

TISON'S LANDING
Community Development District

DECEMBER 8, 2022

AGENDA

Tison's Landing Community Development District

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

December 1, 2022

Board of Supervisors
Tison's Landing Community Development District
Call In # 1-877-304-9269 Code 1051210

Dear Board Members:

The Tison's Landing Community Development District Board of Supervisors Meeting is scheduled for Thursday, December 8, 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. Organizational Matters
 - A. Oath of Office for Newly Elected Supervisors
 - B. General Information for New Supervisors
 - C. Consideration of Resolution 2023-01, Designating Officers
- IV. Approval of Consent Agenda
 - A. Minutes of the October 13, 2022 Meeting
 - B. Financial Statements
 - C. Check Register
- V. Staff Reports (1)
 - A. District Engineer
- VI. Ratification of Engagement Letter from Grau & Associates for Fiscal Year 2022 Audit Services
- VII. Discussion of Poolsure Contract and Rate Increase Effective January 1, 2023
- VIII. Staff Reports (2)
 - A. District Counsel

- B. District Manager
- C. Amenity Manager – Report
- D. Field Operations Manager
- IX. Supervisor Requests / Audience Comments
- X. Next Scheduled Meeting – Thursday, January 12, 2023 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida 32218
- XI. Adjournment

THIRD ORDER OF BUSINESS

C.

RESOLUTION 2023-01

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

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

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

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

SECTION 1. _____ is appointed Chairman.

SECTION 2. _____ is appointed Vice Chairman.

SECTION 3. _____ is appointed Secretary and Treasurer.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Treasurer.

_____ is appointed Assistant Secretary.

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

PASSED AND ADOPTED THIS 8TH DAY OF DECEMBER, 2022.

ATTEST

**TISON’S LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

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, October 13, 2022 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida.

Present and constituting a quorum were:

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

Also present were:

Daniel Laughlin	District Manager
Gerald Knight	District Counsel
Dana Harden	Vesta
Kimberly Hopkins	Amenity Manager – Vesta
Michael Pawelczyk	Billing, Cochran, Lyles, Mauro & Ramsey
Jim Oliver	GMS, LLC
Howard McGaffney	DPFG

The following is a summary of the discussions and actions taken at the October 13, 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.

The following item was taken out of order of the agenda.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the September 7, 2022 Meeting**
- B. Financial Statements**
- C. Check Register**

Mr. Laughlin gave a brief overview of the financials, noting the check register totals \$79,021.26.

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

FIFTH ORDER OF BUSINESS

Staff Reports (1)

A. District Engineer

There being nothing to report, the next item followed.

SIXTH ORDER OF BUSINESS

Discussion of Amenity Rental Deposit Refund

Ms. Harden informed the Board the issues with the amenity rental deposits will be handled by staff and does not require any Board action.

SEVENTH ORDER OF BUSINESS

Discussion of Entry Monument Landscape Plan / Renderings

Mr. Richardson presented plans for landscaping of the Main Street entry monument that includes the addition of shrubbery, Variegated Southern Jasmines, and a Medjool date palm and clearing some of the existing material, including removal of a live oak. He noted visibility in the area would be enhanced and the plants chosen would be low maintenance. The annual plantings would still be at the foot of the monument and would include azaleas. On the left-hand side would be a type of Eastern red cedar called grove cedar.

Mr. Laughlin noted staff would move forward with obtaining quotes for the presented plans.

THIRD ORDER OF BUSINESS

Consideration of Revised Proposals for District Management Services

A. GMS, LLC – North Florida

B. DPFG Management & Consulting

Proposals with revised pricing were provided to the Board in the agenda package. For GMS, the annual management fee was reduced from the current fee of \$47,500 to \$45,000. Mr. Oliver noted he would commit to not increasing the fee for three years. DPFG offered to reduce the amenity management fee by \$5,000 for three years if they are chosen.

Mr. Knight provided the Board with a brief overview of how the transition to a new management company would work.

Ms. Waldhauer motioned to select DPFG for district management services. Mr. Kirsch seconded the motion. On voice vote with Ms. Waldhauer and Mr. Kirsch voting in favor and Ms. Timmons and Mr. Richardson voting against, the motion failed due to lack of majority.

Then, on MOTION by Ms. Timmons, seconded by Mr. Richardson, all members present voted in favor of maintaining GMS, LLC as the district management provider at an annual rate of \$45,000 beginning October 1, 2022.

EIGHTH ORDER OF BUSINESS Staff Reports (2)

A. District Counsel

There being nothing to report, the next item followed.

B. District Manager – Proposal for Updating the Capital Reserve Study

Mr. Laughlin presented a proposal from Community Advisors to update the capital reserve study totaling \$2,800, noting the previous study was done in 2017 and it has been quickly outdated due to inflation.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor the proposal from Community Advisors to update the capital reserve study was approved.

C. Amenity Manager - Report

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

D. Field Operations Manager - Report

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

Ms. Harden informed the Board of a vehicle accident that took out the security camera at the entrance. Staff is working to identify the owner of the vehicle.

On MOTION by Ms. Waldhauer, seconded by Ms. Timmons, all members voted in favor of replacing the security camera at the entrance for a total of \$2,114 while staff works to identify the person responsible for the damage.

NINTH ORDER OF BUSINESS

Supervisor Requests / Audience Comments

Supervisor Requests

There being none, the next item followed.

Audience Comments

Ms. Cathy Stepalavich, 16257 Dowing Creek, asked for clarification on how often district management services can be considered. Mr. Laughlin responded that most contracts have a 30- or 60-day termination clause and are considered at the Board’s discretion.

Ms. Stepalavich asked if the fee for the updating of the capital reserve has been budgeted. Mr. Laughlin responded that it’s not budgeted expense, but it’s a small amount and there are funds available in the budget to cover it.

Ms. Stepalavich asked if there is a budget for holiday decorations. Ms. Hopkins responded that they’re included as part of the special events budget.

Mr. Jay Hopkins, 16468 Tisons Bluff, asked if azaleas are the only options for the landscaping plan or if another shrub could be chosen since they’re only appealing when they’re blooming. Ms. Waldhauer suggested other types of azaleas that bloom throughout the year. Mr. Richardson explained that the types of azaleas recommended bloom in the spring and remain full the rest of the year. The annual plantings and jasmine will provide the pops of color.

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – Thursday, November 10, 2022 at 6:00 p.m. at the Yellow Bluff Amenity Center

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Tison's Landing

Community Development District

Unaudited Financial Statements
as of
October 31, 2022

Board of Supervisors Meeting
December 8, 2022

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

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<u>ASSETS:</u>				
Cash	\$24,972	---	\$8,354	\$33,326
Accounts Receivable	\$586	---	---	\$586
Investments:				
SBA-Surplus Funds	\$59,267	---	\$48,355	\$107,623
Series 2016-1				
Reserve	---	\$150,083	---	\$150,083
Revenue	---	\$84,394	---	\$84,394
Redemption	---	\$3	---	\$3
Series 2016-2				
Reserve	---	\$42,455	---	\$42,455
Prepayment	---	\$1,438	---	\$1,438
Deposits	\$4,202	---	---	\$4,202
TOTAL ASSETS	<u>\$89,027</u>	<u>\$278,373</u>	<u>\$56,709</u>	<u>\$424,109</u>
<u>LIABILITIES:</u>				
Accounts Payable	\$14,725	---	---	\$14,725
TOTAL LIABILITIES	<u>\$14,725</u>	<u>\$0</u>	<u>\$0</u>	<u>\$14,725</u>
<u>FUND BALANCES:</u>				
Nonspendable:				
Prepaid items and deposits	\$4,202	---	---	\$4,202
Restricted for:				
Debt service	---	\$278,373	---	\$278,373
Assigned for Captial Projects	---	---	\$56,709	\$56,709
Unassigned	\$70,100	---	---	\$70,100
TOTAL FUND BALANCES	<u>\$74,302</u>	<u>\$278,373</u>	<u>\$56,709</u>	<u>\$409,383</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$89,027</u>	<u>\$278,373</u>	<u>\$56,709</u>	<u>\$424,109</u>

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

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

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 10/31/22</u>	<u>ACTUAL THRU 10/31/22</u>	<u>VARIANCE</u>
<u>REVENUES</u>				
Maintenance Assessments - Tax Roll	\$720,022	\$0	\$0	\$0
Clubhouse Income	\$2,000	\$167	\$1,145	\$978
HOA Revenues	\$1,500	\$125	\$0	(\$125)
Interest Income	\$200	\$17	\$224	\$207
TOTAL REVENUES	\$723,722	\$308	\$1,369	\$1,060
<u>EXPENDITURES</u>				
<u>Administrative:</u>				
Supervisor Fees	\$12,000	\$1,000	\$800	\$200
FICA Taxes	\$918	\$77	\$61	\$15
Engineering Fees	\$3,000	\$250	\$0	\$250
Arbitrage Rebate	\$1,200	\$0	\$0	\$0
Dissemination Agent	\$1,000	\$83	\$83	\$0
Trustee Fees	\$3,725	\$3,725	\$3,717	\$8
Assessment Roll Administration	\$2,500	\$2,500	\$2,500	\$0
Attorney Fees	\$15,000	\$1,250	\$1,843	(\$593)
Annual Audit	\$3,100	\$0	\$0	\$0
Management Fees	\$50,000	\$4,167	\$3,750	\$417
Computer Time/information Technology	\$1,400	\$117	\$117	(\$0)
Telephone	\$100	\$8	\$23	(\$14)
Postage	\$1,000	\$83	\$1	\$82
Printing & Binding	\$2,000	\$167	\$53	\$113
Insurance	\$10,249	\$10,249	\$9,761	\$488
Legal Advertising	\$1,000	\$1,000	\$100	\$900
Other Current Charges	\$1,000	\$83	\$51	\$32
Website Administration	\$1,400	\$117	\$117	(\$0)
Website Lifestyle	\$3,000	\$250	\$250	\$0
Office Supplies	\$500	\$42	\$0	\$42
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$114,267	\$25,342	\$23,402	\$1,940
<u>Field:</u>				
Insurance (Property)	\$15,828	\$15,828	\$15,476	\$352
Field Management & Administration (Vesta)	\$31,469	\$2,622	\$2,622	(\$0)
Seasonal Office Staffing	\$13,753	\$1,146	\$1,146	\$0
Security Camera Monitoring (Envera)	\$23,463	\$1,955	\$3,269	(\$1,314)
Security Off Duty (JSO)	\$25,000	\$0	\$0	\$0
Landscape Maintenance (LawnBoy)	\$51,056	\$4,255	\$4,254	\$1
Landscape Mulch	\$15,000	\$0	\$0	\$0
Landscape Fertilization (Agro Pro)	\$19,332	\$1,611	\$0	\$1,611
Landscape Contingency	\$7,500	\$625	\$0	\$625

