FROM YOUR NEW DISTRICT MANAGEMENT COMPANY?**

- a. Intentionally involved-Operational experience to oversee the works of the District.
  - i. Amenity Management / Field Operations Management Oversight/Partnership.
  - ii. Decades of experience with enforcement agencies and local governments.
  - iii. Determined, Ready, Resourceful on Day 1.
  - iv. Planned, monthly site visits by the District Manager to review with onsite staff:
    1. Amenity Management
    2. Security
    3. Landscaping Maintenance
    4. Stormwater System
- b. Policy review and recommendations.
- c. Maintain an excellent work relationship with District Counsel and District Engineer.
- d. Work as a Trusted Advisor to the Board.
- e. Long Term Capital Planning (LTCP)
  - i. If the Board would like to create a Long-Term Capital Plan, DPFV would reduce the fee for this service by 50%. This is not a requirement in the agreement, it is an additional service DPFV offers to Districts.
  - ii. Reserve Study-The Reserve Study is used as part of the LTCP
  - iii. Strategic Planning to fund 1-3,3-5 and 5-10 years looking out and beyond.
    1. This is a Methodology that is successfully being used in other Districts.

### **3. OBSERVATIONS:**

- a. FY 2023 Budget has new expense items
  - i. Seasonal Office Staffing increased by over \$13k
  - ii. Security Off Duty added: +\$25,000
  - iii. Removed Capital Outlay from GF
  - iv. CRF reduced by \$25,000 from prior year
  - v. It appears the District does not have a long-term strategy towards capital projects or infrastructure reinvestment. DPFV will help the Board and District plan for the future.
  - vi. Potential Insufficient Reserves
    1. 3 mos. operating capital is insufficient by -\$54k
    2. District projects only having \$116K in fund balance/operating reserves and over \$170k in expenses the first 3 mos. of the fiscal year.





## **Qualifications and Expertise**

**The following outlines our specific experience, qualifications, and duties related to the general District Management services.**

### **Meetings, Hearings, Workshops, Capital Planning.**

- Plan, Organize, Lead, and Facilitate/Conduct all Meetings, Workshops and Public Hearings
- Supervisor Orientations, Training and Serving as a Trusted Advisor
- Lead Boards in Executive Goal Setting for the District
- Bond Refinancing, Assessment Methodology, Establishments

### **Capital Planning**

- We offer Strategic Long-Term Capital Planning, using reserve studies and financial outlook analysis modeling
- Executive level experience in all aspects of long-term infrastructure budget management

### **Records**

- Administration of public records and compliance to relevant laws, policies, and regulations
- Collect and maintain documents that record important actions by the District and make them available to the public

### **District Operations**

- Plan, organize and lead in the operational oversight of CDDs with operations and capital budgets in excess of \$25 million
- Oversee performance of Amenity and Field Operations personnel, vendors, and District contracts
- Experienced District Managers with prominent level of Facilities Operations knowledge in public works, infrastructure improvements including, storm waters systems roads and bridges and highly amenitized facilities

### **Accounting & Reporting, Audits, Budgeting, Administration, Assessments & Revenue Collection**

- Accounting administration of combined operational budget in excess of \$25 million
- Placing special assessments on County tax bill, an/or collect directly, for over 13,000 parcels throughout Florida
- Construction accounting for capital improvement programs in excess of \$80 million
- Assessment consultant on 55 CDD bond deals; issuing, refunding, or restructuring in excess of \$450 million



## Fee Schedule for Proposed Scope of Services

Vesta/DPFG proposes to keep our fees set at \$50,000/year for Fiscal Years, 2023, 2024 and 2025. Our fees include services for District Management, Administration, Recording, Financial Accounting for General Fund, Debt Service Funds and a Reserve Fund, and the Assessment Roll and Dissemination Services provided to the Beach Community Development District (the “District”):

SERVICES	PROPOSED FEES	2023 ADOPTED BUDGET
District Management	\$46,500 annually	\$50,000 annually
Dissemination Agent	\$1,000 annually	\$1,000 annually
Assessment Roll Administration	\$2,500 annually	\$2,500 annually
Computer Time/Information Technology	Included	\$1,400
<b>TOTAL</b>	<b>\$50,000 annually</b>	<b>\$54,900 annually</b>
Website Administration (see schedule of additional fees)	\$2,575	\$1,400

**District Management Services Include:**

- Up to 12 meetings per year, 4 hours in length.
- Administrative and Accounting
- Tablets/electronic device for Supervisors use at meetings

**Assessment Administration Services Include:**

- Assessment Roll Preparation Services
- Preparing of the assessment roll and the timely submittal of the roll to the tax collector. Certification, direct billing, and funding request processing, as well as responding to property owner and realtors for Estoppel letters, bond payoff information and other collection related work.

**Computer Time/Information Technology:**

- This service is included in our District Management Fee

**Website Administration:**

- Initial Fee for work to migrate, Host the website and pages **\$2,575.00, DPGF’s District Management fee is \$4,900 less than the current budget and more than offset the website cost to the District.**
- \* Annual renewal for Website on October 1, 2022, will only be **\$1,580 annually (See next page)**



## **Schedule of Additional Services Offered and Fee Schedule**

1. **Additional District Meetings:** The District Management fees proposed are based upon the District holding **up to 12 regular meetings each year** that each last up to **4 hours in length**.
  - a. \$175/hour: An additional \$175/hour fee will be billed to the District, for each hour past the initial 4-hour meeting timeframe included in this proposal.
  - b. \$800 per meeting: Additional meetings or workshops outside of the aforementioned amount will be billed to the District at a total fee of \$800/per meeting.
2. Postage and freight are not included in this proposal
3. **Debt Service Fund Accounting & Assessment Collection Services:** If the District issues additional debt, the proposed fee for these services would be \$5,500 annually per bond issue.
4. **Assessment Methodology Consultant Services (Special Methodology Reports):**
  - a. New Bond Issuance Fee: \$25,000 per new bond issuance.
  - b. Refinance Fee: \$15,000 per bond refinance
  - c. Bond Anticipation Notes: \$15,000 per issuance.
5. **Long Term Capital Planning:**
  - a. Long Term Capital Planning: \$5,000 (reduced from \$10,000)
  - b. This fee includes the costs associated with DPFG providing all the Capital Planning, Funding, and Infrastructure Reinvestment Budgeting, producing a long term (10 year) financial outlook model to help the District/ Board to prioritize, plan for future costs and identify future assessment values for Operations and Maintenance as well as Infrastructure/Capital Items. Note: Does not include a Reserve Study.
6. **Website Hosting and Management:**
  - a. ***This cost is ONLY applicable if the District hires another District Management Firm, and the website will be required to be moved over from the current provider:***
    - i. DPFG will recommend that the District enter into a direct contract with VGlobalTech, who is well known in our industry for CDD website management and ADA compliance.
    - ii. Initial Fee for work to migrate, Host the website and pages **\$2,575.00, DPFG's District Management fee is \$4,900 less than the current budget and more than offset the website cost to the District.**
    - iii. \* Annual renewal for Website on October 1, 2022, **Fee \$1,580 annually**
7. **Additional Services:** Should Vesta Property Services, Inc. and/or DPFG be requested to provide additional services not covered in this proposal, fees for such services shall be negotiated in accordance with the terms mutually agreed upon by the District and Vesta Property Services, Inc.



# TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT



Proposal For:

**DISTRICT MANAGEMENT, DISSEMINATION AGENT,  
and ASSESSMENT METHODOLOGY CONSULTANT SERVICES**

Submitted By:

**DPFG MANAGEMENT & CONSULTING LLC (DPFG-MC)**





## Table of Contents

Company Information .....	4
Leadership Team .....	5
Our Team.....	5
Qualifications and Expertise.....	8
Office Locations .....	9
References .....	9
Fee Schedule for Proposed Scope of Services .....	10
Schedule of Additional Fees .....	11



**August 6, 2022**

**Re: Tison’s Landing Community Development District - Proposal for District Management Services**

**Dear Board of Supervisors of Tison’s Landing Community Development District**

On behalf of Vesta Property Services, Inc., it is my pleasure to submit the following proposal for **District Management-related Consultant Services** for your Community Development District. Our submittal outlines our company’s qualifications and capabilities, in hopeful anticipation of providing these important services to the Board and Residents of the District.

In July of 2020, Vesta acquired DPFG of Florida, LLC; DPFG is an experienced and successful specialist in managing dozens of special taxing districts in Florida. Vesta is a Jacksonville-headquartered, leading property management company with three decades of successful experience throughout the state of Florida. With this addition of District Management services, we now offer our client-communities all aspects of Community Management including **Budgeting, Financial and Administrative Services, Financing/Refinancing of Bonds for public infrastructure, Special Methodology Assessment Structuring, Operational and Long-Term Capital Planning** (all of which typically fall under “District Management Services”), **as well as Homeowners Association, Amenities, and Field Operations Management Services.**

Our proposal includes my offer to personally manage your District assisted by our great financial, accounting and administrative team leaders. I very much look forward to bringing my 25 years of Leadership experience including 15 years of Operational Oversight of Highly Amenitized Communities, to serve the Board and the community. I will be assisted by **David McInnes** who is a Senior District Manager located here in N.E. Florida.

Our submittal shows Vesta’s commitment to your District by bringing this very strong, experienced, and uniquely qualified Leadership Team to work with the Board of Supervisors, to handle immediate concerns and to forward-plan for the benefit of the residents of the community.

Thank you for your consideration of our proposal. I very much look forward to the opportunity to serve the community and work with the District, the Board of Supervisors, and other District Staff. Should you have any questions or require additional information, please feel free to contact me directly at **(904) 386-0186 or hmac@vestapropertyservices.com.**

Most respectfully,

A handwritten signature in blue ink, appearing to read 'H McGaffney', written over a horizontal line.

Howard McGaffney Vice President  
DPFG Management and Consulting, LLC.  
A Wholly owned subsidiary of Vesta Property Services, Inc.



## Company Information

### Redefining Property Management

Founded by **J. Frank Surface** (shown at right) in 1993, Vesta has redefined property management with superior amenities programming, customized community management, and affordable, direct financing for communities, providing a single place where all community needs are met.



Vesta is unique in our industry because we offer a comprehensive, team approach to serving our clients, fueled by a passion for enhancing the lifestyle and property values of our clientele. We bring together under one, corporate umbrella multiple:

- Divisions such as **Community Management, Amenity Management, District Services, and Financial Services**
- Disciplines such as **Media, Technology, and Financing**; and specialists such as **Community Development District Managers and Association Managers, Amenity Managers, Lifestyle Directors, and Aquatics Directors**

### Leadership Excellence

Vesta's leadership team comprises top-level executives with decades of successful experience in all areas of real estate/community development: master-planning, financing, design, development, construction, management, financial reporting, and consulting services for planned-communities as well as government and institutional entities.



### Community-Focused

We employ more than 1,200 professionals and associates throughout Florida, strategically positioned in all our welcoming communities to provide a wide spectrum of services to more than 350,000 residents and unit owners. Our clientele is supported by local and regional offices (as shown on Page 9), with a responsive team of associates who fully understand your community's unique needs.

#### Vesta is "Big Enough to Support"

- A wide array of shared services from Jacksonville-based headquarters
- Statewide support teams (including Accounting, HR, and IT services)
- 1,200+ Associates including dozens of Client-facing Managers throughout Florida.

#### ... And "Small Enough to Care."

- We are Family Run with a Family Culture
- We do not "centralize," we "localize" (as shown in the statewide map on Page 9)
- We invest in our People to ensure their long-term satisfaction and to best serve our clientele





## **Our Leadership Team for Tison’s Landing CDD**

### **David Surface, Chief Executive Officer; Vesta Property Services, Inc.**

David has been the CEO of Vesta since July 2020, overseeing the company’s executive team and overall, day-to-day operation. During the past decade, he has been significantly responsible for Vesta’s strong growth by spearheading our mergers-and-acquisitions and strategic partnerships; as a result, Vesta has tripled in size during this period and achieved widespread recognition as a leading, full-service property management company throughout Florida. His career experience includes all aspects of real estate, both commercial as well as residential. Prior to joining Vesta, David was managing partner for a real estate finance, management, and brokerage company serving institutional clients.



### **Chrissy Richie, Chief Accounting Officer; Vesta Property Services, Inc.**

Chrissy joined Vesta in 2013 as the Corporate Controller to oversee the accounting functions and human resource administration. In 2016, she was promoted to Vice President and was recently promoted to Chief Accounting Officer. Prior to coming on board with Vesta, Chrissy served as Chief Financial Officer for a multimillion-dollar healthcare provider operating in 14 states.



With over 30 years of leadership experience in corporate finance and accounting, Chrissy has developed accounting and financial infrastructure for multiple startup companies that include accounting systems, compliance, and risk management, as well as implementation of employee benefit plans, employee policies and procedures, and training and organizational development. Christine spent four years in public accounting where she specialized in tax for partnerships, LLCs, and S-Corps. She is experienced in internal audit. Chrissy attended the University of North Florida where she graduated with a Bachelor of Business Administration with a major in Accounting.

### **Howard G. McGaffney, Vice President - District Management Services**

Mr. McGaffney is the Vice President of District Services for Vesta, and resides in St. Johns County, Florida. Mr. McGaffney leads our District Management Team which includes District Managers, Financial Analysts, as well as the Administrative and Accounting Departments. Mr. McGaffney served our country honorably for 14 years in the United States Navy beginning in 1989 and is a veteran of the Persian Gulf War. His selfless dedication to our country and humble service is a key indicator of his desire to serve others.



Howard is recognized as a trusted leader in Florida with over 25 years of Operational, Financial and Administrative Management Experience. His dedicated and resourceful management style has garnered the respect of large, highly amenitized communities throughout Florida. His competencies have assisted Community Development Districts secure financial outlooks and operate effectively and efficiently. His core competencies in Financial and Operations Management, Strategic Long Term Capital Planning, Communications, Creating Operating and Capital Budgets, Internal Auditing and Emergency Management give Mr. McGaffney the experience and knowledge to service our clients in a highly successful manner.



## **Our Management & Support Team for Tison's Landing CDD**

### **David McInnes, District Manager**

David McInnes has over 20 years of diverse experience in the executive and legislative branches of Florida government as well as over 10 years of special district experience. He has worked as a director, an “in house” consultant and as a project/contract manager. As a representative of a state agency, David played a key role in negotiating legislative proposals and department budget and solved many problems involving Florida residents.

David has been recognized by the St. Johns River Water Management District (SJRWMD) for his professionalism and understanding of regulations and is known for his disciplined intensity and work ethic. As Environmental Resource Coordinator at SJRWMD, David identified and implemented measures to improve the efficiency and effectiveness of the permitting process for the agriculture community by focusing on eliminating unnecessary expenses, processes, and duplication; he resolved compliance issues to avoid formal administrative actions and he was the manager of many agricultural cost-share projects.

David is a Florida native and holds a Bachelor of Science in Finance (focus on investment and portfolio management), a Bachelor of Science in Real Estate and a Master of Business Administration (focus on business administration). He is a trained first responder and volunteered for over 15 years as a reserve law enforcement officer for the State of Florida.

### **Logan Muether, Senior Financial Analyst**

Logan Muether is a skilled Financial Analyst with experience working with Special Assessments and CDD bond financing/re-financing. Mr. Muether's primary responsibilities include management and applications of special assessment bonds, development and preparation of annual budgets, strategic financial planning, and financial analysis for clients. Serving special district clients, he has also prepared special assessment methodologies and concurrently administered all annual special assessment rolls for Vesta/DPFG-MC.

Logan holds a Bachelor of Science in Business Administration and Management with a focus in finance from Florida Southern College where he played on the Men's Lacrosse team. Mr. Muether is also an avid golfer and college football fan for his hometown team, the Ohio State University Buckeyes.”

### **Johanna “Skye” Lee, Controller - District Management Services**

Skye Lee has 17 years in accounting and financial services. Before joining the Vesta Corporate Accounting team in June of 2020, Skye was responsible for overseeing the accounting in over 200 properties in the residential and commercial industry, as well as serving as a Development Analyst. She specialized in auditing, acquisition and disposition underwriting, due diligence, and construction accounting.

As Controller for our District Management Services Division, Skye oversees our staff accounting team members who are responsible for budgeting and forecasting and financial statement accounting as well as construction accounting. She oversees Accounts Payable, Accounts Receivable and our Payroll Services.

She has been recognized for many of her achievements as a Financial Analyst in the commercial and residential real estate industry and is a member of ULI. Skye graduated from the University of North Florida in 2005 having earned her Bachelor in Accounting (cum laude), with additional professional education focusing on systems and accounting standards.