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

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

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 10/31/22</u>	<u>ACTUAL THRU 10/31/22</u>	<u>VARIANCE</u>
<i>Field: (continued)</i>				
Irrigation Maintenance	\$10,000	\$833	\$0	\$833
Lake Maintenance (The Lake Doctor)	\$11,428	\$952	\$804	\$148
Utilities-Cable (Comcast)	\$2,400	\$200	\$123	\$77
Utilities-Electric (JEA)	\$1,800	\$150	\$95	\$55
Utilities-Irrigation (JEA)	\$30,000	\$2,500	\$2,927	(\$427)
Refuse Service (Republic Services)	\$4,800	\$400	\$547	(\$147)
Repairs and Maintenance	\$20,000	\$1,667	\$148	\$1,519
Contingency	\$10,000	\$833	\$0	\$833
Capital Reserve	\$40,000	\$3,333	\$0	\$3,333
TOTAL FIELD	<u>\$332,829</u>	<u>\$38,911</u>	<u>\$31,412</u>	<u>\$7,500</u>
<i>Amenity</i>				
Amenity Manager (Vesta)	\$100,206	\$8,351	\$8,351	\$0
Pool Maintenance (Vesta)	\$30,065	\$2,505	\$2,505	(\$0)
Pool Repair	\$5,000	\$417	\$0	\$417
Pool Chemicals (Vesta)	\$11,980	\$998	\$1,048	(\$50)
Permit Fees	\$600	\$0	\$0	\$0
Utilities-Cable (Comcast)	\$6,000	\$500	\$487	\$13
Utilities-Electric (JEA)	\$24,000	\$2,000	\$1,256	\$744
Utilities-Water/Sewer (JEA)	\$12,000	\$1,000	\$964	\$36
Repairs and Maintenance	\$17,000	\$1,417	\$130	\$1,287
Janitorial Maintenance (Vesta)	\$30,845	\$2,570	\$2,570	\$0
Janitorial Supplies (Vesta)	\$3,725	\$310	\$310	(\$0)
Gym Equipment Maintenance	\$1,000	\$83	\$0	\$83
Special Events	\$20,000	\$1,667	\$3,104	(\$1,438)
Amenity Supplies	\$5,000	\$417	\$579	(\$162)
Contingency	\$9,206	\$767	\$0	\$767
TOTAL AMENITY	<u>\$276,627</u>	<u>\$23,002</u>	<u>\$21,304</u>	<u>\$1,698</u>
TOTAL EXPENDITURES	<u>\$723,722</u>	<u>\$87,255</u>	<u>\$76,118</u>	<u>\$11,138</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(\$0)</u>	<u>(\$86,947)</u>	<u>(\$74,749)</u>	<u>\$12,198</u>
Net change in fund balance	<u>(\$0)</u>	<u>(\$86,947)</u>	<u>(\$74,749)</u>	<u>\$12,198</u>
FUND BALANCE - Beginning	\$0		\$149,051	
FUND BALANCE - Ending	<u>(\$0)</u>		<u>\$74,302</u>	

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL RESERVE FUND

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

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 10/31/22</u>	<u>ACTUAL THRU 10/31/22</u>	<u>VARIANCE</u>
<u>REVENUES</u>				
Interest Income	\$100	\$8	\$129	\$121
Capital Reserve-Transfer In	\$40,000	\$0	\$0	\$0
TOTAL REVENUES	<u>\$40,100</u>	<u>\$8</u>	<u>\$129</u>	<u>\$121</u>
<u>EXPENDITURES</u>				
Capital Outlay	\$75,133	\$6,261	\$0	\$6,261
Miscellaneous Services	\$800	\$67	\$29	\$38
TOTAL EXPENDITURES	<u>\$75,933</u>	<u>\$6,328</u>	<u>\$29</u>	<u>\$6,299</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(\$35,833)</u>	<u>(\$6,319)</u>	<u>\$100</u>	<u>\$6,419</u>
Net change in fund balance	<u>(\$35,833)</u>	<u>(\$6,319)</u>	<u>\$100</u>	<u>\$6,419</u>
FUND BALANCE - Beginning	\$75,937		\$56,609	
FUND BALANCE - Ending	<u>\$40,104</u>		<u>\$56,709</u>	

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2016-1 & 2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended October 31, 2022

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 10/31/22</u>	<u>ACTUAL THRU 10/31/22</u>	<u>VARIANCE</u>
<u>REVENUES</u>				
Special Assessments - On Roll	\$382,996	\$0	\$0	\$0
Interest Income	\$0	\$0	\$488	\$488
TOTAL REVENUES	<u>\$382,996</u>	<u>\$0</u>	<u>\$488</u>	<u>\$488</u>
<u>EXPENDITURES</u>				
<u>Series 2016-1</u>				
Interest - 11/01	\$55,816	\$0	\$0	\$0
Interest - 05/01	\$55,816	\$0	\$0	\$0
Principal - 05/01	\$185,000	\$0	\$0	\$0
<u>Series 2016-2</u>				
Interest - 11/01	\$20,328	\$0	\$0	\$0
Interest - 05/01	\$20,328	\$0	\$0	\$0
Principal - 05/01	\$40,000	\$0	\$0	\$0
TOTAL EXPENDITURES	<u>\$377,288</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$5,709</u>	<u>\$0</u>	<u>\$488</u>	<u>\$488</u>
Net change in fund balance	<u>\$5,709</u>	<u>\$0</u>	<u>\$488</u>	<u>\$488</u>
FUND BALANCE - Beginning	\$85,399		\$277,885	
FUND BALANCE - Ending	<u>\$91,108</u>		<u>\$278,373</u>	

**TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
Long Term Debt Report
FY 2023**

Series 2016A-1, Senior Special Assessment Revenue Refunding and Improvement Bonds		
Interest Rate:	2.000%	
Maturity Date:	5/1/2022	\$180,000.00
Interest Rate:	2.200%	
Maturity Date:	5/1/2023	\$185,000.00
Interest Rate:	2.400%	
Maturity Date:	5/1/2024	\$190,000.00
Interest Rate:	2.600%	
Maturity Date:	5/1/2025	\$195,000.00
Interest Rate:	2.875%	
Maturity Date:	5/1/2026	\$200,000.00
Interest Rate:	3.000%	
Maturity Date:	5/1/2027	\$205,000.00
Interest Rate:	3.125%	
Maturity Date:	5/1/2028	\$210,000.00
Interest Rate:	3.375%	
Maturity Date:	5/1/2029 - 5/1/2032	\$925,000.00
Interest Rate:	3.600%	
Maturity Date:	5/1/2033 - 5/1/2037	\$1,345,000.00
Reserve Fund Requirement:	50% Max Annual Debt Service	
<hr/>		
Bonds outstanding - 09/30/2022		\$3,450,000.00
	Nov 1, 2022 (Special Call)	\$0.00
	May 1, 2023 (Mandatory)	\$0.00
Current Bonds Outstanding		\$3,450,000.00
Series 2016A-2, Subordinate Special Assessment Revenue Refunding and Improvement Bonds		
Interest Rate:	4.700%	
Maturity Date:	5/1/2037	
Reserve Fund Requirement:	50% Max Annual Debt Service	
<hr/>		
Bonds outstanding - 09/30/2022		\$865,000.00
	May 1, 2023 (Mandatory)	\$0.00
Current Bonds Outstanding		\$865,000.00
Total Current Bonds Outstanding		\$4,315,000.00

Tison's Landing
Community Development District
 General Fund
 Statement of Revenues and Expenditures (Month by Month)
 FY 2023

	OCT 2022	NOV 2022	DEC 2022	JAN 2023	FEB 2023	MAR 2023	APR 2023	MAY 2023	JUN 2023	JUL 2023	AUG 2023	SEP 2023	TOTAL
Revenues													
Maintenance Assessments - Tax Roll	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Clubhouse Income	\$1,145	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,145
HOA Revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Income	\$224	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$224
Miscellaneous Revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$1,369	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,369
Administrative:													
Supervisor Fees	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800
FICA Taxes	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61
Engineering Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage Rebate	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination Agent	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83
Trustee Fees	\$3,717	\$0	\$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	\$1,843	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,843
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$3,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,750
Computer Time/information Technology	\$117	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$117
Telephone	\$23	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23
Postage	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1
Printing & Binding	\$53	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$53
Insurance	\$9,761	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,761
Legal Advertising	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100
Other Current Charges	\$51	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51
Website Administration	\$117	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$117
Website Lifestyle	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
TOTAL ADMINISTRATIVE	\$23,227	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,402

Tison's Landing
Community Development District
 General Fund
 Statement of Revenues and Expenditures (Month by Month)
 FY 2023

	OCT 2022	NOV 2022	DEC 2022	JAN 2023	FEB 2023	MAR 2023	APR 2023	MAY 2023	JUN 2023	JUL 2023	AUG 2023	SEP 2023	TOTAL
FIELD:													
Insurance (Property)	\$15,476	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,476
Field Management & Administration (Vesta)	\$2,622	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,622
Seasonal Office Staffing	\$1,146	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,146
Security Camera Monitoring (Envera)	\$3,269	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,269
Security Off Duty (JSO)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscape Maintenance (LawnBoy)	\$4,254	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,254
Landscape Mulch	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscape Fertilization (Agro Pro)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscape Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Irrigation Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lake Maintenance (The Lake Doctor)	\$804	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$804
Utilities-Cable (Comcast)	\$123	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$123
Utilities-Electric (JEA)	\$95	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$95
Utilities-Irrigation (JEA)	\$2,927	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,927
Refuse Service (Republic Services)	\$547	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$547
Repairs and Maintenance	\$148	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$148
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL FIELD	\$31,412	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,412

Amenity													
Amenity Manager (Vesta)	\$8,351	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,351
Pool Maintenance (Vesta)	\$2,505	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,505
Pool Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Chemicals (Vesta)	\$1,048	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,048
Permit Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utilities-Cable (Comcast)	\$487	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$487
Utilities-Electric (JEA)	\$1,256	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,256
Utilities-Water/Sewer (JEA)	\$964	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$964
Repairs and Maintenance	\$130	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$130

Tison's Landing
Community Development District
 General Fund
 Statement of Revenues and Expenditures (Month by Month)
 FY 2023

	OCT 2022	NOV 2022	DEC 2022	JAN 2023	FEB 2023	MAR 2023	APR 2023	MAY 2023	JUN 2023	JUL 2023	AUG 2023	SEP 2023	TOTAL
Amenity (continued)													
Janitorial Maintenance (Vesta)	\$2,570	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,570
Janitorial Supplies (Vesta)	\$310	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$310
Gym Equipment Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Events	\$3,104	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,104
Amenity Supplies	\$579	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$579
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL AMENITY	\$21,304	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,304
Total Expenditures	\$75,943	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$76,118
Interfund Transfers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Excess Revenues (Expenditures)	(\$74,574)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$74,749)

C.

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

10/1 - 10/31/2022

<u><i>Date</i></u>	<u><i>Check Numbers</i></u>	<u><i>Amount</i></u>
General Fund		
10/1/2022	3136	\$948.09
10/5/2022	3140-3144	\$11,483.13
10/10/2022	3145-3148	\$4,316.53
10/17/2022	3149	\$60.00
10/18/2022	3150	\$988.20
10/24/2022	3151-3154	\$28,344.74
10/26/22	3155	\$609.96
10/28/22	3156	\$1,991.63
	total	<u>\$48,742.28</u>
Capital Reserve		
n/a		
	total	<u>\$0.00</u>
Total		<u>\$48,742.28</u>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/01/22	00156	9/01/22	719455	202210	320-53800-34502		ENR2 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		ENR1 VIDEO 10/1-10/31/22	*	329.27		
										948.09	003136
10/05/22	00031	5/10/22	ARF22051	202205	320-57200-49100		FIRE INSPECTION 5/9/22	*	57.89		
										57.89	003140
10/05/22	00125	9/30/22	9	202211	310-51300-31200		AMORT SCHED 2016 11/1/22	*	100.00		
										100.00	003141
10/05/22	00004	9/15/22	432	202210	310-51300-31400		ASSESSMENT ROLL FY23	*	2,500.00		
		10/01/22	433	202210	310-51300-34000		OCT 22 - MGMT FEES	*	4,166.67		
		10/01/22	433	202210	310-51300-49500		OCT 22 - WEBSITE ADMIN	*	116.67		
		10/01/22	433	202210	310-51300-35100		OCT 22 - IT	*	116.67		
		10/01/22	433	202210	310-51300-31200		OCT 22 - DISSEMINATION	*	83.33		
		10/01/22	433	202210	310-51300-42000		OCT 22 - POSTAGE	*	1.05		
		10/01/22	433	202210	310-51300-42500		OCT 22 - COPIES	*	53.40		
		10/01/22	433	202210	310-51300-41000		OCT 22 - TELEPHONE	*	22.61		
										7,060.40	003142
10/05/22	00077	9/16/22	0687-001	202210	320-53800-43200		WASTE 10/1-10/31/22	*	547.46		
										547.46	003143
10/05/22	00016	9/23/22	25976100	202210	310-51300-31300		SER 2016 9/1-8/31/23	*	3,717.38		
										3,717.38	003144
10/10/22	00161	4/06/22	15176	202204	320-53800-46201		CORE AERATE SOCCER FIELD	*	1,200.00		
		9/30/22	15836	202209	320-53800-46203		SEP 22- COM TURF/ORNAMENT	*	1,491.65		
										2,691.65	003145
										TISO TISON	TCESSNA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/10/22	00012	10/06/22 22-06443	202210 310-51300-48000	BOARD OF SUPERVISORS MTG DAILY RECORD + OBSERVER LLC	*	99.88	99.88 003146
10/10/22	00196	10/01/22 2022-10- 2 HR 2	202210 320-57200-49400	CANNON FOAM PARTY FIRST OCAST FOAM PARTY LLC	*	1,200.00	1,200.00 003147
10/10/22	00191	8/07/22 3584 130 CUPS	202208 320-57200-46400	KONA ICE OF DOWNTOWN JACKSONVILLE	*	325.00	325.00 003148
10/17/22	00186	10/01/22 371805 OCT 22 -	202210 320-53800-34502	ACCESS CTRL SYS HI-TECH SYSTEMS ASSOCIATES	*	60.00	60.00 003149
10/18/22	00142	10/01/22 13129560 OCT 22	202210 320-57200-46400	POOL MAINT POOLSURE	*	988.20	988.20 003150
10/24/22	00081	9/30/22 177219 LEGAL SV THUR 9/30/22	202209 310-51300-31500	BILLING, COCHRAN, LYLES, MAURO & RAMSE	*	2,557.50	2,557.50 003151
10/24/22	00156	10/01/22 720486 ENTR2 11/1-11/30/22	202211 320-53800-34502	UTILITY VIDEO 11/1-11/30	*	230.61	
		10/01/22 720487 ENTR1 11/1-11/30/22	202211 320-53800-34502		*	388.21	
		10/01/22 720488 ENTR1 11/1-11/30/22	202211 320-53800-34502		*	329.27	
				ENVERA			948.09 003152
10/24/22	00015	10/04/22 89708215 ELECTRIC 8/28-9/27/22	202209 320-53800-43000		*	102.54	
		10/04/22 89708215 ELECTRIC 8/28-9/27/22	202209 320-57200-43000		*	1,711.19	
		10/04/22 89708215 IRRIGATION 8/28-9/27/22	202209 320-53800-43100		*	2,818.16	
		10/04/22 89708215 SEWER 8/28-9/27/22	202209 320-57200-43100		*	681.53	
		10/04/22 89708215 WATER 8/28-9/27/22	202209 320-57200-43100		*	231.56	
				JEA (AUTO PAY)			5,544.98 003153
10/24/22	00157	9/30/22 403464 RENT RECEIPT BOOK	202209 320-57200-52000		*	31.62	

TISO TISON TCESSNA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/30/22	403464	202209	320-57200-52000	PRINTER/CARTRIDGE	*	248.30	
9/30/22	403464	202209	320-57200-52000	SPRAY BOTTLE PEPPER OIL	*	41.96	
9/30/22	403464	202209	320-57200-52000	LEDGER BOOK	*	3.99	
9/30/22	403464	202209	320-57200-52000	RAFFLE TICKETS/HOLID PHOT	*	48.88	
9/30/22	403464	202209	320-57200-52000	LED FLOOD LIGHTS	*	139.88	
9/30/22	403464	202209	320-57200-52000	SWIMMING POOL LADDER MAT	*	29.00	
9/30/22	403464	202209	320-57200-52000	EXTERIOR WOOD SCREWS	*	87.17	
9/30/22	403464	202209	320-57200-52000	DISPLAY CASE LOCKS	*	16.99	
9/30/22	403464	202209	320-57200-52000	COPY PAPER	*	27.49	
9/30/22	403464	202209	320-57200-49400	DEC STRAW BALE/HOLLOW CR	*	311.69	
9/30/22	403464	202209	320-57200-52000	CONTR TRNASF UV LIGHT	*	78.22	
9/30/22	403464	202209	320-57200-52000	PAPER SHREDDER	*	29.99	
9/30/22	403464	202209	320-57200-52000	FUELD FOR BLOWER	*	14.47	
9/30/22	403464	202209	320-57200-46000	ACRL PLEXIGL/FOLD SAW HOR	*	191.22	
9/30/22	403464	202209	320-57200-46000	PLEXIGL SHODOW BOXES	*	168.56	
9/30/22	403464	202209	320-57200-52000	TIMER SWITCH/FUSES	*	69.48	
10/01/22	402859	202210	320-57200-45105	OCT 22- AMENITY MANAGER	*	8,350.50	
10/01/22	402859	202210	320-57200-46400	OCT 22- POOL MAINT	*	2,505.42	
10/01/22	402859	202210	320-53800-34400	OCT 22- FIELD MGMT/ADMIN	*	2,622.42	
10/01/22	402859	202210	320-57200-46601	OCT 22- JANITORIAL MAINT	*	2,570.42	
10/01/22	402859	202210	320-57200-46602	OCT 22- JANITORIAL SUPPL	*	310.42	
10/01/22	402859	202210	310-51300-49500	OCT 22- WEBSITE	*	250.00	
10/01/22	402859	202210	320-53800-34400	OCT 22- POOL MONIT/FA	*	1,146.08	

VESTA PROPERTY SERVICE INC.

19,294.17 003154

TISO TISON

TCESSNA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/26/22	00030	9/25/22 84957412	202210 320-57200-41050		TV/INTERNET 10/4-11/3/22	*	486.61	
		9/28/22 84957412	202210 320-53800-41050		INTERNET 10/2-11/1/22	*	123.35	
								609.96 003155
COMCAST (AUTO PAY)								
10/28/22	00152	10/03/22 44846100	202209 320-57200-49400		PIZZA FOR FOOTBALL FANTAS	*	25.76	
		10/03/22 44846100	202209 320-57200-49400		WINGS FOR FNATASY FOOTBAL	*	40.98	
		10/03/22 44846100	202209 320-57200-49400		CHEESEBALL/PREZELS HALLOW	*	93.64	
		10/03/22 44846100	202209 320-57200-49400		WIRELESS FOR CLICKER MEET	*	19.34	
		10/03/22 44846100	202209 320-57200-49400		GIFT CARD FANTANXY FOOTB	*	190.00	
		10/03/22 44846100	202209 320-57200-49400		CANDY/SUPPL HALLOWEEN ENV	*	438.75	
		10/03/22 44846100	202209 320-57200-49400		HALLOWEEN TREAT BAGS	*	26.88	
		10/03/22 44846100	202209 300-11500-10000		VESTA TO REIMB	*	44.00	
		10/03/22 44846100	202209 320-57200-49400		BOTTLET WATER FOR COMMUNI	*	16.00	
		10/03/22 44846100	202209 320-57200-49400		FOOD FOR HALLOWEEN EVENT	*	126.12	
		10/03/22 44846100	202209 320-57200-49400		BBQ FOR COMMUNITY CDD EVE	*	829.85	
		10/03/22 44846100	202209 320-57200-49400		AMAZON PRIME RENEWAL	*	140.31	
								1,991.63 003156
WELLS FARGO CREDIT CARD (AUTO PAY)								
							TOTAL FOR BANK A	48,742.28
							TOTAL FOR REGISTER	48,742.28

TISO TISON TCESSNA

Envera

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

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

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
			Subtotal:	\$230.61
			Tax	\$0.00
			Payments/Credits Applied	\$0.00
			Invoice Balance Due:	\$230.61

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 719455	Date 09/01/2022
Customer Number 400423	Due Date 10/01/2022

Net Due: \$230.61

Amount Enclosed: _____

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

<h1>Invoice</h1>	
Invoice Number 719456	Date 09/01/2022
Customer Number 400423	Due Date 10/01/2022

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
			Subtotal:	\$388.21
			Tax	\$0.00
			Payments/Credits Applied	\$0.00
			Invoice Balance Due:	\$388.21

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

<h1>Invoice</h1>	
Invoice Number 719456	Date 09/01/2022
Customer Number 400423	Due Date 10/01/2022

Net Due: \$388.21

Amount Enclosed: _____

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

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

Envera

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

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

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
Subtotal:				\$329.27
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$329.27

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 719457	Date 09/01/2022
Customer Number 400423	Due Date 10/01/2022

Net Due: \$329.27

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



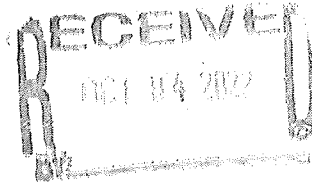
ONE CITY. ONE JACKSONVILLE

City of Jacksonville, Florida

Lenny Curry, Mayor
www.coj.net

PAST DUE INVOICE

Bill-To
Tisons Landing Community Development District
c/o GMS LLC
475 West Town PI Suite 114
SAINT AUGUSTINE, FL 32092



BILLING DEPARTMENT:
Fire Prevention Division
JFRDInvoice@coj.net
904 255 7788

Invoice Number ARF22051022
Invoice Date 5/10/22

Total	\$57.89
Payments	\$0.00
Credits	\$0.00
Line and Tax Adjustment	\$0.00

Payment Terms 30 Net **Due Date** 6/9/22 **Balance Due** \$57.89

No.	Product	Description	UOM	Quantity	Unit Price	Amount
1		232112 | Fire Inspection-5/9/2022 16529 TISONS BLUFF RD 322		1	\$57.89	\$57.89
Line Total						\$57.89

If not paid within 30 days, the invoice becomes delinquent. After 90 days, it goes to collection.

RETURN BOTTOM PORTION OF THIS INVOICE WITH PAYMENT IN THE ENCLOSED ENVELOPE

Invoice Number: ARF22051022

Amount Enclosed: \$ _____

**Please make payment to City of Jacksonville and
Send payment to:**

Tax Collector
231 East Forsyth Street, Room 141
JACKSONVILLE, FL 32202

FOR QUESTIONS CONCERNING THE BILL, PLEASE CONTACT
THE BILLING DEPARTMENT SHOWN ABOVE.