### **Jacquelyn Leger, Senior Administrator**

Ms. Leger is responsible for managing our Special Districts Administration Department. She oversees all the administrative responsibilities including the departments records management procedures and implementation guidelines through the State of Florida, Division of Library and Information Services and Bureau of Archives and Records Management.

Under the oversight of Ms. Leger, our Administrative Department ensures the proper preparation of agendas for Board meetings and workshops, compiling necessary information for the assembling of the meeting agenda packets. Her team of professionals support the District Manager’s responsibilities, by updating the District’s meeting schedules and coordinating the proper legal/public notice and advertisement requirements for all meetings, Requests for Proposals and Public Hearings. The Administrative Department collects, stores, and transcribes the audio recordings into meeting minutes, coordinates the dissemination and proper signatures of resolutions, contracts and other District documents as approved/adopted by the Board and appropriately retains them in the District’s files.

Ms. Leger has earned her bachelor’s degree in Technical and Scientific Communication – Creative Writing from The University of Central Florida and is finalizing her MBA in Library and Information Science from the University of Washington.



## **Qualifications and Expertise**

**The following outlines our specific experience, qualifications, and duties related to the general District Management services.**

### **Meetings, Hearings, Workshops, Capital Planning.**

- Plan, Organize, Lead, and Facilitate/Conduct all Meetings, Workshops and Public Hearings
- Supervisor Orientations, Training and Serving as a Trusted Advisor
- Lead Boards in Executive Goal Setting for the District
- Bond Refinancing, Assessment Methodology, Establishments

### **Capital Planning**

- We offer Strategic Long-Term Capital Planning, using reserve studies and financial outlook analysis modeling
- Executive level experience in all aspects of long-term infrastructure budget management

### **Records**

- Administration of public records and compliance to relevant laws, policies, and regulations
- Collect and maintain documents that record important actions by the District and make them available to the public

### **District Operations**

- Plan, organize and lead in the operational oversight of CDDs with operations and capital budgets in excess of \$25 million
- Oversee performance of Amenity and Field Operations personnel, vendors, and District contracts
- Experienced District Managers with high level of Facilities Operations knowledge in public works, infrastructure improvements including, storm waters systems roads and bridges and highly amenitized facilities

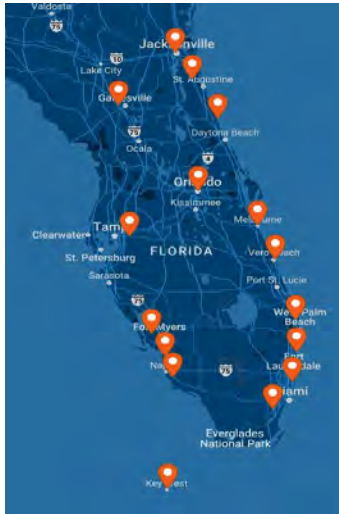
### **Accounting & Reporting, Audits, Budgeting, Administration, Assessments & Revenue Collection**

- Accounting administration of combined operational budget in excess of \$25 million
- Placing special assessments on County tax bill, an/or collect directly, for over 13,000 parcels throughout Florida
- Construction accounting for capital improvement programs in excess of \$80 million
- Assessment consultant on 55 CDD bond deals; issuing, refunding, or restructuring in excess of \$450 million



## Office Locations

Vesta Property Services is headquartered in Jacksonville, Florida and maintains additional regional offices throughout Florida. A listing of some of our regional offices is provided below.



**Vesta Corporate Office**  
245 Riverside Ave., Suite 300  
Jacksonville, Florida 32202  
**Phone:** (904) 355-1831

**DPFG - Seminole County Office**  
250 International Pkwy., Ste. 280  
Lake Mary, Florida 32746  
**Phone:** (321) 263-0132

**St. Johns County Office**  
200 Business Park Cir. Ste. 101  
St. Augustine, Florida 32095  
**Phone:** (904) 747-0181

**Flagler County Office**  
411 S. Central Ave.  
Flagler Beach, Florida 32136  
**Phone:** (386) 439-0134

### **Other Regional Offices:**

Bonita Springs, Cape Coral, Daytona Beach, Englewood, Gainesville, Key West, Miami, Naples, Orlando, St. Petersburg, and Vero Beach.

## References

### **Grand Haven CDD**

Web: <https://Grandhavencdd.org>

Chairman: Chip Howden

Phone: 386-283-7741

### **Beach CDD**

Web: [Welcome to Community Development District | Beach CDD](#)

Chairman: Stephen Kounoupas

Phone: 904-343-2710

### **Long Lake Ranch CDD**

Web: <https://www.longlakeranchcdd.org/>

Chairman: William Pellan

Phone: 727-639-1326



## Fee Schedule for Proposed Scope of Services

Vesta Property Services, proposes the following fee structure for District Management, Administration, Recording, Financial Accounting for General Fund, Debt Service Funds and a Reserve Fund, and the Assessment Roll Services provided to the Beach Community Development District (the “District”):

SERVICES	PROPOSED FEES	2023 ADOPTED BUDGET
<b>District Management</b>	<b>\$46,500 annually</b>	<b>\$50,000 annually</b>
<b>Dissemination Agent</b>	<b>\$1,000 annually</b>	<b>\$1,000 annually</b>
<b>Assessment Roll Administration</b>	<b>\$2,500 annually</b>	<b>\$2,500 annually</b>
<b>Computer Time/Information Technology</b>	<b>Included</b>	<b>\$1,400</b>
<b>TOTAL</b>	<b>\$50,000 annually</b>	<b>\$54,900 annually</b>
<b>Website Administration (see schedule of additional fees)</b>	<b>\$2,575</b>	<b>\$1,400</b>

**District Management Services Include:**

- Up to 12 meetings per year, 4 hours in length.
- Administrative and Accounting
- Tablets/electronic device for Supervisors use at meetings

**Assessment Administration Services Include:**

- Assessment Roll Preparation Services
- Preparing of the assessment roll and the timely submittal of the roll to the tax collector. Certification, direct billing, and funding request processing, as well as responding to property owner and realtors for Estoppel letters, bond payoff information and other collection related work.

**Computer Time/Information Technology:**

- This service is included in our District Management Fee

**Website Administration:**

- See under Schedule of Additional Fees



## **Schedule of Additional Services Offered and Fee Schedule**

1. **Additional District Meetings:** The District Management fees proposed are based upon the District holding **up to 12 regular meetings each year** that each last up to **4 hours in length**.
  - a. \$175/hour: An additional \$175/hour fee will be billed to the District, for each hour past the initial 4-hour meeting timeframe included in this proposal.
  - b. \$800 per meeting: Additional meetings or workshops outside of the aforementioned amount will be billed to the District at a total fee of \$800/per meeting.
2. Postage and freight are not included in this proposal
3. **Debt Service Fund Accounting & Assessment Collection Services:** If the District issues additional debt, the proposed fee for these services would be \$5,500 annually per bond issue.
4. **Assessment Methodology Consultant Services (Special Methodology Reports):**
  - a. New Bond Issuance Fee: \$25,000 per new bond issuance.
  - b. Refinance Fee: \$15,000 per bond refinance
  - c. Bond Anticipation Notes: \$15,000 per issuance.
5. **Long Term Capital Planning:**
  - a. Long Term Capital Planning: \$10,000 (onetime fee)
  - b. This fee includes the costs associated with DPFG providing all the Capital Planning, Funding, and Infrastructure Reinvestment Budgeting, producing a long term (10 year) financial outlook model to help the District/ Board to prioritize, plan for future costs and identify future assessment values for Operations and Maintenance as well as Infrastructure/Capital Items. Note: Does not include a Reserve Study.
6. **Website Hosting and Management:**
  - a. ***This cost is ONLY applicable if the District hires another District Management Firm, and the website will be required to be moved over from the current provider:***
    - i. DPFG will recommend that the District enter into a direct contract with VGlobalTech, who is well known in our industry for CDD website management and ADA compliance.
    - ii. Initial Fee for work to migrate, Host the website and pages **\$2,575.00, DPFG has discounted its 1<sup>st</sup> year fee to help offset this cost to the District.**
    - iii. \* Annual renewal October 1, 2022, **Fee \$1,580 annually**
7. **Additional Services:** Should Vesta Property Services, Inc. and/or DPFG be requested to provide additional services not covered in this proposal, fees for such services shall be negotiated in accordance with the terms mutually agreed upon by the District and Vesta Property Services, Inc.

*FOURTH ORDER OF BUSINESS*



*A.*

MINUTES OF MEETING  
TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Tison's Landing Community Development District was held Wednesday, September 7, 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
Michael Pawelczyk	Billing, Cochran, Lyles, Mauro & Ramsey
Leo Dickinson	LawnBoy
Representatives of Proposers for District Management Services	

The following is a summary of the discussions and actions taken at the September 7, 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**

**Discussion on Irrigation of Pocket Parks**

Mr. Dickinson informed the Board that he was asked if it was possible to add rain sensors to the pocket parks. There are 14 pocket parks and 13 are on city water. The valves in the pocket parks are driven by battery powered nodes and the batteries are replaced approximately once a year. The nodes are located in the valve box underground and they

contain one to four zones. One rain sensor per node could be added. There are 20 nodes within 13 of the pocket parks. He suggested doing a trial run in which a sensor is added to one of the pocket parks to see if it is effective. Specifically, he suggested a park on Tison’s Bluff Road that contains one node running two valves. The rain sensor would need to be moved outside of the drop line about 30-feet and would be installed on a 4x4 wood pole with 18-gauge wire from the valve box to the node and over to the pole about six feet up to attempt to deter any vandalism. Additionally, doing a test run would give them a chance to determine how the installation of the rain sensor will affect the battery. The cost to add the sensor to the suggested location would be \$1,185.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor installing one rain sensor was approved.

**FOURTH ORDER OF BUSINESS**

**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. DPFG Management & Consulting**
  - 5. Rizzetta & Company**
  - 6. JP Ward & Associates**

Representatives for each company that were present provided the Board with a brief presentation regarding their firms and what they can offer the District. Once complete, the representatives left the meeting.

**B. Consideration of Proposals for District Management Services**

The Board discussed the proposals and took public comment. The following actions were taken.

Ms. Timmons motioned to maintain GMS, LLC as the district management services provider and Ms. Henninger seconded the motion. Prior to the final vote Ms. Timmons and Ms. Henninger withdrew the motion.

With the Board split between DPFG Management & Consulting and GMS, LLC, consideration of the proposals was tabled to the next meeting. The two proposers will be asked to provide their best offer on price.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor narrowing the proposers down to DPFG and GMS, LLC was approved with District Counsel directed to notify them of such.

*Ms. Timmons left the meeting at this time.*

GMS, LLC and DPFG rejoined the meeting and were informed of the Board’s direction. Mr. Mossing of GMS, LLC offered to lower the fee for management, administrative and accounting services to \$45,000. Durbin the earlier presentations, Mr. McGaffney of DPFG noted the website administration fees were discounted for the first year. He stated he will lock in the proposed fees for three fiscal years, and he will lower the fee for optional long-term capital planning to \$5,000. Revised proposals from both proposers were requested for the next meeting.

**FIFTH ORDER OF BUSINESS**

**Approval of Consent Agenda**

- A. Minutes of the August 15, 2022 Meeting**
- B. Financial Statements**
- C. Check Register**

Mr. Laughlin gave a brief overview of the financials, noting the check register totals \$67,616.41.

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

**SIXTH ORDER OF BUSINESS**

**Staff Reports (1)**

- A. District Engineer**

There being nothing to report, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Third Amendment to the Amenities Management Agreement with Vesta Property Services**

Mr. Pawelczyk presented the amendment to the amenities management agreement with Vesta Property Services. The agreement provides two options, with the second option including 22 additional staffing hours during the high season. The fee for the second option would increase the totals fees from \$180,150 for fiscal year 2022 to \$210,063 for fiscal year 2023.

On MOTION by Mr. Kirsch seconded by Mr. Richardson with all in favor the third amendment to the amenities management agreement with option two selected was approved.

**EIGHTH ORDER OF BUSINESS**

**Discussion of Amenity Rental Deposit Refund**

Mr. Laughlin informed the Board this item was tabled to the next meeting as staff would like more time to look at some of the policies.

**NINTH ORDER OF BUSINESS**

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

This item was tabled.

**TENTH ORDER OF BUSINESS**

**Staff Reports (2)**

**A. District Counsel**

There being nothing to report, the next item followed.

**B. District Manager**

There being nothing to report, the next item followed.

**C. Amenity Manager - Report**

A copy of the amenity manager’s report was included in the agenda package for the Board’s review.

Ms. Harden asked the Board if the HOA could continue to use the amenity center for their board meetings and informed them the meetings would be held quarterly rather than annually. She also asked if a drop box could be left at the amenity center so residents could

drop any forms that need to be provided to the HOA in the box. There were no objections from the Board.

**D. Field Operations Manager - Report**

A copy of the operations report was included in the agenda package for the Board’s review.

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

**Supervisor Requests**

Ms. Henninger informed staff that the lights on the entrance sign were flashing.

**Audience Comments**

There being no comments, the next item followed.

**TWELFTH ORDER OF BUSINESS      Next Scheduled Meeting – Thursday, October 13, 2022 at 6:00 p.m. at the Yellow Bluff Amenity Center**

**THIRTEENTH ORDER OF BUSINESS      Adjournment**

On MOTION by Mr. Kirsch 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  
August 31, 2022

Board of Supervisors Meeting  
October 13, 2022



**TISON'S LANDING**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**

August 31, 2022

	<b>Major Funds</b>			<b>Total Governmental Funds</b>
	<b>General</b>	<b>Debt Service</b>	<b>Capital Projects</b>	
<b><u>ASSETS:</u></b>				
Cash	\$22,026	---	\$8,442	\$30,467
Accounts Receivable	\$125	---	---	\$125
<b>Investments:</b>				
SBA-Surplus Funds	\$188,750	---	\$48,123	\$236,873
<b>Series 2016-1</b>				
Reserve	---	\$149,586	---	\$149,586
Revenue	---	\$84,115	---	\$84,115
Redemption	---	\$3	---	\$3
<b>Series 2016-2</b>				
Reserve	---	\$42,315	---	\$42,315
Prepayment	---	\$1,433	---	\$1,433
Deposits	\$4,202	---	---	\$4,202
Prepaid Expenses	\$3,983	---	---	\$3,983
<b>TOTAL ASSETS</b>	<b><u>\$219,086</u></b>	<b><u>\$277,451</u></b>	<b><u>\$56,565</u></b>	<b><u>\$553,102</u></b>
<b><u>LIABILITIES:</u></b>				
Accounts Payable	\$18,757	---	---	\$18,757
<b>TOTAL LIABILITIES</b>	<b><u>\$18,757</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$18,757</u></b>
<b><u>FUND BALANCES:</u></b>				
Nonspendable:				
Prepaid items and deposits	\$8,186	---	---	\$8,186
Restricted for:				
Debt service	---	\$277,451	---	\$277,451
Assigned for Capital Projects	---	---	\$56,565	\$56,565
Unassigned	\$192,143	---	---	\$192,143
<b>TOTAL FUND BALANCES</b>	<b><u>\$200,329</u></b>	<b><u>\$277,451</u></b>	<b><u>\$56,565</u></b>	<b><u>\$534,345</u></b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b><u>\$219,086</u></b>	<b><u>\$277,451</u></b>	<b><u>\$56,565</u></b>	<b><u>\$553,102</u></b>