To pay online with credit card, debit card or e-check, visit
<https://fips.coj.net>

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
9/30/2022	9

Bill To
Tison's Landing CDD c/o GMS

Terms	Due Date
Net 30	10/30/2022

Description	Amount
Amortization Schedule Series 2016A-2 11-1-22 Prepay \$5,000	100.00

--

Total	\$100.00
Payments/Credits	\$0.00
Balance Due	\$100.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

Governmental Management Services, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 432
Invoice Date: 9/15/22
Due Date: 9/15/22
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
Assessment Roll Certification - FY 2023		2,500.00	2,500.00

Total \$2,500.00

Payments/Credits \$0.00

Balance Due \$2,500.00

Governmental Management Services, LLC
 1001 Bradford Way
 Kingston, TN 37763

Invoice

Invoice #: 433
Invoice Date: 10/1/22
Due Date: 10/1/22
Case:
P.O. Number:

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

Description <i>310 513</i>	Hours/Qty	Rate	Amount
Management Fees - October 2022 <i>310</i>		4,166.67	4,166.67
Website Administration - October 2022 <i>495</i>		116.67	116.67
Information Technology - October 2022 <i>351</i>		116.67	116.67
Dissemination Agent Services - October 2022 <i>312</i>		83.33	83.33
Postage <i>420</i>		1.05	1.05
Copies <i>415</i>		53.40	53.40
Telephone <i>410</i>		22.61	22.61
Total			\$4,560.40
Payments/Credits			\$0.00
Balance Due			\$4,560.40



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

Account Number 3-0687-0002027
Invoice Number 0687-001257617
Invoice Date September 16, 2022
Previous Balance \$556.22
Payments/Adjustments -\$556.22
Current Invoice Charges \$547.45

Important Information

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

Total Amount Due \$547.46	Payment Due Date October 06, 2022
-------------------------------------	---

PAYMENTS/ADJUSTMENTS

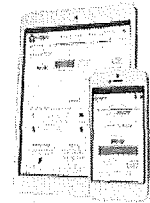
Description	Reference	Amount
Payment - Thank You 09/05	5555555	-\$556.22

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Tison's Landing Amenity Center 16529 Tisons Bluff Rd PO 9687025-50 Jacksonville, FL Contract: 9687025 (C50) 1 Waste Container 4 Cu Yd, 1 Lift Per Week				
Waste/Recycling Overage 09/07		1.0000	\$96.77	\$96.77
Pickup Service 10/01-10/31			\$204.89	\$204.89
Container Refresh 10/01-10/31		1.0000	\$9.00	\$9.00
Total Fuel/Environmental Recovery Fee				\$157.25
Total Franchise - Local				\$79.55
CURRENT INVOICE CHARGES				\$547.46

Simple account access at your fingertips.

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



8619 Western Way
 Jacksonville FL 32256-036060

Thank You For Choosing Paperless

Total Enclosed

Return Service Requested

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

Total Amount Due \$547.46
Payment Due Date October 06, 2022
Account Number 3-0687-0002027
Invoice Number 0687-001257617

For Billing Address Changes, Check Box and Complete Reverse.

Make Checks Payable To:

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



UNDERSTANDING YOUR BILL

Visit RepublicServices.com/MyBill

Check Processing

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

Cancellation & Payment Policy

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

Understanding Our Rates, Charges and Fees

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

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

BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 6672781

Direct Inquiries To: SCOTT SCHUHLE
Phone: 954-938-2476

TISONS LANDING CDD
ATTN DISTRICT MANAGER
475 W TOWN PL SUITE 114
ST AUGUSTINE FL 32092

TISON'S LANDING SERIES 2016A-1 & A-2

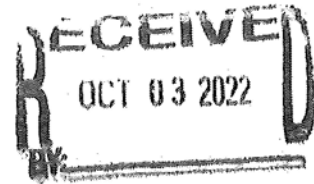
The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$3,717.38

All invoices are due upon receipt.



Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

TISON'S LANDING SERIES 2016A-1 & A-2

Invoice Number: 6672781
Current Due: \$3,717.38
Direct Inquiries To: SCOTT SCHUHLE
Phone: 954-938-2476

Wire Instructions:
U.S. Bank

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690

Invoice # 6672781
Attn: Fee Dept St. Paul





Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Invoice Number: 6672781
 Invoice Date: 09/23/2022
 Direct Inquiries To: SCOTT SCHUHLE
 Phone: 954-938-2476

TISON'S LANDING SERIES 2016A-1 & A-2

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,450.00	100.00%	\$3,450.00
Subtotal Administration Fees - In Advance 09/01/2022 - 08/31/2023				\$3,450.00
Incidental Expenses 09/01/2022 to 08/31/2023	3,450.00	0.0775		\$267.38
Subtotal Incidental Expenses				\$267.38
TOTAL AMOUNT DUE				\$3,717.38



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

Invoice

Approved!!
 Mark Johnson 10/07/22



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
15176	04/06/2022	\$1,200.00	05/06/2022	Net 30	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Aeration	Core aerate soccer field	1	1,200.00	1,200.00

BALANCE DUE **\$1,200.00**

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

Invoice



Approved!!
 Mark Johnson 09/30/22

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
15836	09/30/2022	\$1,491.65	10/30/2022	Net 30	

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

BALANCE DUE

\$1,491.65

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

October 6, 2022

Date

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

Serial # 22-06443D PO/File # _____ \$99.88

Payment Due

Board of Supervisor's Meeting

\$99.88

Publication Fee

Tison's Landing Community Development District

Amount Paid

Case Number _____

Publication Dates 10/6

Payment Due Upon Receipt

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

County Duval

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

If your payment is being
mailed, please reference
Serial # 22-06443D on your
check or remittance advice.

Your notice can be found at 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 BOARD OF
SUPERVISORS MEETING
OF THE
TISON'S LANDING
COMMUNITY
DEVELOPMENT DISTRICT**

Notice is hereby given that the Tison's Landing Community Development District ("District") is scheduled to hold a Board of Supervisors meeting on Thursday, October 13, 2022 at 6:00 p.m. at the Yellow Bluff Amenity Center located at 16529 Tisons Bluff Road, Jacksonville, Florida. During the meeting, the Board is expected to consider and discuss various proposals, staff reports, and any other business which may lawfully and properly come before the Board. This Notice is given in accordance with the requirements of Sections 189.417 and 120.54(5)(b)2, Florida Statutes.

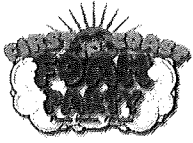
The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. An electronic copy of the agenda for the meeting may be obtained by visiting the District's website at www.TisonsLandingCDD.com. Any person requiring special accommodations to attend the meeting because of a disability or physical impairment or who may need assistance to attend the meeting telephonically should contact the District Office at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or (904) 940-5850 ext. 401 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any action taken at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Daniel Laughlin
District Manager

Oct. 6 00 (22-06443D)

INVOICE



First Coast Foam Party LLC

Timothy Ellis

101 Marketside ave Suite 404-154, ponte vedra, FL 32081

Phone: +1 904-834-1311; firstcoastfoamparty@gmail.com;

Website: www.Firstcoastfoamparty.com

Invoice No#: 2022-10-01-01

Invoice Date: Aug 25, 2022

Due Date: Aug 25, 2022



\$1,200.00

AMOUNT DUE

BILL TO

kh*****@vestapropertyservices.com

#	ITEMS & DESCRIPTION	PRICE	AMOUNT(\$)
1	2 hour 2 cannon FOAM party 10-01-2022 4pm - 6pm	\$1,200.00	\$1,200.00
	Subtotal		\$1,200.00
	Shipping		\$0.00
	TOTAL		\$1,200.00 USD

NOTES TO CUSTOMER

Thank you for allowing us to party with you! Please consider leaving us a kind remark on our social media or Google and referrals are always welcome! This is a 2 hour 2 cannon party for a community amenity center.

TERMS AND CONDITIONS

Rules and Regulations: By hiring First Coast Foam Party LLC you understand that the following rules apply: Do not eat the foam, no running, no diving, no rough play, the foam can become slippery, if we see inappropriate behavior we will address the behavior and have the right to end the event for safety reasons. We can not be held responsible for your children's actions. The foam is hypo-allergenic, dye-free, biodegradable and safe for kids, pets, grass and pools. The main ingredient in the foam is Sodium Lauryl Sulfate. The color/glow can leave a residue on clothes that should wash out in a few washes but can stain clothing. By hiring First Coast Foam Party LLC you agree to hold First Coast Foam Party LLC, it's employees, agents or representatives harmless and indemnify them against any and all claims for property damage and/or personal injury claims.

10/22
320 572 494



Kona Ice of Downtown Jacksonville Inc
786-863-9344

Invoice #0003584

Issue date
Aug 7, 2022

Kona Ice Visit 08/06/2022

We appreciate your business!

Checks can be mailed to:
6608 Groveland Drive
Jacksonville, FL 32211

Bill To
Yellow Bluff Neighborhood
khopkins@vestapropertyservices.com

Invoice Details
PDF created October 10, 2022
\$325.00
Date of service August 6, 2022

Payment
Due August 7, 2022
\$325.00

Item	Quantity	Price	Amount
130 Cups / @ \$2.50 per cup	1	\$325.00	\$325.00
Subtotal			\$325.00
Total Due			\$325.00

8/22
320 572 464



Pay online

To pay your invoice go to <https://gosq.me/u/63a6Jor0>

Or open your camera on your mobile device, and place the code on the left within the camera's view.

Invoice

Customer	Tison's Landing CDD
Customer Number	11885-3
Invoice Number	371805
Invoice Date	10/1/2022
PO Number	
PAYMENTS APPLIED THRU	10/13/2022
Job / Service Ticket #	

CURRENT CHARGES

Description	Amount
<i>Tison's Landing CDD, 16529 Tisons Bluff Rd, Jacksonville, FL</i>	
1.00 Alarm.com Cloud Access Control	
1.00 ADC-Access-Door-Addon x 4doors	
	Subtotal: \$60.00
Tax	0.00
Payments/Credits Applied	0.00
	Invoice Balance Due: \$60.00

IMPORTANT MESSAGES

Welcome to the Hi-Tech Family!

320 578 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	371805
Invoice Date	10/1/2022
Due Date	10/1/2022
Invoice Balance Due	\$60.00

TOTAL DUE **\$60.00**

Amount Enclosed: _____

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

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



Tallahassee, FL 32308
2498 Centerville Rd.

Approved!!
Mark Johnson 10/11/22

Statement	
Date 10/11/2022	Customer Number 11885-3
Due Date 10/11/2022	Amount Due \$60.00

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

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

[Click Here to Pay Online!](#)

Amount enclosed: _____ **Net Due: \$60.00**

Detach And Return Top Portion With Your Payment

Customer Name	Customer Number	Statement Date	Due Date
Tison's Landing CDD	11885-3	10/11/2022	10/11/2022

Date	Invoice Number	PO Number	Description	Amount	Balance Due
<i>Tison's Landing CDD - 16529 Tisons Bluff Rd, Jacksonville, FL</i>					
10/01/2022	371805		Security Services	\$60.00	\$60.00

1-30 days	31-60 days	61-90 days	91-120 days	over 120	Balance Due
\$60.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60.00



Tallahassee, FL 32308
2498 Centerville Rd.