**TISON'S LANDING**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**

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

<b>DESCRIPTION</b>	<b>ADOPTED BUDGET</b>	<b>PRORATED BUDGET THRU 08/31/22</b>	<b>ACTUAL THRU 08/31/22</b>	<b>VARIANCE</b>
<b><u>REVENUES</u></b>				
Maintenance Assessments - Tax Roll	\$648,742	\$648,742	\$650,220	\$1,478
Clubhouse Income	\$2,000	\$1,833	\$11,400	\$9,567
HOA Revenues	\$1,500	\$1,375	\$0	(\$1,375)
Interest Income	\$200	\$183	\$1,855	\$1,672
Miscellaneous Revenues	\$0	\$0	\$350	\$350
<b>TOTAL REVENUES</b>	<b>\$652,442</b>	<b>\$652,134</b>	<b>\$663,825</b>	<b>\$11,691</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administrative:</u></b>				
Supervisor Fees	\$7,000	\$7,000	\$9,600	(\$2,600)
FICA Taxes	\$536	\$536	\$734	(\$199)
Engineering Fees	\$3,000	\$2,750	\$9,130	(\$6,380)
Architecture Services	\$25,000	\$22,917	\$0	\$22,917
Arbitrage Rebate	\$1,200	\$0	\$550	(\$550)
Dissemination Agent	\$1,000	\$917	\$1,017	(\$100)
Trustee Fees	\$3,725	\$3,725	\$3,717	\$8
Assessment Roll Administration	\$2,500	\$2,500	\$2,500	\$0
Attorney Fees	\$15,000	\$13,750	\$26,586	(\$12,836)
Annual Audit	\$3,600	\$3,000	\$3,000	\$0
Management Fees	\$50,000	\$45,833	\$45,833	(\$0)
Computer Time/Information Technology	\$1,200	\$1,100	\$1,100	\$0
Telephone	\$100	\$92	\$296	(\$204)
Postage	\$1,000	\$917	\$862	\$55
Printing & Binding	\$2,000	\$1,833	\$359	\$1,474
Insurance	\$9,317	\$9,317	\$9,180	\$137
Legal Advertising	\$1,000	\$1,000	\$2,619	(\$1,619)
Other Current Charges	\$1,000	\$917	\$871	\$46
Website Administration	\$1,200	\$1,100	\$1,100	\$0
Website Lifestyle	\$3,000	\$2,750	\$3,750	(\$1,000)
Office Supplies	\$500	\$458	\$19	\$440
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>TOTAL ADMINISTRATIVE</b>	<b>\$133,053</b>	<b>\$122,586</b>	<b>\$122,999</b>	<b>(\$413)</b>
<b><u>Field:</u></b>				
Insurance (Property)	\$14,600	\$14,600	\$14,389	\$211
Field Management & Administration (Vesta)	\$28,608	\$26,224	\$26,224	\$0
Security Camera Monitoring (Envera)	\$23,463	\$21,508	\$22,468	(\$960)
Security Off Duty	\$0	\$0	\$1,320	(\$1,320)
Landscape Maintenance (LawnBoy)	\$49,100	\$45,008	\$45,001	\$7
Landscape Mulch	\$15,000	\$7,929	\$7,929	\$0
Landscape Fertilization (Agro Pro)	\$17,900	\$16,408	\$16,633	(\$224)
Landscape Contingency	\$7,500	\$6,875	\$928	\$5,948

**TISON'S LANDING**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**

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

<b>DESCRIPTION</b>	<b>ADOPTED BUDGET</b>	<b>PRORATED BUDGET THRU 08/31/22</b>	<b>ACTUAL THRU 08/31/22</b>	<b>VARIANCE</b>
<b><i>Field: (continued)</i></b>				
Irrigation Maintenance	\$5,625	\$5,156	\$3,084	\$2,073
Lake Maintenance (The Lake Doctor)	\$10,840	\$8,844	\$8,844	\$0
Utilities-Cable (Comcast)	\$1,680	\$1,540	\$1,357	\$183
Utilities-Electric (JEA)	\$1,200	\$1,100	\$1,006	\$94
Utilities-Irrigation (JEA)	\$32,000	\$29,333	\$20,687	\$8,646
Refuse Service (Republic Services)	\$4,200	\$3,850	\$5,469	(\$1,619)
Repairs and Maintenance	\$20,000	\$18,333	\$8,529	\$9,804
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
<b>TOTAL FIELD</b>	<b>\$277,716</b>	<b>\$252,709</b>	<b>\$234,031</b>	<b>\$18,677</b>
<b><i>Amenity</i></b>				
Amenity Manager (Vesta)	\$92,783	\$85,051	\$85,051	(\$0)
Pool Maintenance (Vesta)	\$27,332	\$25,054	\$33,454	(\$8,400)
Pool Repair	\$3,000	\$2,750	\$2,583	\$167
Pool Chemicals (Vesta)	\$9,211	\$8,443	\$10,825	(\$2,382)
Permit Fees	\$600	\$600	\$525	\$75
Utilities-Cable (Comcast)	\$5,520	\$5,060	\$5,079	(\$19)
Utilities-Electric (JEA)	\$18,800	\$17,233	\$15,336	\$1,897
Utilities-Water/Sewer (JEA)	\$10,000	\$9,167	\$10,231	(\$1,064)
Repairs and Maintenance	\$17,000	\$15,583	\$9,670	\$5,913
Janitorial Maintenance (Vesta)	\$28,041	\$25,704	\$25,704	\$0
Janitorial Supplies (Vesta)	\$3,386	\$3,104	\$3,104	(\$0)
Gym Equipment Maintenance	\$0	\$0	\$1,622	(\$1,622)
Special Events	\$20,000	\$13,469	\$13,469	\$0
Amenity Supplies	\$5,000	\$4,583	\$5,856	(\$1,273)
Contingency	\$1,000	\$917	\$720	\$197
<b>TOTAL AMENITY</b>	<b>\$241,673</b>	<b>\$216,719</b>	<b>\$223,231</b>	<b>(\$6,511)</b>
<b>TOTAL EXPENDITURES</b>	<b>\$652,442</b>	<b>\$592,014</b>	<b>\$580,261</b>	<b>\$11,753</b>
Excess (deficiency) of revenues over (under) expenditures	\$0	\$60,120	\$83,564	\$23,444
Net change in fund balance	\$0	\$60,120	\$83,564	\$23,444
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$116,765</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$200,329</b>	

**TISON'S LANDING**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**CAPITAL RESERVE FUND**

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

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 08/31/22</u>	<u>ACTUAL THRU 08/31/22</u>	<u>VARIANCE</u>
<b><u>REVENUES</u></b>				
Interest Income	\$100	\$92	\$460	\$368
Capital Reserve-Transfer In	\$45,000	\$45,000	\$45,000	\$0
<b>TOTAL REVENUES</b>	<b><u>\$45,100</u></b>	<b><u>\$45,092</u></b>	<b><u>\$45,460</u></b>	<b><u>\$368</u></b>
<b><u>EXPENDITURES</u></b>				
Capital Outlay	\$100,000	\$100,000	\$119,933	(\$19,933)
Miscellaneous Services	\$800	\$733	\$495	\$238
<b>TOTAL EXPENDITURES</b>	<b><u>\$100,800</u></b>	<b><u>\$100,733</u></b>	<b><u>\$120,428</u></b>	<b><u>(\$19,695)</u></b>
Excess (deficiency) of revenues over (under) expenditures	<u>(\$55,700)</u>	<u>(\$55,642)</u>	<u>(\$74,969)</u>	<u>(\$19,327)</u>
Net change in fund balance	<u>(\$55,700)</u>	<u>(\$55,642)</u>	<u>(\$74,969)</u>	<u>(\$19,327)</u>
<b>FUND BALANCE - Beginning</b>	<b>\$119,409</b>		<b>\$131,533</b>	
<b>FUND BALANCE - Ending</b>	<b><u>\$63,709</u></b>		<b><u>\$56,565</u></b>	

**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 August 31, 2022

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 08/31/22</u>	<u>ACTUAL THRU 08/31/22</u>	<u>VARIANCE</u>
<b><u>REVENUES</u></b>				
Special Assessments - On Roll	\$382,996	\$382,996	\$382,806	(\$190)
Interest Income	\$0	\$0	\$615	\$615
<b>TOTAL REVENUES</b>	<b><u>\$382,996</u></b>	<b><u>\$382,996</u></b>	<b><u>\$383,421</u></b>	<b><u>\$425</u></b>
<b><u>EXPENDITURES</u></b>				
<b><u>Series 2016-1</u></b>				
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
<b><u>Series 2016-2</u></b>				
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
<b>TOTAL EXPENDITURES</b>	<b><u>\$377,936</u></b>	<b><u>\$377,936</u></b>	<b><u>\$382,852</u></b>	<b><u>(\$4,916)</u></b>
Excess (deficiency) of revenues over (under) expenditures	<u>\$5,060</u>	<u>\$5,060</u>	<u>\$569</u>	<u>(\$4,491)</u>
Net change in fund balance	<u>\$5,060</u>	<u>\$5,060</u>	<u>\$569</u>	<u>(\$4,491)</u>
<b>FUND BALANCE - Beginning</b>	<b>\$80,981</b>		<b>\$276,882</b>	
<b>FUND BALANCE - Ending</b>	<b><u>\$86,041</u></b>		<b><u>\$277,451</u></b>	

**TISON'S LANDING  
COMMUNITY DEVELOPMENT DISTRICT  
Long Term Debt Report  
FY 2022**

<b>Series 2016A-1, Senior Special Assessment Revenue Refunding and Improvement Bonds</b>		
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)
<b>Current Bonds Outstanding</b>		<b>\$3,450,000.00</b>
<b>Series 2016A-2, Subordinate Special Assessment Revenue Refunding and Improvement Bonds</b>		
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)
<b>Current Bonds Outstanding</b>		<b>\$865,000.00</b>
<b>Total Current Bonds Outstanding</b>		<b>\$4,315,000.00</b>

**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
<b>Revenues</b>													
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	\$1,615	\$0	\$0	\$11,400
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	\$431	\$0	\$1,855
Miscellaneous Revenues	\$0	\$104	\$0	\$0	\$107	\$0	\$0	\$0	\$70	\$69	\$0	\$0	\$350
<b>Total Revenues</b>	<b>\$5</b>	<b>\$24,718</b>	<b>\$613,281</b>	<b>\$7,504</b>	<b>\$1,349</b>	<b>\$2,742</b>	<b>\$3,054</b>	<b>\$6,361</b>	<b>\$2,300</b>	<b>\$2,081</b>	<b>\$431</b>	<b>\$0</b>	<b>\$663,825</b>
<b>Administrative:</b>													
Supervisor Fees	\$1,000	\$800	\$800	\$1,000	\$600	\$800	\$1,000	\$800	\$800	\$1,000	\$1,000	\$0	\$9,600
FICA Taxes	\$77	\$61	\$61	\$77	\$46	\$61	\$77	\$61	\$61	\$77	\$77	\$0	\$734
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	\$550	\$0	\$0	\$550
Dissemination Agent	\$183	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$1,017
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	\$3,823	\$0	\$26,586
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	\$4,167	\$0	\$45,833
Computer Time/information Technology	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$1,100
Telephone	\$9	\$0	\$76	\$0	\$0	\$0	\$37	\$26	\$71	\$0	\$77	\$0	\$296
Postage	\$0	\$0	\$8	\$0	\$0	\$0	\$0	\$0	\$836	\$14	\$4	\$0	\$862
Printing & Binding	\$17	\$9	\$25	\$0	\$24	\$31	\$17	\$15	\$35	\$156	\$30	\$0	\$359
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	\$200	\$0	\$2,619
Other Current Charges	\$112	\$103	\$57	\$43	\$82	\$69	\$100	\$67	\$104	\$73	\$60	\$0	\$871
Website Administration	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$1,100
Website Lifestyle	\$1,750	\$0	\$0	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$0	\$3,750
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
<b>TOTAL ADMINISTRATIVE</b>	<b>\$22,078</b>	<b>\$12,232</b>	<b>\$7,743</b>	<b>\$8,634</b>	<b>\$8,614</b>	<b>\$7,538</b>	<b>\$14,597</b>	<b>\$9,421</b>	<b>\$12,639</b>	<b>\$9,339</b>	<b>\$9,970</b>	<b>\$0</b>	<b>\$122,999</b>

**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
<b>FIELD:</b>													
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	\$2,384	\$0	\$26,224
Security Camera Monitoring (Envera)	\$2,083	\$1,956	\$4,043	\$1,008	\$1,956	\$3,095	\$1,008	\$1,008	\$4,043	\$1,008	\$1,258	\$0	\$22,468
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	\$4,091	\$0	\$45,001
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	\$1,716	\$0	\$16,633
Landscape Contingency	\$200	\$0	\$0	\$0	\$0	\$0	\$385	\$0	\$0	\$0	\$343	\$0	\$928
Irrigation Maintenance	\$0	\$1,324	\$0	\$0	\$230	\$0	\$0	\$0	\$0	\$245	\$1,285	\$0	\$3,084
Lake Maintenance (The Lake Doctor)	\$804	\$804	\$804	\$804	\$804	\$804	\$804	\$804	\$804	\$804	\$804	\$0	\$8,844
Utilities-Cable (Comcast)	\$123	\$123	\$123	\$123	\$123	\$123	\$123	\$123	\$123	\$123	\$123	\$0	\$1,357
Utilities-Electric (JEA)	\$48	\$87	\$102	\$84	\$56	\$75	\$76	\$77	\$155	\$147	\$98	\$0	\$1,006
Utilities-Irrigation (JEA)	\$1,763	\$1,941	\$1,807	\$1,856	\$1,571	\$1,532	\$1,596	\$1,513	\$2,047	\$2,354	\$2,707	\$0	\$20,687
Refuse Service (Republic Services)	\$1,474	\$619	\$276	\$275	\$275	\$280	\$299	\$298	\$734	\$389	\$551	\$0	\$5,469
Repairs and Maintenance	\$1,787	\$1,102	\$719	\$450	\$1,130	\$0	\$2,149	\$0	\$1,127	\$0	\$64	\$0	\$8,529
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
<b>TOTAL FIELD</b>	<b>\$33,893</b>	<b>\$16,930</b>	<b>\$15,841</b>	<b>\$12,567</b>	<b>\$14,111</b>	<b>\$16,877</b>	<b>\$59,751</b>	<b>\$11,790</b>	<b>\$17,001</b>	<b>\$19,846</b>	<b>\$15,424</b>	<b>\$0</b>	<b>\$234,031</b>

**Amenity**

Amenity Manager (Vesta)	\$7,732	\$7,732	\$7,732	\$7,732	\$7,732	\$7,732	\$7,732	\$7,732	\$7,732	\$7,732	\$7,732	\$0	\$85,051
Pool Maintenance (Vesta)	\$2,278	\$2,278	\$2,278	\$2,278	\$2,278	\$2,278	\$2,278	\$2,278	\$2,278	\$7,878	\$5,078	\$0	\$33,454
Pool Repair	\$0	\$9	\$0	\$0	\$387	\$0	\$124	\$0	\$200	\$0	\$1,862	\$0	\$2,583
Pool Chemicals (Vesta)	\$768	\$768	\$768	\$915	\$1,488	\$915	\$1,005	\$1,007	\$1,216	\$988	\$988	\$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	\$470	\$0	\$5,079
Utilities-Electric (JEA)	\$1,312	\$1,293	\$1,335	\$1,494	\$1,305	\$1,279	\$1,282	\$1,193	\$1,464	\$1,630	\$1,748	\$0	\$15,336
Utilities-Water/Sewer (JEA)	\$692	\$718	\$735	\$845	\$735	\$794	\$1,041	\$913	\$1,151	\$998	\$1,610	\$0	\$10,231
Repairs and Maintenance	\$0	\$149	\$1,065	\$2,290	\$1,844	\$543	\$150	\$312	\$1,051	\$1,685	\$582	\$0	\$9,670



**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
<b>Amenity (continued)</b>													
Janitorial Maintenance (Vesta)	\$2,337	\$2,337	\$2,337	\$2,337	\$2,337	\$2,337	\$2,337	\$2,337	\$2,337	\$2,455	\$2,219	\$0	\$25,704
Janitorial Supplies (Vesta)	\$282	\$282	\$282	\$282	\$282	\$282	\$282	\$282	\$282	\$282	\$282	\$0	\$3,104
Gym Equipment Maintenance	\$0	\$0	\$0	\$0	\$1,560	\$0	\$0	\$0	\$0	\$0	\$62	\$0	\$1,622
Special Events	\$3,139	\$762	\$1,108	\$549	\$659	\$750	\$1,925	\$450	\$1,151	\$1,821	\$1,154	\$0	\$13,469
Amenity Supplies	\$547	\$148	\$0	\$1,431	\$161	\$0	\$1,917	\$720	\$113	\$165	\$654	\$0	\$5,856
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$720	\$0	\$0	\$0	\$720
<b>TOTAL AMENITY</b>	<b>\$19,539</b>	<b>\$16,927</b>	<b>\$18,090</b>	<b>\$20,618</b>	<b>\$21,230</b>	<b>\$17,372</b>	<b>\$20,537</b>	<b>\$17,687</b>	<b>\$20,688</b>	<b>\$26,103</b>	<b>\$24,440</b>	<b>\$0</b>	<b>\$223,231</b>
<b>Total Expenditures</b>	<b>\$75,510</b>	<b>\$46,088</b>	<b>\$41,674</b>	<b>\$41,819</b>	<b>\$43,956</b>	<b>\$41,787</b>	<b>\$94,885</b>	<b>\$38,898</b>	<b>\$50,327</b>	<b>\$55,287</b>	<b>\$49,835</b>	<b>\$0</b>	<b>\$580,261</b>
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)	(\$53,206)	(\$49,404)	\$0	\$83,564