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

Invoice

Date 10/1/2022

Invoice # 131295609920

Terms	Net 20
Due Date	10/21/2022
PO #	

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

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

Item ID	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	915.00
WM Surcharge	WM Surcharge	1	ea	73.20
Approved!! Mark Johnson 09/21/22				

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

Remittance Slip

Customer
13TIS025
Invoice #
131295609920

Amount Due \$988.20

Amount Paid _____

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



131295609920

LAW OFFICES

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

ESTABLISHED 1977

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

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

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

WWW.BILLINGCOCHRAN.COM

PLEASE REPLY TO: FORT LAUDERDALE

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

OF COUNSEL

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

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

September 30, 2022

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

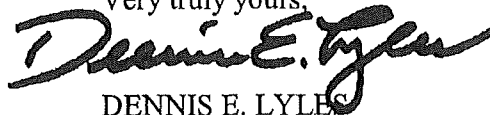
**Re: Tison's Landing CDD
Our File No.: 80.12113**

Dear Rich:

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

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

Very truly yours,



DENNIS E. LYLES
For the Firm

DEL/sa
Enclosure

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

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

Page: 1
 09/30/2022
 Account No: 80-12113M
 Statement No: 177219

Attn: MR. RICHARD P. HANS

TISON'S LANDING CDD

Fees

		Hours
09/02/2022		
MJP	REVIEW DISTRICT MANAGER PROPOSALS IN PREPARATION FOR SEPTEMBER 7, 2022 BOARD OF SUPERVISORS MEETING	0.40
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM VIVIAN CARVALHO AT PFM	0.10
09/05/2022		
GLK	REVIEW PROPOSED THIRD AMENDMENT TO AMENITY MANAGEMENT AGREEMENT	0.30
09/07/2022		
MJP	ATTEND DISTRICT MANAGEMENT PROPOSALS PORTION OF BOARD OF SUPERVISOR MEETING VIA TELEPHONE	1.50
GLK	PREPARE FOR, TRAVEL TO AND ATTEND MEETING OF CDD BOARD OF SUPERVISORS	2.20
09/08/2022		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM JIM WARD OF J.P. WARD & ASSOCIATES AND REPLY THERETO	0.10
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY AND REPLY THERETO; RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM MAC MCGAFFNEY	0.10
GLK	REVIEW OF FILE RE DISTRICT SERVICES MANAGEMENT	0.30
09/09/2022		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE WITH ATTACHMENT	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANA HARDEN	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY AT DPF	0.10

TISON'S LANDING CDD

Page: 2
09/30/2022
Account No: 80-12113M
Statement No: 177219

TISON'S LANDING CDD

		Hours
09/12/2022		
GLK	REVIEW FILE, TELEPHONE CONFERENCE WITH DANA HARDEN RE: CONTINGENT REDUCTION OF AMENITY MANAGER FEES	0.30
MJP	RECEIPT AND REVIEW MULTIPLE (X5) CORRESPONDENCE FROM DANA HARDEN	0.30
09/13/2022		
GLK	RECEIVE AND REVIEW CORRESPONDENCE (WITH ATTACHMENT) FROM COURTNEY HOGGE RE: REVIEW PROPOSED MINUTES OF CDD BOARD MEETING	0.40
09/14/2022		
MJP	RECEIPT, REVIEW AND REPLY TO CORRESPONDENCE FROM COURTNEY HOGGE	0.20
GLK	RECEIVE AND REVIEW COPIES OF LETTER TO CDD BOARD MEMBERS FROM DANA HARDEN, CORRESPONDENCE TO DANIEL LAUGHLIN, CORRESPONDENCE TO COURTNEY HOGGE	0.40
09/15/2022		
MJP	CORRESPONDENCE TO MAC MCGAFFNEY AT DPGF	0.10
MJP	CORRESPONDENCE TO DARRIN MOSSING AND DANIEL LAUGHLIN AT GMS-NORTH FLORIDA	0.10
GLK	RECEIVE AND REVIEW CORRESPONDENCE FROM COURTNEY HOGGE, TELEPHONE CONFERENCE WITH COURTNEY HOGGE RE: PROPOSAL FOR FOR DISTRICT MANAGER	0.40
09/16/2022		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY AT DPGF WITH ATTACHMENT	0.20
09/28/2022		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM JIM OLIVER WITH ATTACHMENT	0.20
MJP	CORRESPONDENCE TO MEMBERS OF THE BOARD OF SUPERVISORS AND COURTNEY HOGGE WITH MULTIPLE ATTACHMENTS	0.30
MJP	CORRESPONDENCE TO JIM OLIVER AND DARRIN MOSSING WITH ATTACHMENTS	0.20
MJP	CORRESPONDENCE TO DANA HARDEN AND MAC MCGAFFNEY WITH ATTACHMENTS; RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY	0.20
09/29/2022		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE	0.10
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANA HARDEN	0.10
GLK	RECEIVE AND REVIEW FURTHER CORRESPONDENCE FROM COURTNEY HOGGE RE: AGENDA FOR OCT. 13	

TISON'S LANDING CDD

Page: 3
09/30/2022

Account No: 80-12113M
Statement No: 177219

TISON'S LANDING CDD

CDD BOARD MEETING	Hours	
	<u>0.30</u>	
For Current Services Rendered	9.30	<u>2,557.50</u>

		<u>Recapitulation</u>		
<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
GERALD L. KNIGHT	PARTNERS	4.60	\$275.00	\$1,265.00
MICHAEL J. PAWELCZYK	PARTNERS	4.70	275.00	1,292.50

Previous Balance \$3,822.50

Total Current Work 2,557.50

Payments

10/03/2022 PAYMENT RECEIVED - THANK YOU -3,822.50

Balance Due \$2,557.50

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

Envera

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

<h1>Invoice</h1>	
Invoice Number 720486	Date 10/01/2022
Customer Number 400423	Due Date 11/01/2022

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		10/01/2022	11/01/2022

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Entrance 2 - Yellow Bluff Rd, Jacksonville, FL</i>				
1.00	Service & Maintenance 11/01/2022 - 11/30/2022	1.00	\$30.61	\$30.61
1.00	Video Pulls 11/01/2022 - 11/30/2022	1.00	\$200.00	\$200.00
Subtotal:				\$230.61
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$230.61

320 538 34502

Date	Invoice #	Description	Amount	Balance Due
10/1/2022	720486	Alarm Monitoring Services	\$230.61	\$230.61

Envera

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

<h1>Invoice</h1>	
Invoice Number 720486	Date 10/01/2022
Customer Number 400423	Due Date 11/01/2022

Net Due: \$230.61

Amount Enclosed: _____

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

<h1>Invoice</h1>	
Invoice Number 720487	Date 10/01/2022
Customer Number 400423	Due Date 11/01/2022

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		10/01/2022	11/01/2022

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Utility, Jacksonville, FL</i>				
1.00	Active Video Monitoring 11/01/2022 - 11/30/2022	1.00	\$250.00	\$250.00
1.00	Service & Maintenance 11/01/2022 - 11/30/2022	1.00	\$138.21	\$138.21
Subtotal:				\$388.21
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$388.21

320 538 34502

Date	Invoice #	Description	Amount	Balance Due
10/1/2022	720487	Alarm Monitoring Services	\$388.21	\$388.21

Envera

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

<h1>Invoice</h1>	
Invoice Number 720487	Date 10/01/2022
Customer Number 400423	Due Date 11/01/2022

Net Due: \$388.21
Amount Enclosed: _____

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

REMIT TO: Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

<h1>Invoice</h1>	
Invoice Number 720488	Date 10/01/2022
Customer Number 400423	Due Date 11/01/2022

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		10/01/2022	11/01/2022

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Entrance 1 - Pond Run Rd., Jacksonville, FL</i>				
1.00	Service & Maintenance 11/01/2022 - 11/30/2022	1.00	\$129.27	\$129.27
1.00	Video Pulls 11/01/2022 - 11/30/2022	1.00	\$200.00	\$200.00
			Subtotal:	\$329.27
			Tax	\$0.00
			Payments/Credits Applied	\$0.00
			Invoice Balance Due:	\$329.27

Date	Invoice #	Description	Amount	Balance Due
10/1/2022	720488	Alarm Monitoring Services	\$329.27	\$329.27

Envera

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

<h1>Invoice</h1>	
Invoice Number 720488	Date 10/01/2022
Customer Number 400423	Due Date 11/01/2022

Net Due: \$329.27

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



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: 10/04/22

TOTAL SUMMARY OF CHARGES

Electric	\$	1,813.73
Irrigation		2,818.16
Sewer		681.53
Water		231.56

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

Total New Charges: \$ 5,544.98



Change your light bulbs to LEDs.



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

1/1 370820/4079820 0010248 1 I=000000000000

Do not pay. AutoPay will process your payment on 10/26/22.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$6,163.43	-\$6,163.43	\$0.00	\$5,544.98	\$5,544.98

**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: 10/04/22

Do not pay. AutoPay will process your payment on 10/26/22.

0010248

I=00000000



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

BILLING AND PAYMENT OPTIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

STATEMENT INFORMATION

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

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

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

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

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

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

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

Environmental Charge provides funding for environmental and regulatory programs.

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

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

kgal: 1,000 gallons

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

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

ADDRESS CORRECTION

Account # Tel: [grid]
Address: [grid]
City: [grid] State: [grid] Zip Code: [grid]
E-mail: [grid]



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

SERVICE DETAILS			
Account Name: TISONS LANDING CDD	Account #: 8970821539	Bill Date: 10/04/22	Cycle: 04

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
15635 TISONS BLUFFRD	I	19.47	Irrigation 1 - Commercial	08/28/22 - 09/27/22	Commercial Irrigation Service
Detail		18.90			
Charges:		0.57			
			Meter Nbr	Current Reading	Consumption Days Billed Reading Type
			67370623	5535	0 GAL 30 Regular
15681 TISONS BLUFFRD	I	96.71	Irrigation 1 - Commercial	08/28/22 - 09/27/22	Commercial Irrigation Service
Detail		18.90			
Charges:		48.17			
		19.79			
		7.03			
		2.82			
			Meter Nbr	Current Reading	Consumption Days Billed Reading Type
			67370625	4439	19000 GAL 30 Regular
16123 TISONS BLUFFRD	I	110.09	Irrigation 1 - Commercial	08/28/22 - 09/27/22	Commercial Irrigation Service
Detail		18.90			
Charges:		48.17			
		31.67			
		8.14			
		3.21			
			Meter Nbr	Current Reading	Consumption Days Billed Reading Type
			83726295	286	22000 GAL 30 Regular
16151 DOWING CREEK DR	I	87.79	Irrigation 1 - Commercial	08/28/22 - 09/27/22	Commercial Irrigation Service
Detail		18.90			
Charges:		48.17			
		11.87			
		6.29			
		2.56			
			Meter Nbr	Current Reading	Consumption Days Billed Reading Type
			74534584	1938	17000 GAL 30 Regular
16211 DOWING CREEK DR	I	239.42	Irrigation 1 - Commercial	08/28/22 - 09/27/22	Commercial Irrigation Service
Detail		18.90			
Charges:		48.17			
		146.51			
		18.87			
		6.97			
			Meter Nbr	Current Reading	Consumption Days Billed Reading Type
			74458033	6710	51000 GAL 30 Regular
16303 HUNTERS HOLLOW TL	I	159.15	Irrigation 1 - Commercial	08/28/22 - 09/27/22	Commercial Irrigation Service
Detail		18.90			
Charges:		48.17			
		75.23			
		12.21			
		4.64			
			Meter Nbr	Current Reading	Consumption Days Billed Reading Type
			67370633	5129	33000 GAL 30 Regular