*C.*

**TISON'S LANDING**  
**COMMUNITY DEVELOPMENT DISTRICT**

Check Run Summary

9/1 - 9/30/22

<u><i>Date</i></u>	<u><i>Check Numbers</i></u>	<u><i>Amount</i></u>
General Fund		
9/8/2022	3121-3127	\$55,514.56
8/31/2022	3128	\$123.35
9/13/2022	3129-3133	\$7,272.94
9/19/2022	3134	\$113.38
9/27/2022	3135	\$2,831.65
10/1/2022	3136	\$948.09
09/30/22	3137-3139	\$12,217.29
	total	<u>\$79,021.26</u>
Capital Reserve		
n/a		
	total	<u>\$0.00</u>
Total		<u><u>\$79,021.26</u></u>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/08/22	00161	8/31/22 15724	202208 320-53800-46203	AGROWPRO INC.	*	1,491.65	1,491.65 003121
9/08/22	00034	9/07/22 16651	202209 300-15500-10000	EGIS INSURANCE ADVISORS, LLC	*	25,237.00	25,237.00 003122
9/08/22	00004	9/01/22 431	202209 310-51300-34000	SEP 22 MGMT FEES	*	4,166.67	
		9/01/22 431	202209 310-51300-49500	SEP 22 WEBSITE ADMIN	*	100.00	
		9/01/22 431	202209 310-51300-35100	SEP 22 IT	*	100.00	
		9/01/22 431	202209 310-51300-31200	SEP 22 DISSEMINATION	*	83.33	
		9/01/22 431	202209 310-51300-51000	SEP 22 OFFICE SUPPLIES	*	6.13	
		9/01/22 431	202209 310-51300-42000	SEP 22 POSTAGE	*	3.42	
		9/01/22 431	202209 310-51300-42500	SEP 22 COPIES	*	55.65	
		9/01/22 431	202209 310-51300-41000	SEP 22 TELEPHONE	*	39.20	
				GOVERNMENTAL MANagements SERVICES			4,554.40 003123
9/08/22	00186	9/01/22 370068	202209 320-53800-34502	SEP 22 ACCESS CONTROL SYS	*	60.00	60.00 003124
9/08/22	00052	9/02/22 8174	202208 320-53800-46200	AUG 22 LAWN MAINT	*	4,091.00	
		9/02/22 8175	202209 320-53800-46202	ANT TRTMT PLAYG/DOG PARK	*	410.00	
				LAWNBOY LAWN SERVICES, INC.			4,501.00 003125
9/08/22	00137	9/02/22 27943B	202209 320-53800-46800	SEP 22 WATER MGMT	*	804.00	
		9/08/22 19671B	202208 320-53800-46800	AUG 22 WATER MGMT	*	804.00	
				THE LAKE DOCTORS, INC.			1,608.00 003126
9/08/22	00157	9/01/22 401925	202209 320-57200-45105	SEP 22 AMENITY MANAGER	*	7,731.95	
		9/01/22 401925	202209 320-57200-46400	SEP 22 POOL MAINT	*	2,277.63	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/01/22		401925	SEP 22	202209		320-53800-34400			FIELD MGMT & ADMIN	*	2,383.99		
9/01/22		401925	SEP 22	202209		320-57200-46601			JANITORIAL MAINT	*	2,336.75		
9/01/22		401925	SEP 22	202209		320-57200-46602			JANITORIAL SUPP	*	282.19		
9/01/22		401925	SEP 22	202209		310-51300-49500			WEBSITE FEE	*	250.00		
9/01/22		401925	SEP 22	202209		320-57200-46400			POOL MONITORS	*	2,800.00		
VESTA PROPERTY SERVICE INC.											18,062.51	003127	
8/31/22	00030	7/28/22	84957412	202208		320-53800-41050			INTERNET 8/2-9/1/22	*	123.35		
COMCAST (AUTO PAY)											123.35	003128	
9/13/22	00030	8/25/22	84957412	202209		320-57200-41050			TV/INTERNET 9/4-10/3/22	*	469.66		
		8/28/22	84957412	202209		320-53800-41050			INTERNET 9/2-10/1/22	*	123.35		
COMCAST (AUTO PAY)											593.01	003129	
9/13/22	00169	8/29/22	00052298	202208		320-53800-34502			PWR-CYCLED EQUIP SYS TEST	*	155.00		
ENVERA HIDDEN EYES LLC											155.00	003130	
9/13/22	00186	8/31/22	65072	202208		320-53800-34502			ISSUE W/COMCAST ROUTER	*	95.00		
HI-TECH SYSTEMS ASSOCIATES											95.00	003131	
9/13/22	00015	8/31/22	89708215	202208		320-53800-43000			ELECTRIC 7/28-8/29/22	*	98.43		
		8/31/22	89708215	202208		320-53800-43100			IRRIGATION 7/27-8/28/22	*	2,706.66		
		8/31/22	89708215	202208		320-57200-43100			SEWER 7/28-8/29/22	*	1,221.23		
		8/31/22	89708215	202208		320-57200-43100			WATER 7/28-8/29/22	*	388.66		
		8/31/22	89708215	202208		320-57200-43000			ELECTRIC 7/28-8/29/22	*	1,748.45		
JEA (AUTO PAY)											6,163.43	003132	
9/13/22	00182	9/11/22	1270021	202209		300-15500-10000			FALL FESTIVAL 10/1/22	*	266.50		
PROGRESSIVE ENTERTAINMENT											266.50	003133	
									TISO TISON		TCESSNA		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/19/22	00012	9/15/22 22-06034	202209 310-51300-48000		NOT OF ANNUAL SCH OF MTGS	*	113.38	
DAILY RECORD + OBSERVER LLC								113.38 003134
9/27/22	00152	9/02/22 44846100	202208 320-53800-46203		SPREADER/ANT GRANULES/SP	*	224.38	
		9/02/22 44846100	202208 320-57200-46000		HACKSAW/HEX KEYS	*	35.06	
		9/02/22 44846100	202208 320-57200-46000		MURIATIC ACID	*	22.46	
		9/02/22 44846100	202208 320-57200-46000		CLEANER/SHOP TOWELS	*	24.94	
		9/02/22 44846100	202208 320-57200-46000		DISINF CLEANER/UV COIL CL	*	115.12	
		9/02/22 44846100	202208 320-57200-46000		DUCT FOGGER/CLEANER	*	103.79	
		9/02/22 44846100	202208 320-57200-46550		POOL LIFT ACTUATOR/CONTR	*	1,746.12	
		9/02/22 44846100	202208 320-57200-46000		A/C DRAIN CARTRIDGES	*	19.90	
		9/02/22 44846100	202208 320-57200-46900		DUBELL WEIGHT	*	62.00	
		9/02/22 44846100	202208 320-57200-52000		GRILL BRUSH	*	16.95	
		9/02/22 44846100	202208 320-57200-46550		POOL LIFT COVER	*	115.94	
		9/02/22 44846100	202208 320-57200-52000		GYM WIPES	*	145.95	
		9/02/22 44846100	202208 320-57200-46000		PAVER SAND	*	34.94	
		9/02/22 44846100	202208 320-57200-52000		MATS FOR SWINGS	*	253.98	
		9/02/22 44846100	202208 320-57200-46000		COIL CLEANER	*	89.88-	
WELLS FARGO CREDIT CARD (AUTO PAY)								2,831.65 003135
10/01/22	00156	9/01/22 719455	202210 320-53800-34502		ENTR2 VIDEO 10/1-10/31/22	*	230.61	
		9/01/22 719456	202210 320-53800-34502		UTILTIY VIDEO 10/1-10/31	*	388.21	
		9/01/22 719457	202210 320-53800-34502		ENTR1 VIDEO 10/1-10/31/22	*	329.27	
ENVERA								948.09 003136
9/30/22	00152	9/29/22 09292022	202208 320-57200-52000		RETURN SHREDDER	*	37.61-	

TISO TISON

TCESSNA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #	
10/03/22		44846100	202208 320-57200-49400	FOOD FOR ADULT EVENT	*	117.63		
10/03/22		44846100	202208 320-57200-49400	PAPER PLATES FOR BAGLES	*	19.98		
10/03/22		44846100	202208 320-57200-49400	OUTDOOR LOST AND FOUND	*	99.98		
10/03/22		44846100	202208 320-57200-46000	SIGN HOLDERS FOR MAINT	*	31.12		
10/03/22		44846100	202208 320-57200-52000	SHREDDER AND LOCK	*	45.77		
10/03/22		44846100	202208 320-57200-52000	SMALL SAFE FOR RENTAL DEP	*	70.90		
10/03/22		44846100	202208 320-57200-49400	FANTASY FOOTBALL EVENT	*	16.11		
10/03/22		44846100	202208 320-57200-46000	FENCE PANEL	*	244.64		
10/03/22		44846100	202208 300-36900-10000	WF CASH BACK CREDIT	*	68.73-		
							WELLS FARGO CREDIT CARD (AUTO PAY)	539.79 003137
9/30/22	00081	8/31/22 176748	202208 310-51300-31500	LEGAL SVC THRU 8/31/22	*	3,822.50		
							BILLING, COCHRAN, LYLES, MAURO & RAMSE	3,822.50 003138
9/30/22	00052	9/23/22 8215	202206 320-57200-46201	TRIMMED TREES 6/23/22	*	342.50		
		9/23/22 8216	202209 320-53800-35000	REPL 5 ROTOR IRR HEADS	*	566.50		
		9/23/22 8217	202208 320-53800-35000	EXCAVATED TWO VALVES 8/11	*	1,285.00		
		9/23/22 8218	202209 320-53800-35000	INST RAIN SENSOR IRR	*	1,185.00		
		9/27/22 8222	202209 320-57200-46200	SEP 22 - LAWN MAINT	*	4,091.00		
		9/28/22 8223	202209 320-57200-46201	MOWED UNDER POWER LINES	*	385.00		
							LAWNBOY LAWN SERVICES, INC.	7,855.00 003139
						TOTAL FOR BANK A	79,021.26	
						TOTAL FOR REGISTER	79,021.26	

TISO TISON

TCESSNA

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

# Invoice



Approved  
 Mark Johnson 08/31/22

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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
15724	08/31/2022	\$1,491.65	09/30/2022	Net 30	

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

BALANCE DUE

**\$1,491.65**

*Aug 22 - com turf/ornament*  
*320 538 46203*



# INVOICE



<b>Customer</b>	Tisons Landing Community Development District
<b>Acct #</b>	295
<b>Date</b>	09/06/2022
<b>Customer Service</b>	Kristina Rudez
<b>Page</b>	1 of 1

Tisons Landing Community Development District  
 c/o Governmental Management Services  
 475 West Town Place, Suite 114  
 St. Augustine, FL 32092

Payment Information	
<b>Invoice Summary</b>	\$ 25,237.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#16651
	100122553

**Thank You**

Please detach and return with payment



Customer: Tisons Landing Community Development District

Invoice	Effective	Transaction	Description	Amount
16651	10/01/2022	Renew policy	Policy #100122553 10/01/2022-10/01/2023 Florida Insurance Alliance  Package - Renew policy Due Date: 9/6/2022  001 300 155000 10000 Insurance FY 2023	25,237.00

	<b>Total</b>
	\$ 25,237.00

**Thank You**

*FOR PAYMENTS SENT OVERNIGHT:  
 Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349*

<b>Remit Payment To: Egis Insurance Advisors</b> P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939	<b>Date</b>
	sclimer@egisadvisors.com	09/06/2022

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

Invoice #: 431  
Invoice Date: 9/1/22  
Due Date: 9/1/22  
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 - September 2022 340		4,166.67	4,166.67
Website Administration - September 2022 495		100.00	100.00
Information Technology - September 2022 351		100.00	100.00
Dissemination Agent Services - September 2022 312		83.33	83.33
Office Supplies 510		6.13	6.13
Postage 420		3.42	3.42
Copies 425		55.65	55.65
Telephone 410		39.20	39.20
<b>Total</b>			<b>\$4,554.40</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$4,554.40</b>



Tallahassee, FL 32308  
2498 Centerville Rd.

**Invoice**

Invoice #: 370068  
 Invoice Date: 09/01/2022  
 Completed: 09/01/2022  
 Terms: Due on Aging Date  
 Bid#:

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

16529 Tisons Bluff Rd

[Click Here to Pay Online!](#)

Approved!!  
 Mark Johnson 09/02/22

**HiTechFlorida.com**

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

*Sept*  
*320 538 34502*

Tech Resolution Note:

Alpha Dog is now powered by Hi-Tech System Associates, Inc. Welcome to Hi-Tech!

{Branch\_Message\_2}

To review or pay your account online, please visit our online bill payment portal at <a href="#">Hi-Tech Customer Portal</a> . You will need your customer number and billing zip code to create a new login.  <b>Support@hitechflorida.com</b> <b>Office: 850-385-7649</b>	<b>Total</b>	\$60.00
	<b>Payments</b>	\$0.00
	<b>Balance Due</b>	\$60.00

LawnBoy Lawn Services

PO Box 551203  
Jacksonville, FL 32255

# Invoice

Date	Invoice #
9/2/2022	8174

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

Approved!!  
Mark Johnson 09/06/22

Terms	Due Date	Project
Net 30	10/2/2022	CC Duval Property, ...

320.538,462

Item	Description	Rate	Serviced	Amount
Maintenance	Installment for monthly services- August, 2022 service	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](http://www.lawnboyinc.com) to learn more about our services and see our before & after Photo Gallery.

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

LawnBoy Lawn Services

PO Box 551203  
Jacksonville, FL 32255

# Invoice

Date	Invoice #
9/2/2022	8175

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

Approved!!  
Mark Johnson 09/06/22

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

Quantity	Description	Rate	Amount
1	Ant treatment for playground area - 9/1/2022	205.00	205.00
1	Ant treatment for dog park - 9/1/2022	205.00	205.00
All work is complete. Please remit payment immediately.		<b>Total</b>	\$410.00

MAKE CHECK PAYABLE TO:

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



Po Box 20122  
Tampa, FL 30622-0122  
(904) 262-5500



CARD NUMBER                      EXP. DATE  
SIGNATURE                              AMOUNT PAID

ADDRESSEE

Please check if address below is incorrect and indicate change on reverse side

TISONS LANDING COMMUNITY DEVELOPMENT  
DISTRICT  
MARK JOHNSON  
475 WEST TOWN PI  
SUITE 114  
ST AUGUSTINE, FL 32092

ACCOUNT NUMBER              DATE                      BALANCE  
724857                              9/8/2022                      \$804.00

The Lake Doctors  
Po Box 20122  
Tampa, FL 30622-0122

0000000013025200100000001967100000008040007

Please Return this portion with your payment

Invoice 19671B

PO #

Date	Description	Quantity	Amount	Tax	Total
16529	TISONS BLUFF ROAD, JACKSONVILLE, FL JACKSONVILLE, FL 32218				
8/4/2022	Water Management - Monthly		\$804.00	\$0.00	\$804.00

320 538 468

Please remit payment for this month's invoice.

Discount              \$0.00  
Adjustment            \$0.00

Account# 724857

Lic#:

AMOUNT DUE

\$804.00

MAKE CHECK PAYABLE TO:

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



The Lake Doctors, Inc.,  
Waste Management Services

Po Box 20122  
Tampa, FL 30622-0122  
(904) 262-5500



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ADDRESSEE

Please check if address below is incorrect and indicate change on reverse side

TISONS LANDING COMMUNITY DEVELOPMENT  
DISTRICT  
MARK JOHNSON  
475 WEST TOWN PI  
SUITE 114  
ST AUGUSTINE, FL 32092  
  
Approved!!  
Mark Johnson 09/06/22

ACCOUNT NUMBER

DATE

BALANCE

724857

9/2/2022

\$804.00

The Lake Doctors  
Po Box 20122  
Tampa, FL 30622-0122

00000001302520010000000279430000008040007

Please Return this portion with your payment

Invoice 27943B

PO #

Date	Description	Quantity	Amount	Tax	Total
16529	TISONS BLUFF ROAD, JACKSONVILLE, FL JACKSONVILLE, FL 32218				
9/1/2022	Water Management - Monthly		\$804.00	\$0.00	\$804.00

*Sept*

Please remit payment for this month's invoice.

Discount \$0.00

Adjustment \$0.00

Account# 724857

Lic#:

AMOUNT DUE

\$804.00



# Invoice

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

Invoice # 401925  
 Date 9/1/2022  
 Terms  
 Due Date 9/20/2022  
 Memo Monthly Fees

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

Description	Quantity	Rate	Amount
Amenity Manager	320 572	45.105	7,731.95
Pool maintenance	11 "	464.00	2,277.63
Field management and administration	4 538	344.00	2,383.99
Janitorial maintenance	4 572	466.01	2,336.75
Janitorial supplies	1 "	282.19	282.19
Website fee	310 513	495.00	250.00
Additional pool monitors and FA's	320 572	464.00	2,800.00

**Total \$18,062.51**



# Hello Tisons Landing Community,

Thanks for choosing Comcast Business.

## Your bill at a glance

For 5 POND RUN LN, MAIN GATE, JACKSONVILLE, FL,  
32218-8982

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

**Amount due \$123.35**

### ! Thanks for paying by Automatic Payment

Your automatic payment on Aug 19, 2022, will include your amount due, plus or minus any payment related activities or adjustments, and less any credits issued before your bill due date.

### Need help?

Visit [business.comcast.com/help](https://business.comcast.com/help) or see page 2 for other ways to contact us.

## Your bill explained

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

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST  
BUSINESS

141 NW 16TH ST  
POMPANO BEACH FL 33060-5250

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

Account number **8495 74 120 3534627**

Automatic payment **Aug 19, 2022**

**Please pay \$123.35**

Electronic payment will be applied Aug 19, 2022

COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211

849574120353462700123356

## Download the Comcast Business App

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

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



## Faster speeds. More solutions. Bigger savings.

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

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

## Need help? We're here for you



### Visit us online

Get help and support at [business.comcast.com/help](https://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](https://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](https://support.xfinity.com/accessibility), email [accessibility@comcast.com](mailto: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](https://business.comcast.com/myaccount)



### Go paperless and say goodbye to clutter

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

## Additional billing information

### More ways to pay:



#### Online

Visit My Account at [business.comcast.com/myaccount](https://business.comcast.com/myaccount)



#### By App

Download the Comcast Business App



#### In-Store

Visit [business.comcast.com/servicecenter](https://business.comcast.com/servicecenter) to find a store near you

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

What's included?



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

Visit [business.comcast.com/myaccount](https://business.comcast.com/myaccount) for more details

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

# Hello Landing Tison's,

Thanks for choosing Comcast Business.

## Your bill at a glance

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

Previous balance		\$469.65
EFT Payment - thank you	Aug 17	-\$469.65
<b>Balance forward</b>		<b>\$0.00</b>
Regular monthly charges	Page 3	\$464.75
Taxes, fees and other charges	Page 3	\$4.91
<b>New charges</b>		<b>\$469.66</b>

**Amount due \$469.66**

### Thanks for paying by Automatic Payment

Your automatic payment on Sep 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](http://business.comcast.com/help) or see page 2 for other ways to contact us.

## Your bill explained

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

320 572 41050

TV/Internet 9/11-10/3/22

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 **Sep 16, 2022**

Please pay **\$469.66**

Electronic payment will be applied Sep 16, 2022

COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211

849574120090613300469668

## Download the Comcast Business App

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

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



## Faster speeds. More solutions. Bigger savings.

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

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

## Need help? We're here for you



### Visit us online

Get help and support at [business.comcast.com/help](https://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](https://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](https://support.xfinity.com/accessibility), email [accessibility@comcast.com](mailto: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](https://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](https://business.comcast.com/myaccount) to get started.

## Additional billing information

### More ways to pay:



#### Online

Visit My Account at [business.comcast.com/myaccount](https://business.comcast.com/myaccount)



#### By App

Download the Comcast Business App



#### In-Store

Visit [business.comcast.com/servicecenter](https://business.comcast.com/servicecenter) to find a store near you

**Regular monthly charges \$464.75**

<b>Comcast Business services</b>	<b>\$384.30</b>
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

<b>Equipment &amp; services</b>	<b>\$39.55</b>
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

<b>Service fees</b>	<b>\$40.90</b>
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 \$4.91**

<b>Other charges</b>	<b>\$4.91</b>
Regulatory Cost Recovery	\$1.39
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](https://business.comcast.com/myaccount) for more details

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

Additional information

**Fee Update:** This bill reflects a change in the FCC Regulatory Fee from \$0.08 to \$0.09.

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

**TV Update:** Effective September 30, 2022, Olympic Channel will cease operations.

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

# Hello Tisons Landing Community,

Thanks for choosing Comcast Business.

## Your bill at a glance

For 5 POND RUN LN, MAIN GATE, JACKSONVILLE, FL,  
32218-8982

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

**Amount due \$123.35**

### Thanks for paying by Automatic Payment

Your automatic payment on Sep 19, 2022, will include your amount due, plus or minus any payment related activities or adjustments, and less any credits issued before your bill due date.

### Need help?

Visit [business.comcast.com/help](http://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.

Internet 9/2-10/1/22  
 320 538 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

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

Account number **8495 74 120 3534627**

Automatic payment **Sep 19, 2022**

Please pay **\$123.35**

Electronic payment will be applied Sep 19, 2022

COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211

849574120353462700123356

## Download the Comcast Business App

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

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



## Faster speeds. More solutions. Bigger savings.

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

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

## Need help? We're here for you



### Visit us online

Get help and support at [business.comcast.com/help](https://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](https://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](https://support.xfinity.com/accessibility), email [accessibility@comcast.com](mailto: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](https://business.comcast.com/myaccount)



### Go paperless and say goodbye to clutter

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

## Additional billing information

### More ways to pay:



#### Online

Visit My Account at [business.comcast.com/myaccount](https://business.comcast.com/myaccount)



#### By App

Download the Comcast Business App



#### In-Store


Visit [business.comcast.com/servicecenter](https://business.comcast.com/servicecenter) to find a store near you



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

<b>Equipment &amp; services</b>		<b>\$18.45</b>
Equipment Fee Internet.	\$18.45	

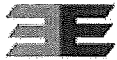
**What's included?**

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

Visit [business.comcast.com/myaccount](https://business.comcast.com/myaccount) for more details

---

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



**ENVERA**<sup>®</sup>  
NEXT GENERATION SECURITY

Please make remittance to: Envera Systems  
8281 Blaikie Court  
Sarasota FL, 34240

Invoice Number 00052298  
Ticket Number 02968801  
Completed Date 8/29/2022  
Payment Amount \$155.00

**Approved!**

**Mark Johnson**

Account & Contact Information

Account Tison's Landing CDD  
  
Billing Address c/o Governmental Management Services, LLC  
475 West Town PI Ste 114  
St. Augustine, Florida 32092  
United States

Legal Name of Entity Tison's Landing Community Development District

V# 169 326 538 34502

Work Details

Subject Tisons Landing CDD Root Cause ISP  
Address 16529 TISONS BLUFF RD Time on Site 1.00  
Jacksonville, Florida 32218  
United States

Work Performed

Description Reported: We had to update our modems and need PJ (service tech) to come out and reset our cameras. We are unable to view them remotely. Please call me should you have any questions. Dana A. Harden, C: 904-775-9754  
Work Performed Checked in with onsite personnel;Power-Cycled Equipment;Performed system test- Fail;Coordination with ISP required;Trouble-shot Equipment

The following parts and material were included above as part of this work order's line item detail. They are broken out in this section for quick reference.

Parts & Material

Manufacturer Product Code	Product Code	Product Name	Quantity Consumed	Unit Price	Consumed Cost
	Service Labor	SERVICE	1.00	\$155.00	\$155.00

Subtotal \$155.00  
Tax Rate 0.00%  
Tax Amount \$0.00  
Grand Total \$155.00

Approved!!  
Mark Johnson 09/12/22

Invoice	
Customer	Tison's Landing CDD
Customer Number	11885-3
Invoice Number	65072
Invoice Date	8/31/2022
PO Number	
PAYMENTS APPLIED THRU	9/12/2022
Job / Service Ticket #	65072

### CURRENT CHARGES

Description	Amount
<i>Tison's Landing CDD, 16529 Tisons Bluff Rd, Jacksonville, FL</i>	
1.00 Minimum Service Call Charge	
	<b>Subtotal: \$95.00</b>
Tax	0.00
Payments/Credits Applied	0.00
	<b>Invoice Balance Due: \$95.00</b>

### IMPORTANT MESSAGES

Issue WCT

Moved rj45 to a different port on the back of the comcast router. Unplugged battery and the power cord to reboot the system. Plugged back up and tested fine . Also cut the tamper switch and twisted wires together and beanies cause the switch went b

326 538 34502

Please detach and return this portion with your payment to ensure proper credit.



## Hi-Tech System Associates, Inc.

2498 Centerville Road  
Tallahassee, FL 32308  
(850) 385-7649

### REMITTANCE INFORMATION

Customer Number	11885-3
Invoice Number	65072
Invoice Date	8/31/2022
<b>Due Date</b>	<b>8/31/2022</b>
Invoice Balance Due	\$95.00

**TOTAL DUE \$95.00**

Amount Enclosed: \_\_\_\_\_

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

Hi-Tech System Associates, Inc.  
2498 Centerville Road  
Tallahassee, FL 32308



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

Customer Name: TISONS LANDING CDD

Account #: 8970821539

Cycle: 04 Bill Date: 08/31/22

**TOTAL SUMMARY OF CHARGES**

Electric .....	\$	1,846.88
Irrigation .....		2,706.66
Sewer .....		1,221.23
Water .....		388.66

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

Total New Charges: ..... \$ 6,163.43



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.

1/1 368014/4062440 0007232 1 I=000000000000

Do not pay. AutoPay will process your payment on 09/22/22.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$5,129.44	-\$5,129.44	\$0.00	\$6,163.43	\$6,163.43

**WE APPRECIATE  
YOUR BUSINESS**

Additional information on reverse side. →




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

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

Acct#: 8970821539

Bill Date: 08/31/22

Do not pay. AutoPay will process your payment on 09/22/22.

# 0007232

I=00000000



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

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	\$98.43	\$0.00	\$1,006.21
<b>Electric Total</b>		<b>001.320.53800.43000</b>		<b>\$48.36</b>	<b>\$87.07</b>	<b>\$102.17</b>	<b>\$83.77</b>	<b>\$55.68</b>	<b>\$75.24</b>	<b>\$76.34</b>	<b>\$77.24</b>	<b>\$155.34</b>	<b>\$146.57</b>	<b>\$98.43</b>	<b>\$0.00</b>	<b>\$1,006.21</b>

Electric	8970821539	16529 TISONS BLUFF ROAD	06221889	\$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	\$1,748.45		\$15,336.18
<b>Electric Total</b>		<b>001.320.57200.43000</b>		<b>\$1,312.17</b>	<b>\$1,293.32</b>	<b>\$1,334.55</b>	<b>\$1,494.49</b>	<b>\$1,304.71</b>	<b>\$1,278.70</b>	<b>\$1,282.00</b>	<b>\$1,193.10</b>	<b>\$1,464.22</b>	<b>\$1,630.47</b>	<b>\$1,748.45</b>	<b>\$0.00</b>	<b>\$15,336.18</b>

Budget	Vendor/ACCT #	Location	Meter #	October	November	November	December	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	\$19.47	\$0.00	\$966.25	
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	\$96.71	\$0.00	\$1,045.97	
Irrigation	8970821539	16123 TISONS BLUFF RD	83726295	\$101.17	\$127.93	\$114.55	\$132.39	\$114.55	\$110.09	\$110.09	\$92.25	\$110.09	\$105.63	\$105.63	\$0.00	\$1,224.37	
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	\$83.33	\$87.79	\$0.00	\$965.69	
Irrigation	8970821539	16211 DOWING CREEK DR	74458033	\$176.98	\$212.66	\$194.82	\$212.66	\$212.66	\$208.20	\$212.66	\$190.36	\$221.58	\$212.66	\$239.42	\$0.00	\$2,294.66	
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	\$154.69	\$163.61	\$0.00	\$1,567.59	
Irrigation	8970821539	16316 MAGNOLIA GROVE WY	67370626	\$105.63	\$114.55	\$110.09	\$101.17	\$92.25	\$105.63	\$78.87	\$70.48	\$159.15	\$159.15	\$154.69	\$0.00	\$1,251.66	
Irrigation	8970821539	16331 TISONS BLUFF RD	67370634	\$96.71	\$119.01	\$110.09	\$105.63	\$101.17	\$101.17	\$185.90	\$279.56	\$440.12	\$783.53	\$1,077.88	\$0.00	\$3,400.77	
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	\$328.62	\$0.00	\$2,597.94	
Irrigation	8970821539	16356 MAGNOLIA GROVE WY APT	67370624	\$123.47	\$141.31	\$132.39	\$114.55	\$123.47	\$127.93	\$127.93	\$110.09	\$127.93	\$145.77	\$87.79	\$0.00	\$1,362.63	
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	\$203.74	\$0.00	\$2,281.28	
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	\$141.31	\$0.00	\$1,541.03	
<b>Irrigation Total</b>		<b>001.320.538.43100</b>		<b>\$1,575.26</b>	<b>\$1,940.98</b>	<b>\$1,807.18</b>	<b>\$1,856.24</b>	<b>\$1,570.81</b>	<b>\$1,532.64</b>	<b>\$1,596.14</b>	<b>\$1,513.00</b>	<b>\$2,046.60</b>	<b>\$2,354.33</b>	<b>\$2,706.66</b>	<b>\$0.00</b>	<b>\$20,499.84</b>	

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	\$865.82	\$747.35	\$1,221.23	\$0.00	\$7,641.64
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	\$388.66	\$0.00	\$2,589.34
<b>Water/Sewer Total</b>		<b>001.320.57200.43100</b>		<b>\$692.16</b>	<b>\$717.65</b>	<b>\$734.64</b>	<b>\$845.12</b>	<b>\$734.64</b>	<b>\$794.13</b>	<b>\$1,040.56</b>	<b>\$913.09</b>	<b>\$1,151.03</b>	<b>\$998.07</b>	<b>\$1,609.89</b>	<b>\$0.00</b>	<b>\$10,230.98</b>

<b>GRAND TOTAL</b>				<b>\$3,627.95</b>	<b>\$4,039.02</b>	<b>\$3,978.54</b>	<b>\$4,279.62</b>	<b>\$3,665.84</b>	<b>\$3,680.71</b>	<b>\$3,995.04</b>	<b>\$3,696.43</b>	<b>\$4,817.19</b>	<b>\$5,129.44</b>	<b>\$6,163.43</b>	<b>\$0.00</b>	<b>\$47,073.21</b>
--------------------	--	--	--	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	---------------	--------------------





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

SERVICE DETAILS			
Account Name:	Account #:	Bill Date:	Cycle:
TISONS LANDING CDD	8970821539	08/31/22	04

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
15635 TISONS BLUFFRD	I	19.47	Irrigation 1 - Commercial	07/27/22 - 08/28/22	Commercial Irrigation Service
Detail		18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		0.57	67370623	5535	0 GAL 32 Regular
15681 TISONS BLUFFRD	I	96.71	Irrigation 1 - Commercial	07/27/22 - 08/28/22	Commercial Irrigation Service
Detail		18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		48.17	67370625	4420	19000 GAL 32 Regular
		19.79			
		7.03			
		2.82			
16123 TISONS BLUFFRD	I	105.63	Irrigation 1 - Commercial	07/27/22 - 08/28/22	Commercial Irrigation Service
Detail		18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		48.17	83726295	264	21000 GAL 32 Regular
		27.71			
		7.77			
		3.08			
16151 DOWNG CREEK DR	I	87.79	Irrigation 1 - Commercial	07/27/22 - 08/28/22	Commercial Irrigation Service
Detail		18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		48.17	74534584	1921	17000 GAL 32 Regular
		11.87			
		6.29			
		2.56			
16211 DOWNG CREEK DR	I	239.42	Irrigation 1 - Commercial	07/27/22 - 08/28/22	Commercial Irrigation Service
Detail		18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		48.17	74458033	6659	51000 GAL 32 Regular
		146.51			
		18.87			
		6.97			
16303 HUNTERS HOLLOW TL	I	163.61	Irrigation 1 - Commercial	07/27/22 - 08/28/22	Commercial Irrigation Service
Detail		18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		48.17	67370633	5096	34000 GAL 32 Regular
		79.19			
		12.58			
		4.77			