1/1 370820/4079820 0010248 2 I=0000000000

1/1 370820/4079820 0010248 21=0000000000

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
16316 MAGNOLIA GROVE WY	I	150.23	Irrigation 1 - Commercial	08/31/22 - 09/28/22	Commercial Irrigation Service
Detail		Basic Monthly Charge	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)	67370626	6589	31000 GAL 28 Estimate
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		Environmental Charge			
		City of Jacksonville Franchise Fee			
16331 TSONS BLUFFRD	I	1,202.76	Irrigation 1 - Commercial	08/28/22 - 09/27/22	Commercial Irrigation Service
Detail		Basic Monthly Charge	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)	67370634	6302	267000 GAL 30 Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		Environmental Charge			
		City of Jacksonville Franchise Fee			
16343 TSONS BLUFFRD	I	297.40	Irrigation 1 - Commercial	08/28/22 - 09/27/22	Commercial Irrigation Service
Detail		Basic Monthly Charge	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)	67370632	9013	64000 GAL 30 Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		Environmental Charge			
		City of Jacksonville Franchise Fee			
16356 MAGNOLIA GROVE WY APT IR01	I	110.09	Irrigation 1 - Commercial	08/31/22 - 09/28/22	Commercial Irrigation Service
Detail		Basic Monthly Charge	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)	67370624	4503	22000 GAL 28 Estimate
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		Environmental Charge			
		City of Jacksonville Franchise Fee			
16365 N MAIN ST APT SG01	E	102.54	Commercial - Electric	08/29/22 - 09/28/22	General Service
Detail		Basic Monthly Charge	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		Energy Charge (\$0.0663 per kWh)	24074025	23700	584 KWH 30 Regular
		Fuel Cost			
		Environmental Charge			
		City of Jacksonville Franchise Fee			
		Gross Receipts Tax			
16529 TSONS BLUFFRD	E	1,711.19	Commercial - Electric	08/29/22 - 09/28/22	General Service
Detail		Basic Monthly Charge	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		Energy Charge (\$0.0663 per kWh)	22968209	28723	10710 KWH 30 Regular
		Fuel Cost	22968209	26.63	26.63 KW 30 Regular
		Environmental Charge			
		City of Jacksonville Franchise Fee			
		Gross Receipts Tax			
16529 TSONS BLUFFRD	S	681.53	Commercial - Water/Sewer	08/28/22 - 09/27/22	Commercial Sewer Service
Detail		Basic Monthly Charge	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		Sewer Usage Charge	87650993	2464	87000 GAL 30 Regular
		Environmental Charge			
		City of Jacksonville Franchise Fee			

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:			
16529 TISONS BLUFFRD	W	231.56	Commercial - Water/Sewer	08/28/22 - 09/27/22	Commercial Water Service			
Detail		Basic Monthly Charge		<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u>	<u>Days Billed</u>	<u>Reading Type</u>
Charges:		Water Consumption Charge		87650993	2464	87000 GAL	30	Regular
		Environmental Charge						
		City of Jacksonville Franchise Fee						
261 BRADFORD LAKE CR	I	203.74	Irrigation 1 - Commercial	08/28/22 - 09/27/22	Commercial Irrigation Service			
Detail		Basic Monthly Charge		<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u>	<u>Days Billed</u>	<u>Reading Type</u>
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		81523391	4114	43000 GAL	30	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	08/28/22 - 09/27/22	Commercial Irrigation Service			
Detail		Basic Monthly Charge		<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u>	<u>Days Billed</u>	<u>Reading Type</u>
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		83974232	1918	29000 GAL	30	Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		Environmental Charge						
		City of Jacksonville Franchise Fee						

1/1 370820/4079620 0010248 31=00000000000



Invoice

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

Invoice # 403464
Date 9/30/2022

Terms
Due Date 10/31/2022

Memo

Bill To

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

Description	Quantity	Rate	Amount
Billable Expenses			
Rent receipt book			31.62
Black, yellow ink cartridge, wireless printer			248.30
Spray bottle, peppermint oil			41.96
Accounting ledger book			3.99
Raffle tickets, Holiday themed photo backdrops			48.88
LED FLOOD/LANDSCAPING LIGHTS			139.88
Swimming pool ladder mat			29.00
Exterior wood screws			87.17
Display case locks			16.99
Copy paper			27.49
Decorative straw bale, Halloween crafts and decorations, Thanksgiving decorations, shipping			311.69
Control transformer, 24V HVAC UV light			78.22
Paper shredder			29.99
M.JOHNSON - Lowes - fuel for blower			14.47
M.JOHNSON - Lowes - Acrylic Plexiglass,Folding saw horses,granule spreader			191.22
M.JOHNSON - Lowes - Acrylic Plexiglass for shadow boxes			168.56
M.JOHNSON - Lowes - timer switch, fuses			69.48
Total Billable Expenses			1,538.91

Total \$1,538.91



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

Invoice summary

Payment due by October 02, 2022

Item subtotal before tax	\$ 31.62
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 31.62
Tax	\$ 0.00
Amount due	\$ 31.62 USD

Account #	A2DPS3ST4NXTBP
Payment terms	Net 30
Purchase date	02-Sep-2022
Purchased by	mark johnson
Cost center	Northeast
GL code	61504 Office Supplies
Location	DSD - Tison's Landing
Billable / Non-Billable	Billable

Pay by

Electronic funds transfer (EFT/ACH/Wire)

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

Check

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

Registered business name

Vesta Property Services

Bill to

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

Ship to

mark johnson
 96042 BASS LN
 YULEE, FL 32097-6592

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

Invoice details

Description	Qty	Unit price	Item subtotal before tax	Tax
1 TOPS Money/Rent Receipt Book, 2-Part, Carbonless, 11 x 5.25 Inches, 4 Receipts/Page, 200 Sets per Book (4161) , White	1	\$8.12	\$8.12	0.000%

ASIN: B001E6CV56 Sold by: Amazon.com Services LLC
 Order # 111-2607147-1841864

Description	Qty	Unit price	Item subtotal before tax	Tax
2 Smart Ink Compatible Ink Cartridge Replacement for HP 934 XL 935XL 934XL 935 High Yield 4 Combo Pack (Black & C/M/Y) to use with Officejet 6220 6812 6	1	\$23.50	\$23.50	0.000%
ASIN: B07CYPCNC4	Sold by: Smart Ink LLC			
Order # 111-2607147-1841864				

Total before tax	\$31.62
Tax	\$0.00
Amount due	\$31.62

FAQs**How is tax calculated?**Visit https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodeId=202036190**How are digital products and services taxed?**Visit https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodeId=202074670



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

Invoice summary

Payment due by October 04, 2022

Item subtotal before tax	\$ 230.97
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 230.97
Tax	\$ 17.33
Amount due	\$ 248.30 USD

Account #	A2DPS3ST4NXTBP
Payment terms	Net 30
Purchase date	29-Aug-2022
Purchased by	Taylor Gifus
PO #	Tison's Landing - Dana Harden
Cost center	Northeast
GL code	63005 Technology Equip.
Location	DSD - Tison's Landing
Billable / Non-Billable	Billable

Pay by

Electronic funds transfer (EFT/ACH/Wire)

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

Check

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

Registered business name

Vesta Property Services

Bill to

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

Ship to

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

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

Invoice details

Description	Qty	Unit price	Item subtotal before tax	Tax
1 Original HP 902 Black Ink Cartridge | Works with HP OfficeJet 6950, 6960 Series, HP OfficeJet Pro 6960, 6970 Series | Eligible for Instant Ink | T6L98	1	\$20.82	\$20.82	7.500%

ASIN: B01BYKB774 Sold by: Amazon.com Services LLC
 Order # 113-2350348-5209832

Description	Qty	Unit price	Item subtotal before tax	Tax
2 Original HP 902 Cyan, Magenta, Yellow Ink Cartridges (3-pack) | Works with HP OfficeJet 6950, 6960 Series, HP OfficeJet Pro 6960, 6970 Series | Eligib	1	\$40.75	\$40.75	7.500%
ASIN: B01BYKEEFQ Sold by: Amazon.com Services LLC Order # 113-2350348-5209832				
3 HP OfficeJet Pro 6978 All-in-One Wireless Printer, HP Instant Ink, Works with Alexa (T0F29A)	1	\$169.40	\$169.40	7.500%
ASIN: B01FS2W618 Sold by: Amazon.com Services LLC Order # 113-4960200-0013832				
<hr/>				
			Total before tax	\$230.97
			Tax	\$17.33
			Amount due	\$248.30

FAQs**How is tax calculated?**Visit https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodeId=202036190**How are digital products and services taxed?**Visit https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodeId=202074670



Invoice

Invoice # 1133-6FF7-Q61W | September 04, 2022

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

Invoice summary

Payment due by October 04, 2022

Item subtotal before tax	\$ 41.96
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 41.96
Tax	\$ 0.00
Amount due	\$ 41.96 USD

Account # A2DPS3ST4NXTBP

Payment terms Net 30

Purchase date 02-Sep-2022

Purchased by mark johnson

Cost center Northeast

GL code 51010 Repairs & Maintenance

Location DSD - Tison's Landing

Billable / Non-Billable Billable

Non-Billable

Pay by

Electronic funds transfer (EFT/ACH/Wire)

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

Check

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

Registered business name

Vesta Property Services

Bill to

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

Ship to

mark johnson
 96042 BASS LN
 YULEE, FL 32097-6592

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

Invoice details

Description	Qty	Unit price	Item subtotal before tax	Tax
1 16 fl oz - Peppermint Essential Oil 100% Pure, Uncut - GreenHealth	1	\$29.99	\$29.99	0.000%

ASIN: B003C54M9A Sold by: Greenals LLC
 Order # 111-3189781-9282600

Description	Qty	Unit price	Item subtotal before tax	Tax
2 Uineko Plastic Spray Bottle (3 Pack, 24 Oz, 3 Colors) Heavy Duty All-Purpose Empty Spraying Bottles Leak Proof Commercial Mist Water Bottle for Cleani	1	\$11.97	\$11.97	0.000%
ASIN: B07M7KQ927 Sold by: Shenzhenshi Shengxintong Technology LTD Order # 111-6323449-2110641				
			Total before tax	\$41.96
			Tax	\$0.00
			Amount due	\$41.96

FAQs**How is tax calculated?**Visit https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodeId=202036190**How are digital products and services taxed?**Visit https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodeId=202074670



Invoice

Invoice # 1LDM-Y6W6-41PR | September 08, 2022

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

Invoice summary

Payment due by October 08, 2022

Item subtotal before tax	\$ 3.99
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 3.99
Tax	\$ 0.00
Amount due	\$ 3.99 USD

Account # A2DPS3ST4NXTBP

Payment terms Net 30

Purchase date 07-Sep-2022

Purchased by mark johnson

Cost center Northeast

GL code 61504 Office Supplies

Location DSD - Tison's Landing

Billable / Billable

Non-Billable

Pay by

Electronic funds transfer (EFT/ACH/Wire)

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

Check

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

Registered business name

Vesta Property Services

Bill to

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

Ship to

mark johnson
96042 BASS LN
YULEE, FL 32097-6592

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

Invoice details

Description	Qty	Unit price	Item subtotal before tax	Tax
1 Accounting Ledger Book: Expense Tracker Budget Notebook for Small Business - Income and Expense Log Book	1	\$3.99	\$3.99	0.000%

ASIN: B0B47QDLQS Sold by: Amazon.com Services LLC
Order # 112-9309971-9336211

Total before tax \$3.99
Tax \$0.00

Amount due	\$3.99
-------------------	---------------

FAQs

How is tax calculated?