1/1 368014/4062440 0007232 2 1=00000000000

1/1 368014/062440 0007232.2 I=00000000000

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
16316 MAGNOLIA GROVE WY	I	154.69	Irrigation 1 - Commercial	08/02/22 - 08/31/22	Commercial Irrigation Service
<b>Detail</b>		Basic Monthly Charge		<u>Meter Nbr</u>	<u>Current Reading</u>
		18.90		67370626	6558
<b>Charges:</b>		Tier 1 Consumption (1-14 kgal @ \$3.44)		<u>Consumption</u>	<u>Days Billed</u>
		48.17		32000 GAL	29
		Tier 2 Consumption (> 14 kgal @ \$3.96)		<u>Reading Type</u>	
		71.27		Regular	
		Environmental Charge			
		11.84			
		City of Jacksonville Franchise Fee			
		4.51			
16331 TSONS BLUFFRD	I	1,077.88	Irrigation 1 - Commercial	07/27/22 - 08/28/22	Commercial Irrigation Service
<b>Detail</b>		Basic Monthly Charge		<u>Meter Nbr</u>	<u>Current Reading</u>
		18.90		67370634	6035
<b>Charges:</b>		Tier 1 Consumption (1-14 kgal @ \$3.44)		<u>Consumption</u>	<u>Days Billed</u>
		48.17		239000 GAL	32
		Tier 2 Consumption (> 14 kgal @ \$3.96)		<u>Reading Type</u>	
		890.99		Regular	
		Environmental Charge			
		88.43			
		City of Jacksonville Franchise Fee			
		31.39			
16343 TSONS BLUFFRD	I	328.62	Irrigation 1 - Commercial	07/26/22 - 08/28/22	Commercial Irrigation Service
<b>Detail</b>		Basic Monthly Charge		<u>Meter Nbr</u>	<u>Current Reading</u>
		18.90		67370632	8949
<b>Charges:</b>		Tier 1 Consumption (1-14 kgal @ \$3.44)		<u>Consumption</u>	<u>Days Billed</u>
		48.17		71000 GAL	33
		Tier 2 Consumption (> 14 kgal @ \$3.96)		<u>Reading Type</u>	
		225.71		Regular	
		Environmental Charge			
		26.27			
		City of Jacksonville Franchise Fee			
		9.57			
16356 MAGNOLIA GROVE WY APT IR01	I	87.79	Irrigation 1 - Commercial	08/01/22 - 08/31/22	Commercial Irrigation Service
<b>Detail</b>		Basic Monthly Charge		<u>Meter Nbr</u>	<u>Current Reading</u>
		18.90		67370624	4481
<b>Charges:</b>		Tier 1 Consumption (1-14 kgal @ \$3.44)		<u>Consumption</u>	<u>Days Billed</u>
		48.17		17000 GAL	30
		Tier 2 Consumption (> 14 kgal @ \$3.96)		<u>Reading Type</u>	
		11.87		Regular	
		Environmental Charge			
		6.29			
		City of Jacksonville Franchise Fee			
		2.56			
16365 N MAIN ST APT SG01	E	98.43	Commercial - Electric	07/28/22 - 08/29/22	General Service
<b>Detail</b>		Basic Monthly Charge		<u>Meter Nbr</u>	<u>Current Reading</u>
		9.25		24074025	23116
<b>Charges:</b>		Energy Charge (\$0.0663 per kWh)		<u>Consumption</u>	<u>Days Billed</u>
		40.77		615 KWH	32
		Fuel Cost		<u>Reading Type</u>	
		42.77		Regular	
		Environmental Charge			
		0.38			
		City of Jacksonville Franchise Fee			
		2.80			
		Gross Receipts Tax			
		2.46			
16529 TSONS BLUFFRD	E	1,748.45	Commercial - Electric	07/28/22 - 08/29/22	General Service
<b>Detail</b>		Basic Monthly Charge		<u>Meter Nbr</u>	<u>Current Reading</u>
		9.25		22968209	18013
<b>Charges:</b>		Energy Charge (\$0.0663 per kWh)		<u>Consumption</u>	<u>Days Billed</u>
		799.58		12060 KWH	32
		Fuel Cost		<u>Reading Type</u>	
		838.78		31.00 KW	32
		Environmental Charge		Regular	
		7.48			
		City of Jacksonville Franchise Fee			
		49.65			
		Gross Receipts Tax			
		43.71			
16529 TSONS BLUFFRD	S	1,221.23	Commercial - Water/Sewer	07/27/22 - 08/28/22	Commercial Sewer Service
<b>Detail</b>		Basic Monthly Charge		<u>Meter Nbr</u>	<u>Current Reading</u>
		105.75		87650993	2377
<b>Charges:</b>		Sewer Usage Charge		<u>Consumption</u>	<u>Days Billed</u>
		1,017.38		169000 GAL	32
		Environmental Charge		<u>Reading Type</u>	
		62.53		Regular	
		City of Jacksonville Franchise Fee			
		35.57			



Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:			
16529 TSONS BLUFFRD	W	388.66	Commercial - Water/Sewer	07/27/22 - 08/28/22	Commercial Water Service			
<b>Detail</b>		Basic Monthly Charge		<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u>	<u>Days Billed</u>	<u>Reading Type</u>
<b>Charges:</b>		Water Consumption Charge		87650993	2377	169000 GAL	32	Regular
		Environmental Charge						
		City of Jacksonville Franchise Fee						
261 BRADFORD LAKE CR	I	203.74	Irrigation 1 - Commercial	07/27/22 - 08/28/22	Commercial Irrigation Service			
<b>Detail</b>		Basic Monthly Charge		<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u>	<u>Days Billed</u>	<u>Reading Type</u>
<b>Charges:</b>		Tier 1 Consumption (1-14 kgal @ \$3.44)		81523391	4071	43000 GAL	32	Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		Environmental Charge						
		City of Jacksonville Franchise Fee						
79 BRADFORD LAKE CR	I	141.31	Irrigation 1 - Commercial	07/27/22 - 08/28/22	Commercial Irrigation Service			
<b>Detail</b>		Basic Monthly Charge		<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u>	<u>Days Billed</u>	<u>Reading Type</u>
<b>Charges:</b>		Tier 1 Consumption (1-14 kgal @ \$3.44)		83974232	1889	29000 GAL	32	Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		Environmental Charge						
		City of Jacksonville Franchise Fee						

1/1 368014/062440 0007232 3 | 000000000000



Total Entertainment Services

59-3426115

### Invoice and Agreement

Mailing Correspondence Address: 1623 Troy Lynn Trail, Jacksonville, FL 32225

(904) 645-9068 Fax: (904)645-9082

E-mail: bookme@progressiveent.com

www.progressiveent.com

**Invoice date:** 9/11/2022

**Invoice #**1270021

**Terms:** Due by event

**Customer name:**

Yellow Bluff Landing HOA

**Event type:** Fall Festival

**Billing address:**

16529 Tisons Bluff Rd. Jacksonville, FL 32218

**Original contact person:**

Kimberly Hopkins **W:** 757-1547

**C:** 904-881-3002

**E-mail/ fax:**

khopkins@vestapropertyservices.com

**At event contacts with cell:**

Same

**Event date:**

Saturday October 1, 2022

**Hours of event:**

4:00- 6:00 pm

**Hours of service:**

Same

**Approximate set up time:**

Between 3:00 and 3:30 pm

**Location name and address:**

Same

**Where to set up at location:**

Soccer Field

**Power within 75':**

Yes

**Set up on grass or pavement:** PV

**Water spicket within 75 ft:** NA

**Covered artea for entertainer:**

No

**Notes:**

**SERVICES NEEDED:**

\* (4) Hole Putt Putt Couse

Reg. Rate \$ 325.00

Your Cost \$ 269.00

\* Game Attendant

Reg. Rate \$ 75.00

Your Cost \$ 60.00

\* Delivery

Reg. Rate \$ 40.00

Your Cost \$ 40.00

\$ 440.00

\$ 369.00

**Total Savings \$ 71.00**

300 15500 10000  
320 572 499 00

Sub Total: \$ 369.00  
Sales Tax: \$ -  
Invoice Total \$ 369.00  
Customer Credit \$ 102.50  
Balance Due \$ 266.50

**DUE BY EVENT DATE OR \$50 LATE FEE**

**CANCELLATION, RE-SCHEDULING, INCLAMENT WEATHER POLICY**

Any cancellation of this agreement by customer must be in writing at least 30 days prior to event date with specific reasons with verification by Progressive Entertainment. Any stopping of delivery/service of Progressive Entertainment must be at least 24 hrs. in advance to avoid labor costs. No penalties or loss of deposit occur if event is re-scheduled within 60 days of original event date. A 50% cancellation fee of total amount occurs when not within these terms. Other arrangements must be noted by Progressive Entertainment. For customer pick up- customer is responsible for theft or damage to equipment or materials while in possession. Progressive Entertainment is not responsible for any acts of nature which prevent event from taking place or being shortened. Service reserves the right to stop service if guests cause a safety or behavior issue to service.

Customer signature required x \_\_\_\_\_ Date: \_\_\_\_\_

# Jacksonville Daily Record

*A Division of*  
DAILY RECORD & OBSERVER, LLC

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

## INVOICE

September 15, 2022

Date

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

---

Serial #	22-06034D	PO/File #	_____	\$113.38
	Notice of Annual Schedule of Meetings			Payment Due
	_____			\$113.38
	Tison's Landing Community Development District			Publication Fee
	_____			
Case Number	_____			Amount Paid
Publication Dates	9/15			
County	Duval			

**Payment Due Upon Receipt**  
For your convenience, you  
may remit payment online at  
[www.jaxdailyrecord.com/  
send-payment](http://www.jaxdailyrecord.com/send-payment).

If your payment is being  
mailed, please reference  
**Serial # 22-06034D** on your  
check or remittance advice.

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

Your notice can be found at [www.jaxdailyrecord.com](http://www.jaxdailyrecord.com)

Terms: Net 30 days from date of invoice. Past due items will accrue a finance charge of 1.5% per month thereafter.  
Please remit any payment due upon receipt of this invoice.

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

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

October 13, 2022  
November 10, 2022  
December 8, 2022  
January 12, 2023  
February 9, 2023  
March 9, 2023  
April 13, 2023  
May 11, 2023  
June 8, 2023  
July 13, 2023  
August 10, 2023  
September 14, 2023

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850, or by visiting the District's website at [www.Tison-sLandingCDD.com](http://www.Tison-sLandingCDD.com).

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meetings with respect to any matter considered 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

Sep. 15 00 (22-06034D)

# TISONS LANDING CDD MONTHLY EXPENSE REPORT

**BEGINNING** 8/3/2021  
**ENDING** 9/3/2021

DATE	DESCRIPTION	GL #	GL Description	RETAILER	TOTAL
8/3/2022	Spreader,ant granules,sprayer	320.57200.46000	Maint & Repairs	Lowe's	\$ 224.38
8/3/2022	Hacksaw,Hex keys	320.57200.46000	Maint & Repairs	Lowe's	\$ 35.06
8/4/2022	Muriatic Acid	320.57200.46000	Maint & Repairs	Lowe's	\$ 22.46
8/5/2022	Cleaner,Shop towels	320.57200.46000	Maint & Repairs	Lowe's	\$ 24.94
8/5/2022	Disinfectant Cleaner,UV coil cleaner	320.57200.46000	Maint & Repairs	Amazon	\$ 115.12
8/8/2022	Duct Fogger/Cleaner	320.57200.46000	Maint & Repairs	Amazon	\$ 103.79
8/12/2022	Pool lift Actuator,Controller		Pool Repairs	CES	\$ 1,746.12
8/18/2022	A/C Drain Cartridges	320.57200.46000	Maint & Repairs	Amazon	\$ 19.90
8/22/2022	Dumbbell Weight	320.57200.46000	Maint & Repairs	Amazon	\$ 62.00
8/22/2022	Grill Brush	320.57200.46000	Maint & Repairs	Amazon	\$ 16.95
8/22/2022	Pool Lift Cover		Pool Repairs	Amazon	\$ 115.94
8/23/2022	Gym Wipes		Janitorial	Amazon	\$ 145.95
8/23/2022	Paver Sand	320.57200.46000	Maint & Repairs	Lowe's	\$ 34.94
8/24/2022	Mats for Swings	320.57200.46000	Maint & Repairs	Amazon	\$ 253.98

					\$2,921.53
--	--	--	--	--	------------

Explanation:

Signature:



**Mark Johnson Field Operations Manager**

\_\_\_\_\_



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

- SALE -

SALES#: S1647CF2 1281171 TRANS#: 88526038 08-03-22

231610 SCOTTS DELUXE W EDGE GUARD	89.98
553876 OVER N OUT 23-LB FIRE ANT	43.48
303984 ROUNDUP 2-GAL TANK SPRAYE	22.98
369828 ZEP 128-OZ INDUSTRIAL CLN	13.98
644853 TRUFUEL 110-FL OZ MIX 50:	26.98
647590 TRUFUEL 110-FL OZ 4-CYCLE	26.98

SUBTOTAL:	224.38
TOTAL TAX:	0.00
INVOICE 01714 TOTAL:	224.38
VISA:	224.38

VISA:XXXXXXXXXX0063 AMOUNT:224.38 AUTHCD:003764  
CHIP REFID:164701126795 08/03/22 07:26:28  
CUSTOMER CODE: 0

APL: Visa Credit TVR: 0080008000  
AID: A000000031010 TSI: E800

STORE: 1647 TERMINAL: 01 08/03/22 07:27:48

\*\* OF ITEMS PURCHASED: 6  
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.

FOR DETAILS ON OUR RETURN POLICY, VISIT  
[LOWES.COM/RETURNS](http://LOWES.COM/RETURNS)  
A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE  
AT OUR CUSTOMER SERVICE DESK

STORE MANAGER: JESSICA CANNON

LOWE'S PRICE PROMISE  
FOR MORE DETAILS, VISIT [LOWES.COM/PRICEPROMISE](http://LOWES.COM/PRICEPROMISE)

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

- SALE -

SALES#: S1647PP1 616974 TRANS#: 2568677 08-03-22

23755 1/2-IN 90D ELL CPVC 50705	1.12
2 @ 0.56	
1137545 LENOX CL QRTS HACKSAW (-	11.98
498862 KOBALT 3-PACK FOLDING HEX	12.98
37627 8-OZ FLW GRD BLD LG VOC 3	8.98

SUBTOTAL:	35.06
TAX:	0.00
INVOICE 02829 TOTAL:	35.06
VISA:	35.06

VISA: XXXXXXXXXXXX0063 AMOUNT:35.06 AUTHCD: 003290

CHIP REFID:164702120271 08/03/22 19:17:16

CUSTOMER CODE: no

APL: Visa Credit TVR: 0080008000

AID: A000000031010 TSI: E800

STORE: 1647 TERMINAL: 02 08/03/22 19:17:57

# OF ITEMS PURCHASED: 5

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



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

STORE MANAGER: JESSICA CANNON



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

- SALE -

SALES#: S1647CF2 1281171 TRANS#: 88613059 08-04-22

1061104 DRYWALL PATCH KIT 6-IN X	5.98
450723 2-GAL KEMTEK MURIATIC ACI	16.48

SUBTOTAL:	22.46
TOTAL TAX:	0.00
INVOICE 01885 TOTAL:	22.46
VISA:	22.46

VISA:XXXXXXXXXX0063 AMOUNT:22.46 AUTHCD:004258

CHIP REFID:164701126986 08/04/22 07:37:14

CUSTOMER CODE: 0

APL: Visa Credit TVR: 0080008000

AID: A000000031010 TSI: E800

STORE: 1647 TERMINAL: 01 08/04/22 07:38:00

# OF ITEMS PURCHASED: 2

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



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

STORE MANAGER: JESSICA CANNON





Final Details for Order #111-7803908-7754604

Order Placed: August 4, 2022  
Amazon.com order number: 111-7803908-7754604  
Order Total: \$115.12

**Business order information**

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

**Shipped on August 4, 2022**

Items Ordered	Price
1 of: <i>Diversey-CBD540557 Virex All Purpose Disinfectant Cleaner - Kills 99.9% of Germs and Eliminates Odors - 1 Gallon (2 Pack)</i>	\$25.24
Sold by: Amazon ( <a href="#">seller profile</a> )	
Business Price	
Condition: New	

<b>Shipping Address:</b> mark johnson 96042 BASS LN YULEE, FL 32097-6592 United States	Item(s) Subtotal: \$25.24 Shipping & Handling: \$0.00 ----- Total before tax: \$25.24 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$25.24</b> -----

**Shipped on August 4, 2022**

Items Ordered	Price
1 of: <i>120V 14" Bulb UV Lamp Coil Cleaner for A/C HVAC with Germicidal Bulb and Magnet - Requires 120 Volts Power Input</i>	\$89.88
Sold by: HQtelecom ( <a href="#">seller profile</a> )	
Business Price	
Condition: New	

<b>Shipping Address:</b> mark johnson 96042 BASS LN YULEE, FL 32097-6592 United States	Item(s) Subtotal: \$89.88 Shipping & Handling: \$0.00 ----- Total before tax: \$89.88 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$89.88</b> -----

**Payment information**

0000000000

08/05/22 12:21:44  
08/05/22 12:21:26  
08/05/22 12:21:26



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

- SALE -

SALES#: S2472GB2 1045068 TRANS#: 2716504 08-05-22

3540155	19-02 ARM+HMR COIL CLEANER	15.96
	2 @ 7.98	
509269	24 PACK RED SHOP TOWELS	8.98
SUBTOTAL:		24.94
TAX:		0.00
INVOICE 02445 TOTAL:		24.94
VISA:		24.94

VISA: XXXXXXXXXXXX0063 AMOUNT:24.94 AUTHCD: 005280  
 CHIP REFID:247202138458 08/05/22 12:21:26  
 CUSTOMER CODE: 00  
 APL: Visa Credit TVR: 0080008000  
 AID: A0000000031010 TSI: E800  
 STORE: 2472 TERMINAL: 02 08/05/22 12:21:44  
**# OF ITEMS PURCHASED: 3**  
 EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



Price	24.94
Item(s) Description	3540155 19-02 ARM+HMR COIL CLEANER
Quantity	2 @ 7.98
Item(s) Description	509269 24 PACK RED SHOP TOWELS
Price	8.98
Item(s) Description	3540155 19-02 ARM+HMR COIL CLEANER
Quantity	2 @ 7.98
Item(s) Description	509269 24 PACK RED SHOP TOWELS
Price	8.98
Subtotal	24.94
Tax	0.00
Total	24.94

Price	24.94
Item(s) Description	3540155 19-02 ARM+HMR COIL CLEANER
Quantity	2 @ 7.98
Item(s) Description	509269 24 PACK RED SHOP TOWELS
Price	8.98
Item(s) Description	3540155 19-02 ARM+HMR COIL CLEANER
Quantity	2 @ 7.98
Item(s) Description	509269 24 PACK RED SHOP TOWELS
Price	8.98
Subtotal	24.94
Tax	0.00
Total	24.94

0000000000

**Payment Method:**

Visa | Last digits: 0063

**Billing address**mark johnson  
5385 N NOB HILL RD  
SUNRISE, FL 33351-4761  
United States

Item(s) Subtotal: \$115.12

Shipping &amp; Handling: \$0.00

—

Total before tax: \$115.12

**Estimated Tax:** \$0.00

—

**Grand Total: \$115.12****Credit Card transactions**

Visa ending in 0063: August 5, 2022: \$115.12

To view the status of your order, return to [Order Summary](#) .[Conditions of Use](#) | [Privacy Notice](#) © 1996-2020, Amazon.com, Inc.



Final Details for Order #111-0220861-3485036

Order Placed: August 4, 2022  
Amazon.com order number: 111-0220861-3485036  
Order Total: \$103.79

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

Shipped on August 8, 2022	
<b>Items Ordered</b>	<b>Price</b>
1 of: 1.2 Gallon Electric ULV Fogger Machine with 17ft Cord,30ft Spraying Distance4.5L Portable Atomizer Sprayer Mist Cold Fogger Sold by: Konideke (seller profile)   Product question? (Ask Seller.) Business Price Condition: New	\$103.79
<b>Shipping Address:</b> mark johnson 96042 BASS LN YULEE, FL 32097-6592 United States	Item(s) Subtotal: \$103.79 Shipping & Handling: \$0.00 ----- Total before tax: \$103.79 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> Two-Day Shipping	<b>Total for This Shipment: \$103.79</b> -----

Payment information	
<b>Payment Method:</b> Visa   Last digits: 0063	Item(s) Subtotal: \$103.79 Shipping & Handling: \$0.00 -----
<b>Billing address</b> mark johnson 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$103.79 <b>Estimated Tax: \$0.00</b> ----- <b>Grand Total: \$103.79</b>
<b>Credit Card transactions</b>	Visa ending in 0063: August 8, 2022: \$103.79

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



**INVOICE**  
Tisons Landing  
Lift Replacement Parts

Invoice # 184452  
Date 08/08/22  
Billing Terms Credit Card  
Date Due 08/08/22  
Order # 213178-R1  
Ordered By Mark Johnson  
Customer PO # CC Auth

**Bill To**

Tisons Landing  
16529 Tisons Bluff Rd  
Jacksonville, FL 32218

**Ship To**

Tisons Landing  
16529 Tisons Bluff Rd  
Jacksonville, FL 32218

**Description**

S11537

**Invoice Items**

Line Item Code	Description	Qty	Unit Price	Total
MB 100-5000A	Actuator LA34, PAL & SPLASH	1	1,211.15	1,211.15
MB 400-7000	Control Lift Operator, 4-Button w/ Emergency Stop	1	507.14	507.14

**Additional Information**

Shipping is Estimated  
Installation is not Included

UPS Ground  
Tracking Number: 1Z3A010W0397444160

Subtotal	1,718.29
Adjustment	0.00
<b>Total</b>	<b>1,718.29</b>
Shipping	27.83
Tax	0.00
<b>Grand Total</b>	<b>1,746.12</b>
Balance	0.00

**Receipts**

8/12/2022 Visa ...0063 (03/25) 005925 1,746.12





Final Details for Order #111-3399638-6420226

Order Placed: August 17, 2022  
Amazon.com order number: 111-3399638-6420226  
Order Total: \$19.90

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

Shipped on August 17, 2022	
<b>Items Ordered</b>	<b>Price</b>
1 of: 16 Gram CO2 Cartridges Unthreaded - for Gallo Gun Drain AC Condensate Line Cleaner - 10 Pack Sold by: Number 1 In Service (seller profile) Condition: New	\$19.90
<b>Shipping Address:</b> mark johnson 96042 BASS LN YULEE, FL 32097-6592 United States	Item(s) Subtotal: \$19.90 Shipping & Handling: \$0.00 Total before tax: \$19.90 Sales Tax: \$0.00
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$19.90</b>

Payment information	
<b>Payment Method:</b> Visa   Last digits: 0063	Item(s) Subtotal: \$19.90 Shipping & Handling: \$0.00
<b>Billing address</b> mark johnson 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$19.90 <b>Estimated Tax: \$0.00</b> <b>Grand Total: \$19.90</b>
<b>Credit Card transactions</b>	Visa ending in 0063: August 17, 2022: \$19.90

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



Final Details for Order #111-0242676-7610640

Order Placed: August 22, 2022  
Amazon.com order number: 111-0242676-7610640  
Order Total: \$62.00

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

Shipped on August 22, 2022	
<b>Items Ordered</b>	<b>Price</b>
1 of: Amazon Basics Rubber Encased Exercise and Fitness Hex Dumbbell Hand Weight for Strength Training, 40-Pound Sold by: Amazon ( <a href="#">seller profile</a> ) Business Price Condition: New	\$62.00
<b>Shipping Address:</b> mark johnson 96042 BASS LN YULEE, FL 32097-6592 United States	Item(s) Subtotal: \$62.00 Shipping & Handling: \$0.00 — Total before tax: \$62.00 Sales Tax: \$0.00 —
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment:</b> \$62.00 —

Payment information	
<b>Payment Method:</b> Visa   Last digits: 0063	Item(s) Subtotal: \$62.00 Shipping & Handling: \$0.00 —
<b>Billing address</b> mark johnson 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$62.00 <b>Estimated Tax:</b> \$0.00 — <b>Grand Total:</b> \$62.00
<b>Credit Card transactions</b>	Visa ending in 0063: August 22, 2022: \$62.00

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



Final Details for Order #111-6102004-2564235

**Order Placed:** August 22, 2022  
**Amazon.com order number:** 111-6102004-2564235  
**Order Total:** \$16.95

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

Shipped on August 22, 2022	
<b>Items Ordered</b>	<b>Price</b>
1 Of: GRILLART Grill Brush Bristle Free & Wire Combined BBQ Brush - Safe & Efficient Grill Cleaning Brush- 17" Grill Cleaner Brush for Gas /Porcelain/Charbr Sold by: GRILLART (seller profile) Condition: New	\$16.95
<b>Shipping Address:</b> mark johnson 96042 BASS LN YULEE, FL 32097-6592 United States	Item(s) Subtotal: \$16.95 Shipping & Handling: \$0.00 Total before tax: \$16.95 Sales Tax: \$0.00
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment:</b> \$16.95

Payment information	
<b>Payment Method:</b> Visa   Last digits: 0063	Item(s) Subtotal: \$16.95 Shipping & Handling: \$0.00
<b>Billing address</b> mark johnson 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$16.95 <b>Estimated Tax:</b> \$0.00 <b>Grand Total:</b> \$16.95
<b>Credit Card transactions</b>	Visa ending in 0063: August 22, 2022: \$16.95

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





Final Details for Order #111-8246215-3770668

**Order Placed:** August 22, 2022  
**Amazon.com order number:** 111-8246215-3770668  
**Order Total:** \$115.94

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

Shipped on August 22, 2022	
<b>Items Ordered</b>	<b>Price</b>
1 of: <i>American Supply Lift Pool Chair Protective Cover</i> Sold by: Shop Wize ( <a href="#">seller profile</a> ) Condition: New	\$115.94
<b>Shipping Address:</b> mark johnson 96042 BASS LN YULEE, FL 32097-6592 United States	Item(s) Subtotal: \$115.94 Shipping & Handling: \$0.00 — Total before tax: \$115.94 Sales Tax: \$0.00 —
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$115.94</b> —

Payment information	
<b>Payment Method:</b> Visa   Last digits: 0063	Item(s) Subtotal: \$115.94 Shipping & Handling: \$0.00 —
<b>Billing address</b> mark johnson 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$115.94 <b>Estimated Tax: \$0.00</b> — <b>Grand Total: \$115.94</b>
<b>Credit Card transactions</b>	Visa ending in 0063: August 22, 2022: \$115.94

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



Final Details for Order #111-0096099-7737023

Order Placed: August 22, 2022  
Amazon.com order number: 111-0096099-7737023  
Order Total: \$145.95

**Business order information**

**Location:** DSD - Tison's Landing  
**GL code:** DSD-51003 Housekeeping/Janitor  
**Billable / Non-Billable:** Billable  
**Cost center:** Northeast

**Shipped on August 23, 2022**

Items Ordered	Price
1 of: Zogics Wellness Center Cleaning Wipes - Gym Wipes for Cleaning Surfaces and Equipment, Durable and Safe Pre-Saturated Wet Wipes (4,600 Count, 4 Rolls) Sold by: Zogics, LLC ( <a href="#">seller profile</a> ) Business Price Condition: New	\$145.95

<b>Shipping Address:</b> mark johnson 96042 BASS LN YULEE, FL 32097-6592 United States	Item(s) Subtotal: \$145.95 Shipping & Handling: \$0.00 — Total before tax: \$145.95 Sales Tax: \$0.00 —
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$145.95</b> —

**Payment information**

<b>Payment Method:</b> Visa   Last digits: 0063	Item(s) Subtotal: \$145.95 Shipping & Handling: \$0.00 —
<b>Billing address</b> mark johnson 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$145.95 <b>Estimated Tax: \$0.00</b> —
	<b>Grand Total: \$145.95</b>

**Credit Card transactions** Visa ending in 0063: August 23, 2022: \$145.95

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



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

- SALE -

SALES#: S1647CF2 1281171 TRANS#: 88254724 08-23-22

810456 1-GAL POOL ESS LIQUID CHL	11.96
2 @ 5.98	
1693234 35-LB POLYMERIC SAND TAN	22.98

SUBTOTAL:	34.94
TOTAL TAX:	0.00
INVOICE 01555 TOTAL:	34.94
VISA:	34.94

VISA:XXXXXXXXXX0063 AMOUNT:34.94 AUTHCD:023478  
 CHIP REFID:164701130771 08/23/22 07:38:16  
 CUSTOMER CODE: 0

APL: Visa Credit TVR: 0080008000  
 AID: A0000000031010 TSI: E800

STORE: 1647 TERMINAL: 01 08/23/22 07:39:19

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



THANK YOU FOR SHOPPING LOVE'S.

FOR DETAILS ON OUR RETURN POLICY, VISIT  
 LOWES.COM/RETURNS



Final Details for Order #111-7668299-0798617

Order Placed: August 22, 2022  
Amazon.com order number: 111-7668299-0798617  
Order Total: \$253.98

**Business order information**

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

**Shipped on August 24, 2022**

**Items Ordered**

1 Of: Gorilla Playsets 09-0012-PAIR-G Protective Rubber Mat For Swing Set of 2 Mats, Green  
Sold by: Amazon.com  
Condition: New

**Price**  
\$126.99

**Shipping Address:**  
mark johnson  
96042 BASS LN  
YULEE, FL 32097-6592  
United States

Item(s) Subtotal: \$126.99  
Shipping & Handling: \$0.00

Total before tax: \$126.99  
Sales Tax: \$0.00

**Shipping Speed:**  
Standard Shipping

**Total for This Shipment: \$126.99**

**Shipped on August 24, 2022**

**Items Ordered**

1 Of: Gorilla Playsets 09-0012-PAIR-G Protective Rubber Mat For Swing Set of 2 Mats, Green  
Sold by: Amazon.com  
Condition: New

**Price**  
\$126.99

**Shipping Address:**  
mark johnson  
96042 BASS LN  
YULEE, FL 32097-6592  
United States

Item(s) Subtotal: \$126.99  
Shipping & Handling: \$0.00

Total before tax: \$126.99  
Sales Tax: \$0.00

**Shipping Speed:**  
Standard Shipping

**Total for This Shipment: \$126.99**

**Payment information**

**Payment Method:**  
Visa | Last digits: 0063

Item(s) Subtotal: \$253.98

**Billing address**

mark johnson  
5385 N NOB HILL RD  
SUNRISE, FL 33351-4761  
United States

Shipping &amp; Handling: \$0.00

Total before tax: \$253.98

**Estimated Tax:** \$0.00**Grand Total: \$253.98****Credit Card transactions**

Visa ending in 0063: August 24, 2022: \$253.98

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

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2020, Amazon.com, Inc.