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

How are digital products and services taxed?

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



Invoice

Invoice # 1K1Y-GWQY-DFQ6 | September 11, 2022

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

Invoice summary

Payment due by October 11, 2022

Item subtotal before tax	\$ 48.88
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 48.88
Tax	\$ 0.00
Amount due	\$ 48.88 USD

Account #	A2DPS3ST4NXTBP
Payment terms	Net 30
Purchase date	07-Sep-2022
Purchased by	mark johnson
Cost center	Northeast
GL code	53206 Special Events Cost
Location	DSD - Tison's Landing
Billable / Non-Billable	Billable

Pay by

Electronic funds transfer (EFT/ACH/Wire)

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

Check

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

Registered business name

Vesta Property Services

Bill to

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

Ship to

mark johnson
 96042 BASS LN
 YULEE, FL 32097-6592

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

Invoice details

Description	Qty	Unit price	Item subtotal before tax	Tax
1 1000 Tactical Red Raffle Tickets (8 Colors Available) for Events, Entry, Class Reward, Fundraiser & Prizes - Double Roll - 2" x 2" Tickets - Red Keep	1	\$8.91	\$8.91	0.000%

ASIN: B08JHGLSD1 Sold by: Vu Nguyen
 Order # 111-1855629-0016254

Description	Qty	Unit price	Item subtotal before tax	Tax
2 SENDY 7x5ft Fall Pumpkins Backdrop Autumn Harvest Hay Leaves Wooden Photography Background Sunflower Maple Baby Shower Birthday Festival Party Decorat	1	\$13.99	\$13.99	0.000%
ASIN: B0B2DCT5QF Sold by: zhujianjun Order # 111-5283617-9405850				
3 LTLYH 7x5ft Spring Easter Backdrop for Photography Wood Floor Background for Adult Portraits Photo Backdrop Studio Props 095	1	\$14.99	\$14.99	0.000%
ASIN: B0833WR646 Sold by: henanpuxianzhaominggongchengyouxiangongsi Order # 111-5283617-9405850				
4 Haboke 7x5ft Soft Fabric Christmas Fireplace Backdrop for Photography Xmas Tree Sock Gift Decorations for Family Party Photo Background Pictures Decor	1	\$10.99	\$10.99	0.000%
ASIN: B08FY1GK1P Sold by: Wonder Order # 111-5283617-9405850				
			Total before tax	\$48.88
			Tax	\$0.00
			Amount due	\$48.88

FAQs

How is tax calculated?Visit https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodeId=202036190**How are digital products and services taxed?**Visit https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodeId=202074670



Invoice

Invoice # 1QVD-YQM9-F36C | September 11, 2022

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

Invoice summary

Payment due by October 11, 2022

Item subtotal before tax	\$ 139.98
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 139.98
Tax	\$ 0.00
Amount due	\$ 139.98 USD

Account #	A2DPS3ST4NXTBP
Payment terms	Net 30
Purchase date	08-Sep-2022
Purchased by	mark johnson
Cost center	Northeast
GL code	51010 Repairs & Maintenance
Location	DSD - Tison's Landing
Billable / Non-Billable	Billable

Pay by

Electronic funds transfer (EFT/ACH/Wire)

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

Check

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

Registered business name

Vesta Property Services

Bill to

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

Ship to

mark johnson
96042 BASS LN
YULEE, FL 32097-6592

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

Invoice details

Description	Qty	Unit price	Item subtotal before tax	Tax
1 LED Flood Light Outdoor 800W Equivalent 8000LM Smart RGB Landscape Lighting with APP Control, DIY Scenes - Timing - Warm White 2700K - Color Changing	2	\$69.99	\$139.98	0.000%

ASIN:
B09QHQBZC9
Sold by: shenzhenshi haohan keji youxian gongsi
Order # 111-5658679-1464268

Total before tax	\$139.98
Tax	\$0.00
Amount due	\$139.98

FAQs

How is tax calculated?

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

How are digital products and services taxed?

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



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

Invoice summary

Payment due by October 12, 2022

Item subtotal before tax	\$ 29.00
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 29.00
Tax	\$ 0.00
Amount due	\$ 29.00 USD

Account #	A2DPS3ST4NXTBP
Payment terms	Net 30
Purchase date	12-Sep-2022
Purchased by	mark johnson
Cost center	Northeast
GL code	51008 Pool Repairs & Supplies
Location	DSD - Tison's Landing
Billable / Non-Billable	Billable

Pay by

Electronic funds transfer (EFT/ACH/Wire)

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

Check

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

Registered business name

Vesta Property Services

Bill to

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

Ship to

mark johnson
 96042 BASS LN
 YULEE, FL 32097-6592

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

Invoice details

Description	Qty	Unit price	Item subtotal before tax	Tax
1 Resilia Stay-Put Swimming Pool Ladder Mat - Non-Slip, Wide Ribbed, Protective Pad, 36 Inches x 36 Inches, 0.035 Inch Thick, Royal Blue	1	\$29.00	\$29.00	0.000%

ASIN: B09RSC8NQY Sold by: Sterling Brands, LLC
 Order # 111-1374767-7659458

Total before tax	\$29.00
Tax	\$0.00
Amount due	\$29.00

FAQs**How is tax calculated?**

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

How are digital products and services taxed?

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

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

Invoice summary

Payment due by October 13, 2022

Item subtotal before tax	\$ 87.17
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 87.17
Tax	\$ 0.00
Amount due	\$ 87.17 USD

Account #	A2DPS3ST4NXTBP
Payment terms	Net 30
Purchase date	13-Sep-2022
Purchased by	mark johnson
Cost center	Northeast
GL code	51010 Repairs & Maintenance
Location	DSD - Tison's Landing
Billable / Non-Billable	Billable

Pay by

Electronic funds transfer (EFT/ACH/Wire)

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

Check

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

Registered business name

Vesta Property Services

Bill to

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

Ship to

mark johnson
 96042 BASS LN
 YULEE, FL 32097-6592

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

Invoice details

Description	Qty	Unit price	Item subtotal before tax	Tax
1 Hillman 42481 Power Pro Premium Exterior Wood Screw, 9 X 2 1/2-Inch, pack of 1 (50ps)	1	\$7.29	\$7.29	0.000%

ASIN: B01DIUQCFU Sold by: Amazon.com Services LLC
 Order # 111-8672878-8257001

Description	Qty	Unit price	Item subtotal before tax	Tax
2 LED Flood Light Outdoor 800W Equivalent 8000LM Smart RGB Landscape Lighting with APP Control, DIY Scenes - Timing - Warm White 2700K - Color Changing	1	\$69.99	\$69.99	0.000%
ASIN: B09QHQBZC9 Sold by: shenzhenshi haohan keji youxian gongsi Order # 111-8672878-8257001				
3 #8 Stainless Fender Washer, 3/4" Outside Diameter, (100 Pack), by Bolt Dropper, 18-8 (304) Stainless Steel.	1	\$9.89	\$9.89	0.000%
ASIN: B076ZTP5Y6 Sold by: RGA Sabiche Sivery LLC Order # 111-8672878-8257001				
			Total before tax	\$87.17
			Tax	\$0.00
			Amount due	\$87.17

FAQs

How is tax calculated?

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

How are digital products and services taxed?

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



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

Invoice summary

Payment due by October 14, 2022

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

Account # A2DPS3ST4NXTBP

Payment terms Net 30

Purchase date 14-Sep-2022

Purchased by mark johnson

Cost center Northeast

GL code 51010 Repairs & Maintenance

Location DSD - Tison's Landing

Billable / Billable

Non-Billable

Pay by

Electronic funds transfer (EFT/ACH/Wire)

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

Check

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

Registered business name

Vesta Property Services

Bill to

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

Ship to

mark johnson
 96042 BASS LN
 YULEE, FL 32097-6592

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

Invoice details

Description	Qty	Unit price	Item subtotal before tax	Tax
1 8Pack Display Case Lock Showcase Lock for Sliding Glass Door, Glass Case Lock, Glass Display Lock, Sliding Glass Door Lock, Lock for Display Case with	1	\$16.99	\$16.99	0.000%

ASIN: B09TJL5CMJ Sold by: kajjidian
 Order # 111-1677751-8205030

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

FAQs

How is tax calculated?

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

How are digital products and services taxed?

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



Invoice

Invoice # 1FTC-VYCH-7CT1 | September 14, 2022

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

Invoice summary

Payment due by October 14, 2022

Item subtotal before tax	\$ 27.49
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 27.49
Tax	\$ 0.00
Amount due	\$ 27.49 USD

Account #	A2DPS3ST4NXTBP
Payment terms	Net 30
Purchase date	14-Sep-2022
Purchased by	mark johnson
Cost center	Northeast
GL code	61504 Office Supplies
Location	DSD - Tison's Landing
Billable / Non-Billable	Billable

Pay by

Electronic funds transfer (EFT/ACH/Wire)

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

Check

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

Registered business name

Vesta Property Services

Bill to

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

Ship to

mark johnson
 96042 BASS LN
 YULEE, FL 32097-6592

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

Invoice details

Description	Qty	Unit price	Item subtotal before tax	Tax
1 Amazon Basics Multipurpose Copy Printer Paper, 8.5 x 11 Inch 20Lb Paper - 5 Ream Case (2,500 Sheets), 92 GE Bright White	1	\$27.49	\$27.49	0.000%

ASIN: B01FV0F5HG Sold by: Amazon.com Services LLC
 Order # 111-0417925-9549860

Total before tax	\$27.49
Tax	\$0.00

Amount due

\$27.49

FAQs

How is tax calculated?

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

How are digital products and services taxed?

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



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

Invoice summary

Payment due by October 19, 2022

Item subtotal before tax	\$ 298.81
Shipping & handling	\$ 23.58
Promos & discounts	(\$ 10.70)
Total before tax	\$ 311.69
Tax	\$ 0.00
Amount due	\$ 311.69 USD

Account #	A2DPS3ST4NXTBP
Payment terms	Net 30
Purchase date	16-Sep-2022
Purchased by	mark johnson
Cost center	Northeast
GL code	53206 Special Events Cost
Location	DSD - Tison's Landing
Billable / Non-Billable	Billable

Pay by

Electronic funds transfer (EFT/ACH/Wire)

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

Check

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

Registered business name

Vesta Property Services

Bill to

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

Ship to

mark johnson
16468 TISONS BLUFF RD
JACKSONVILLE, FL 32218-8993

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

Invoice details

Description	Qty	Unit price	Item subtotal before tax	Tax
1 FloraCraft Decorative Straw Bale 8 Inch x 9 Inch x 20 Inch Natural	4	\$17.99	\$71.96	0.000%

ASIN: B00M343ZZ8 Sold by: FUN EXPRESS, LLC
Order # 111-0755623-4487467

Description	Qty	Unit price	Item subtotal before tax	Tax
2 Halloween Pumpkin Decorating Stickers, 72 Packs Make Your Own Small Pumpkin Stickers in 36 Sheets Halloween Crafts for Toddlers Kids Birthday Hallowee	2	\$7.99	\$15.98	0.000%
ASIN: B095NQ42DD Sold by: chong qing bang gong ke ji you xian gong si Order # 111-4258252-3752238				
3 Yofit 12 pcs Artificial Pumpkin Decoration, Fake Christmas Mini Pumpkins, Lifelike Simulation Foam Mini Pumpkins Set Thanksgiving Decorations (White)	4	\$13.99	\$55.96	0.000%
ASIN: B07VJBIFYK Sold by: STRONG YOUTH LLC Order # 111-4258252-3752238				
4 Yofit 16 Pcs Artificial Fruit Fake Mini Pumpkins for Halloween House Party Decoration (Orange)	6	\$15.99	\$95.94	0.000%
ASIN: B07DXJYTDH Sold by: STRONG YOUTH LLC Order # 111-4258252-3752238				
5 200 Pieces Wiggle Eyes Self Adhesive Black White Googly Eyes for DIY Crafts Decoration (20mm)	1	\$6.99	\$6.99	0.000%
ASIN: B08NDSYTYF Sold by: rongxinouguojimaoyiyouxiangongsi Order # 111-6221703-6583421				
6 Artiflr 62 Pieces Artificial Pumpkins Maple Leaves Decoration, Fake Fall Maple Leaves Velvet Pumpkin for Halloween Thanksgiving Autumn Festive Harvest	2	\$25.99	\$51.98	0.000%
ASIN: B09B4T88KG Sold by: GreenDec Order # 111-4258252-3752238				
7 Shipping & handling			\$23.58	0.000%

Description	Qty	Unit price	Item subtotal before tax	Tax
8 Promotions & discounts			(\$10.70)	0.000%

Total before tax	\$311.69
Tax	\$0.00
Amount due	\$311.69

FAQs**How is tax calculated?**

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

How are digital products and services taxed?