**Envera**

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

<h1>Invoice</h1>	
Invoice Number <b>719455</b>	Date <b>09/01/2022</b>
Customer Number <b>400423</b>	Due Date <b>10/01/2022</b>

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		09/01/2022	10/01/2022

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Entrance 2 - Yellow Bluff Rd, Jacksonville, FL</i>				
1.00	Service & Maintenance 10/01/2022 - 10/31/2022	1.00	\$30.61	\$30.61
1.00	Video Pulls 10/01/2022 - 10/31/2022	1.00	\$200.00	\$200.00
			<b>Subtotal:</b>	<b>\$230.61</b>
			<b>Tax</b>	<b>\$0.00</b>
			<b>Payments/Credits Applied</b>	<b>\$0.00</b>
			<b>Invoice Balance Due:</b>	<b>\$230.61</b>

320 53834502

Date	Invoice #	Description	Amount	Balance Due
9/1/2022	719455	Alarm Monitoring Services	\$230.61	\$230.61

**Envera**

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

<h1>Invoice</h1>	
Invoice Number <b>719455</b>	Date <b>09/01/2022</b>
Customer Number <b>400423</b>	Due Date <b>10/01/2022</b>

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

<b>Invoice</b>	
Invoice Number <b>719456</b>	Date <b>09/01/2022</b>
Customer Number <b>400423</b>	Due Date <b>10/01/2022</b>

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		09/01/2022	10/01/2022

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Utility, Jacksonville, FL</i>				
1.00	Active Video Monitoring 10/01/2022 - 10/31/2022	1.00	\$250.00	\$250.00
1.00	Service & Maintenance 10/01/2022 - 10/31/2022	1.00	\$138.21	\$138.21
<b>Subtotal:</b>				<b>\$388.21</b>
Tax				\$0.00
Payments/Credits Applied				\$0.00
<b>Invoice Balance Due:</b>				<b>\$388.21</b>

Date	Invoice #	Description	Amount	Balance Due
9/1/2022	719456	Alarm Monitoring Services	\$388.21	\$388.21

**Envera**

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

<b>Invoice</b>	
Invoice Number <b>719456</b>	Date <b>09/01/2022</b>
Customer Number <b>400423</b>	Due Date <b>10/01/2022</b>

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 <b>719457</b>	Date <b>09/01/2022</b>
Customer Number <b>400423</b>	Due Date <b>10/01/2022</b>

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		09/01/2022	10/01/2022

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Entrance 1 - Pond Run Rd., Jacksonville, FL</i>				
1.00	Service & Maintenance 10/01/2022 - 10/31/2022	1.00	\$129.27	\$129.27
1.00	Video Pulls 10/01/2022 - 10/31/2022	1.00	\$200.00	\$200.00
<b>Subtotal:</b>				<b>\$329.27</b>
<b>Tax</b>				<b>\$0.00</b>
<b>Payments/Credits Applied</b>				<b>\$0.00</b>
<b>Invoice Balance Due:</b>				<b>\$329.27</b>

Date	Invoice #	Description	Amount	Balance Due
9/1/2022	719457	Alarm Monitoring Services	\$329.27	\$329.27

**Envera**

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

<h1>Invoice</h1>	
Invoice Number <b>719457</b>	Date <b>09/01/2022</b>
Customer Number <b>400423</b>	Due Date <b>10/01/2022</b>

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





# Publix

Duval Station  
731 Duval Station Rd,  
Jacksonville, FL 32218  
Store Manager: Barney Thowart  
904-696-3093

MASTER MIX P COLAD	7.99	T F
MASTER MIX STRWBRY	7.99	T F
AMC THEATERS VAR	15.00	
Account #XXXXXXXXXX0128		
AMC THEATERS VAR	25.00	
Account #XXXXXXXXXX8615		
AMC THEATERS VAR	15.00	
Account #XXXXXXXXXX8140		
PUBLIX CREAM CHEES	2.89	F
PUBLIX CREAM CHEES	2.89	F
ZEPHYR SPRNG WATER		
1 @ 3 FOR 12.00	4.00	F
You Saved	1.99	
JOSE CUERVO MARGAR	8.39	T F
SWEET & SOUR	5.29	T F
O/RED S/P 10CT	6.99	F
ORVLE KTL KRN S/S	6.99	F
O/RED M/T MINI PCN	6.99	F

Order Total	115.41	
Sales Tax	2.22	
Grand Total	117.63	
Credit	Payment	117.63
Change		0.00

### Savings Summary

Special Price	Savings	1.99
*****		
* Your Savings at Publix *		
* 1.99 *		
*****		

Receipt ID: 7 869

Receipt



sam's club™

Self Checkout

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

08/05/22 13:33 9846 08253 096 9096

TISONS

678518 MM PLATE 19.98 E  
SUBTOTAL 19.98

TOTAL 19.98  
VISA TEND 19.98

Visa Credit \*\*\*\*\* 3429 I 2

APPROVAL # 005565  
AID A000000031010  
AAC F04029E621DE61F1  
TERMINAL # SC010179

CHANGE DUE 0.00

Visit samsclub.com to see your savings

# ITEMS SOLD 1

TC# 0178 8473 8556 8325 0358



\*\*\* MEMBER COPY \*\*\*



Order Details

Aug 6, 2022  
Order 9879808681

\$99.98 (1 items)

Shipping item (1)

DANA HARDEN  
16578 YELLOW BLUFF RD  
JACKSONVILLE, FL 32226  
(904) 571-5948

Keter 165-Gallon Resin Outdoor Deck Box Item 980250977	Qty 1	\$99.98
		<del>\$119.98</del>
<b>\$20.00 off with Instant Savings</b>		<b>Save \$20.00</b>

Subtotal (1 items)	\$119.98
Shipping	\$0.00
Product fees	\$0.00
Sales tax	\$0.00
Gift Option	\$0.00

**Total** \$99.98  
**You saved \$20.00**

VISA VISA \*3429 \$99.98

Credit cards aren't charged until your order ships or you pick it up at the club. If you see a pending charge before this, it's an authorization hold to ensure the funds are available.



**Final Details for Order #113-1697772-8965848**

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

**Order Placed:** August 20, 2022  
**Amazon.com order number:** 113-1697772-8965848  
**Order Total:** \$70.90

**Shipped on August 24, 2022**

**Items Ordered**

**Price**

1 of: *Adiroffice Steel Drop Box Wall-Mounted Mailbox - Hanging Secured Postbox - Durable Spacious Key - Perfect for After Hours Deposits Payments Key and Letter Drop Boxes with Lock for Outdoors*

\$65.95

Sold by: TigerSupplies ([seller profile](#)) | Product question? [Ask Seller](#)

Condition: New

**Shipping Address:**

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

**Shipping Speed:**

Two-Day Shipping

**Payment information**

**Payment Method:**

Visa | Last digits: 3429

Item(s) Subtotal: \$65.95  
Shipping & Handling: \$0.00

**Billing address**

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

Total before tax: \$65.95  
Estimated tax to be collected: \$4.95

**Grand Total: \$70.90**

**Credit Card transactions**

Visa ending in 3429: August 24, 2022: \$70.90

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

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



**Final Details for Order #113-6963151-6195435**

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

**Order Placed:** August 20, 2022  
**Amazon.com order number:** 113-6963151-6195435  
**Order Total:** \$45.77

**Shipped on August 20, 2022**

**Items Ordered**

**Price**

1 of: *bonsaii Paper Shredder for Home Use,6-Sheet Crosscut Paper and Credit Card Shredder for Home Office,Home Shredder with Handle for Document,Mail,Staple,Clip-3.4 Gal Wastebasket(C237-B)* **\$34.99**  
Sold by: Bonsaii US ([seller profile](#)) | Product question? [Ask Seller](#)

Condition: New

**Shipping Address:**

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

**Shipping Speed:**

FREE Prime Delivery

**Shipped on August 20, 2022**

**Items Ordered**

**Price**

1 of: *Master Lock 142DCM Covered Aluminum Keyed Padlock, 1-Pack, Blue* **\$7.59**  
Sold by: Amazon.com Services LLC

Condition: New

**Shipping Address:**

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

**Shipping Speed:**

FREE Prime Delivery

**Payment information**

**Payment Method:**

Visa | Last digits: 3429

Item(s) Subtotal: \$42.58  
Shipping & Handling: \$0.00  
-----

**Billing address**

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

Total before tax: \$42.58  
Estimated tax to be collected: \$3.19  
-----

**Grand Total:\$45.77**



**Final Details for Order #113-6692775-4572201**

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

**Order Placed:** August 20, 2022  
**Amazon.com order number:** 113-6692775-4572201  
**Order Total:** \$31.12

**Shipped on August 20, 2022**

<b>Items Ordered</b>	<b>Price</b>
1 of: NIUBEE 6 Pack Acrylic Wall Sign Holder 8.5x11 Vertical, Clear Plastic Picture Frame, Wall Mounted Design, Support No Drilling(Provide 3M Tape and Screws) Sold by: Niu Bee ( <a href="#">seller profile</a> )	\$28.95
Condition: New	

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

**Shipping Speed:**  
FREE Prime Delivery

**Payment information**

**Payment Method:**  
Visa | Last digits: 3429

Item(s) Subtotal: \$28.95  
Shipping & Handling: \$0.00  
-----

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

Total before tax: \$28.95  
Estimated tax to be collected: \$2.17  
-----

**Grand Total: \$31.12**

**Credit Card transactions**

Visa ending in 3429: August 20, 2022: \$31.12

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

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



**Final Details for Order #113-9078879-3050661**

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

**Order Placed:** August 24, 2022  
**Amazon.com order number:** 113-9078879-3050661  
**Order Total:** \$16.11

**Shipped on August 25, 2022**

**Items Ordered**

1 of: *Fantasy Football Draft Board 2022 - Color Rush Labels & Draft Board - Draft Party Kit* **Price** \$14.99  
Sold by: The Football DR ([seller profile](#))

Condition: New

**Shipping Address:**

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

**Shipping Speed:**

Standard Shipping

**Payment information**

**Payment Method:**

Visa | Last digits: 3429

Item(s) Subtotal: \$14.99  
Shipping & Handling: \$0.00

**Billing address**

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

Total before tax: \$14.99  
Estimated tax to be collected: \$1.12

**Grand Total: \$16.11**

**Credit Card transactions**

Visa ending in 3429: August 25, 2022: \$16.11

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

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





Order #758161154

Placed August 24, 2022 | \$244.64

**Shipped**

**Deliver To**

Dana Harden  
16578 YELLOW BLUFF RD,  
JACKSONVILLE, FL, 32226  
(904) 571-5848

Lakewood 6-ft H x 8-ft W Tan Vinyl Flat-top  
Standard Fence Panel

~~\$252.85~~ \$227.57

Saved \$25.28 with Military Discount

Item #1500215 Model #128015

\$252.85 /ea. QTY 1

**Payment Method**

**Order Summary**

VISA  
\*\*\*\* \* 3429

Dana Harden  
5385 N NOB  
HILL RD  
(904) 571-5848

Subtotal	\$227.57
Tax	\$17.07
<b>Total Billed</b>	<b>\$244.64</b>

Present or show this barcode for In-Store  
returns:




090708242022889500000000

## Tiziana Cessna

---

**From:** Dana A. Harden <dharden@vestapropertyservices.com>  
**Sent:** Thursday, September 29, 2022 10:07 AM  
**To:** Tiziana Cessna  
**Subject:** RE: Tisons Landing Wells Fargo credit card

### Return complete

Your return is complete. Your refund has been issued. [When will I get my refund?](#) 

Refun




bonsai Paper Shredder for Home Use,6-Sheet Crosscut Paper and Credit Card Shredder for Home Office,Home Shredder with Handle for Document,Mail,Staple,Clip-3.4 Gal Wastebasket(C237-B)

Sold by: Bonsaii US | [Product question? Ask Seller](#)

\$34.99

Condition: New

 Buy it again

I returned the shredder. It failed after only having it a week.

### Dana A. Harden, LCAM, CMCA

Regional General Manager



245 Riverside Avenue #300

Jacksonville, FL 32202

C: 904-775-9754

[www.VestaPropertyServices.com](http://www.VestaPropertyServices.com)

CONFIDENTIALITY NOTICE: This email, and any attachment(s) to it, is intended only for the use of the individual/entity addressed herein and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. Be advised that any dissemination, distribution, or copying of this information (including any attachments) is strictly prohibited (without prior consent). If you have received this e-mail in error, please immediately return it to the sender and delete it from your system.

---

**From:** Tiziana Cessna <TCessna@gmssf.com>  
**Sent:** Thursday, September 29, 2022 9:58 AM  
**To:** Dana A. Harden <dharden@vestapropertyservices.com>  
**Cc:** Tiziana Cessna <TCessna@gmssf.com>  
**Subject:** Tisons Landing Wells Fargo credit card

*EIGHTH ORDER OF BUSINESS*

*B.*



September 19, 2022

Mr. Daniel Laughlin  
District Manager  
Governmental Management Services  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

Re: Level II Reserve Study Update for Tisons Landing CDD

Dear Mr. Laughlin:

Thank you for the opportunity to submit a Reserve Study Update with Site Visit proposal for your District. We only update Reserve Studies that we have initially performed to ensure accuracy and consistency in our work product. We store your project in our electronic database which provides quick access to begin your update therefore reducing time and cost.

All work is completed or supervised by Reserve Analyst who have been awarded professional certifications of Certified Construction Inspector (CCI), Professional Reserve Analyst (PRA) and Reserve Specialist (RS) signifying broad experience with successful results. Your reserve study is completed following guidelines for Reserve Studies established by the Association of Professional Reserve Analysts (APRA) and the Community Associations Institute (CAI).

Best Regards,

Charles R. Sheppard *RS PRA CCI*  
President & Reserve Analyst



# Scope of Work for The District

## What is Included in

- ❖ Limited to component inventory established in previous reserve study dated December 7, 2018 prepared by Community Advisors. Components added since our initial site visit may cause additional cost depending on the quantity. Photos only included for new components. Report will be updated for component remaining life, replacement cost and funding plan generated.
- ❖ One revision with limited adjustments is included for your report after your review within 90 days of issue. Additional revisions are invoiced at \$350.00 per issue. One site visit with meeting is included. Additional site visits are invoiced at \$500 plus travel expense each.

## **Terms of Service**

### Physical Analysis

- ❖ The site visit includes meeting with your representative to discuss any maintenance or operational concerns. We observe major components to determine quantity, age, condition and remaining useful life. Quantities are determined by field measurement and internet measurement tools or aerial measurement services.
- ❖ Building walls, trim and other features are observed from ground level. Flat roofs are observed only if safe fixed ladder access is available. Pitched roofs are observed from ground level. Building Systems are not operated.
- ❖ Upon completion of the site visit, an inventory of major components is established which includes quantity, replacement cost and remaining useful life. We recommend you review this information and provide historical cost and previous replacement time for any components.

### Financial Analysis

- ❖ A review of your current funding plan is completed to determine fund status and performance. We provide a funding plan using the Cash Flow Method (pooled cash) with a funding goal of adequate funding which keeps reserves above a percent funded or balance threshold level. If component funding (line item) is used, then full funding is the funding goal.

### Your Reserve Study Includes

- ❖ Executive summary with current funding status, fund balances and assumptions.
- ❖ Cash Flow with 30-year cash flow projection or Component Funding Projection year one only.
- ❖ Inventory of major components with replacement cost, useful and remaining life projections.
- ❖ Various charts and photographs of major components.
- ❖ Completed Report is sent via email in a PDF file. Printed & bound copies available at additional cost.

### Payment Agreement & Terms

- To maintain excellent customer service and requested delivery schedules we ask that your acceptance of this proposal is made within 30 days. Signed proposals received after 30 days are subject to revision of delivery time and cost. If indicated a deposit fee may be required with signed agreement to place your project in our production schedule and begin your study. A progress payment may be requested upon completion of site visit depending on the size of the project. Remaining fee is due upon receipt of the preliminary report. Payments not received 30 days after invoice date are assessed a 1.5% late fee per month. After 90 days past, due payments will be subject to addition charges for collection including attorney fees and other reasonable cost incurred by Community Advisors, LLC. Returned checks will be invoiced at \$25.00 each.

- ❖ Our financial analysis is based on information provided by this client which we assume is accurate. Your report is a guide to be used for future capital component replacement planning, not a complete property inspection analysis. This agreement for consulting services is accepted this date:

Professional Fee: \$2,800.00      Deposit Required: -0-

Delivery of Draft Report is typically 4-6 weeks after completion of site visit

Authorized Signature: \_\_\_\_\_ Title: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

*C.*



# TISON'S LANDING

## AMENITY MANAGER'S REPORT

*Date of report: 10/3/2022*

*Submitted by: **Kemberly Hopkins***

### **SPECIAL EVENTS UPDATE:**

- Labor Day weekend we had the pools ready to cool the community off as the kids could run around and burn some energy off.
- We enjoyed teaming up with the HOA board for the ice cream and Hot dog social. The community really enjoyed it.
- Kona Ice drove the neighborhood.
- October 1<sup>st</sup> was our fall festival. We had a foam party out in the soccer field. Candy giveaways, Putt- Putt golf, and more! We had Holly from Sweet Treats this year with amazing funnel cakes!
- October 15<sup>th</sup> we will have our community yard sale.



### **FOOD TRUCKS:**

- We are still booking food trucks for the end of each week. They have been showing up. We are now doing food trucks every other week. I will try to change the food trucks to every week when summer start.

*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: 10/05/22*

*Submitted by: Mark Johnson*

### Entry Monument Signs Lighting

We had some lights go out on entry signs, I have changed them all and upgraded the lights to Led color changing lights. The colors can be changed to reflect different times of year, Like Christmas colors, Easter, St Patrick's day etc.



## **Shadow Box Message Boards**

There are 2 message boards near each entry which glass was broken out of them. I replaced the glass in each shadow box and locks.



## **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.

## **Other Updates**

- Agrowpro- They have been out and treated for fertilization and weed control.
- The Lake Doctors – They have been out to treat the ponds and they are looking better from the Algae bloom, this next service they will be doing a one-time trash clean up in the ponds.
- FWC- They did send a trapper out and I spoke with him, and he has removed a 6 ft alligator from pond.
- Hurricane Assessment – We weathered the storm well, the only thing we had was some tree debris down and 1 branch that fell near front of Amenity center, this is being taken care of by Lawn Boy.
- Fence Panel for the dumpster area did come in and I have installed and all complete.

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