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

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

Invoice summary

Payment due by October 20, 2022

Item subtotal before tax	\$ 78.22
Shipping & handling	\$ 7.67
Promos & discounts	(\$ 7.67)
Total before tax	\$ 78.22
Tax	\$ 0.00
Amount due	\$ 78.22 USD

Account #	A2DPS3ST4NXTBP
Payment terms	Net 30
Purchase date	19-Sep-2022
Purchased by	mark johnson
Cost center	Northeast
GL code	51010 Repairs & Maintenance
Location	DSD - Tison's Landing
Billable / Non-Billable	Billable

Pay by

Electronic funds transfer (EFT/ACH/Wire)

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

Check

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

Registered business name

Vesta Property Services

Bill to

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

Ship to

mark johnson
 96042 BASS LN
 YULEE, FL 32097-6592

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

Invoice details

Description	Qty	Unit price	Item subtotal before tax	Tax
1 Packard - PACKARD - PF42440 Control Transformer Class II Foot Mount, 40V/24V	1	\$19.25	\$19.25	0.000%

ASIN: B01HPJT7C0 Sold by: JSL Companies, LLC
 Order # 111-5149933-7148222

Description	Qty	Unit price	Item subtotal before tax	Tax
2 18W 24V HVAC UVC BioShieldLite18 Air Treatment System Magnetic Holder AC Duct	1	\$58.97	\$58.97	0.000%
ASIN: B08RSQVL2H		Sold by: AETHER CORNER INC		
Order # 111-2613393-6075453				
3 Shipping & handling			\$7.67	0.000%
4 Promotions & discounts			(\$7.67)	0.000%
			Total before tax	\$78.22
			Tax	\$0.00
			Amount due	\$78.22

FAQs

How is tax calculated?

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

How are digital products and services taxed?

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



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

Invoice summary

Payment due by October 21, 2022

Item subtotal before tax	\$ 29.99
Shipping & handling	\$ 10.04
Promos & discounts	(\$ 10.04)
Total before tax	\$ 29.99
Tax	\$ 0.00
Amount due	\$ 29.99 USD

Account #	A2DPS3ST4NXTBP
Payment terms	Net 30
Purchase date	21-Sep-2022
Purchased by	mark johnson
Cost center	Northeast
GL code	61504 Office Supplies
Location	DSD - Tison's Landing
Billable / Non-Billable	Billable

Pay by

Electronic funds transfer (EFT/ACH/Wire)

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

Check

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

Registered business name

Vesta Property Services

Bill to

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

Ship to

mark johnson
 16468 TISONS BLUFF RD
 JACKSONVILLE, FL 32218-8993

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

Invoice details

Description	Qty	Unit price	Item subtotal before tax	Tax
1 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	1	\$29.99	\$29.99	0.000%

ASIN: B0834J2SVR
 Sold by: REESER TECHNOLOGY LIMITED
 Order # 111-0150163-9949848

Description	Qty	Unit price	Item subtotal before tax	Tax
2 Shipping & handling			\$10.04	0.000%
3 Promotions & discounts			(\$10.04)	0.000%

Total before tax	\$29.99
Tax	\$0.00
Amount due	\$29.99

FAQs**How is tax calculated?**Visit https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodeId=202036190**How are digital products and services taxed?**Visit https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodeId=202074670

Welcome To Loves#603
09/02/22 11:44

Pump	Gallons	Price
07	4.077	\$ 3.549

Product	Amount
Unleaded	\$ 14.47

TOTAL SALE \$ 14.47

#####1781

Card: AMEX

Approval: 867724

Sale - Insert

Ticket: 97789

AID:

A000000025010801

APP:

AMERICAN EXPRESS

No CVM

TOTAL SALE \$ 14.47

Thank You !!!

LOVE'S HOME CENTERS, LLC
1515 E. BRANDON BLVD.
BRANDON, FL 33511 (813) 793-9152

- SALE -

SALES#: S2202009 2405718 TRANS#: 10313491 09-04-22

644853 TRUFUEL 110-FL OZ MIX 50:	26.98
871314 TRX 60 MIN SPR WND THR UA	29.98
514691 KB 2 PACK FOLDING SAHHORS	49.98
11288 24INX48IN ACRYLIC CLEAR S	84.28

SUBTOTAL:	191.22
TAX:	0.00
INVOICE 10032 TOTAL:	191.22
AMEX:	191.22

AMEX: XXXXXXXXXXXX1781 AMOUNT:191.22 AUTHCD: 817998
CHIP REFID:228210099753 09/04/22 13:44:20
APL: AMERICAN EXPRESS TUR: 0000008000
AID: A00000025010801 TSI: E800
STORE: 2202 TERMINAL: 10 09/04/22 13:44:51
OF ITEMS PURCHASED: 4
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



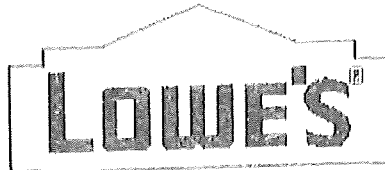
THANK YOU FOR SHOPPING LOVE'S.
FOR DETAILS ON OUR RETURN POLICY, VISIT
LOVES.COM/RETURNS
A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE
AT OUR CUSTOMER SERVICE DESK

STORE MANAGER: TREVOR DAVIS

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

* SHARE YOUR FEEDBACK! *
* ENTER FOR A CHANCE TO BE *
* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! *
* ENTRE EN EL SORTEO MENSUAL *
* PARA SER UNO DE LOS CINCO GANADORES DE \$500! *
* *
* ENTER BY COMPLETING A SHORT SURVEY *
* WITHIN ONE WEEK AT: www.loves.com/survey *
* Y O U R I D #100323 220272 474805 *
* *
* NO PURCHASE NECESSARY TO ENTER OR WIN. *
* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. *
* OFFICIAL RULES & WINNERS AT: www.loves.com/survey *

STORE: 2202 TERMINAL: 10 09/04/22 13:44:51



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

- SALE -

SALES#: S164/CF2 1281171 TRANS#: 83156961 09-14-22

11288 24INX48IN ACRYLIC CLEAR S 168.56
2 3 84.28

SUBTOTAL: 168.56
TOTAL TAX: 0.00
INVOICE 01988 TOTAL: 168.56
ANEX: 168.56

ANEX:XXXXXXXXX1701 AMOUNT:168.56 AUTHCD:052702
CHIP REFID:164701135332 09/14/22 08:02:47
APL: AMERICAN EXPRESS TUR: 0000000000
AID: A00000025010801 TST: E800
STORE: 1647 TERMINAL: 01 09/14/22 08:03:06

OF ITEMS PURCHASED: 2
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.

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

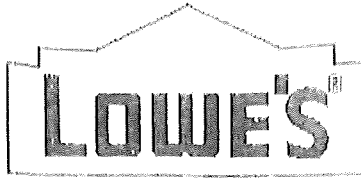
A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE
AT OUR CUSTOMER SERVICE DESK

STORE MANAGER: JESSICA CANNON

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

* SHARE YOUR FEEDBACK! *
* ENTER FOR A CHANCE TO BE *
* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! *
* ENTRE EN EL SORTEO MENSUAL *
* PARA SER UNO DE LOS CINCO GANADORES DE \$500! *
* *
* ENTER BY COMPLETING A SHORT SURVEY *
* WITHIN ONE WEEK AT: www.lowes.com/survey *
* YOUR ID # 019886 164732 573053 *
* *
* NO PURCHASE NECESSARY TO ENTER OR WIN. *
* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. *
* OFFICIAL RULES & WINNERS AT: www.lowes.com/survey *

STORE: 1647 TERMINAL: 01 09/14/22 08:03:06



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

- SALE -

SALES#: S1647CF2 1281171 TRANS#: 00759611 09-21-22

2545074 RBLT CONTINUITY TESTER	8.98
339081 ETN FUSE PULLER FOR 1-60A	16.77
735367 ETN FNN 5A TIME-DELAY FUS	18.95
589517 30 SECONO 320-02 OUTDOOR	24.78

SUBTOTAL:	69.48
TAX:	0.00
INVOICE 01288 TOTAL:	69.48
AMEX:	69.48

AMEX: XXXXXXXXXXXX1781 AMOUNT:69.48 AUTHCD: 074074
 CHIP REFID:164701136608 09/21/22 07:26:05
 APL: AMERICAN EXPRESS TVR: 0000008000
 AID: A00000025010801 TSI: E800

STORE: 1647 TERMINAL: 01 09/21/22 07:26:51

OF ITEMS PURCHASED: 4
 EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



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

STORE MANAGER: JESSICA CANNON

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

 * SHARE YOUR FEEDBACK! *
 * ENTER FOR A CHANCE TO BE *
 * ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! *
 * ENTRE EN EL SORTEO MENSUAL *
 * PARA SER UNO DE LOS CINCO GANADORES DE \$500! *
 * *
 * ENTER BY COMPLETING A SHORT SURVEY *
 * WITHIN ONE WEEK AT: www.lowes.com/survey *
 * Y O U R I D #012086 164702 640420 *
 * *
 * NO PURCHASE NECESSARY TO ENTER OR WIN. *
 * VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. *
 * OFFICIAL RULES & WINNERS AT: www.lowes.com/survey *

 STORE: 1647 TERMINAL: 01 09/21/22 07:26:51



Invoice

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

Invoice # 402859
Date 10/1/2022

Terms

Due Date 10/26/2022

Memo Monthly Fees

Bill To

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

Description	Quantity	Rate	Amount
Amenity Manager	1	8,350.50	8,350.50
Pool maintenance	1	2,505.42	2,505.42
Field management and administration	1	2,622.42	2,622.42
Janitorial maintenance	1	2,570.42	2,570.42
Janitorial supplies	1	310.42	310.42
Website fee	1	250.00	250.00
Additional pool monitors and FA's	1	1,146.08	1,146.08

Total \$17,755.26

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		\$469.66
EFT Payment - thank you	Sep 17	-\$469.66
Balance forward		\$0.00
Regular monthly charges	Page 3	\$481.70
Taxes, fees and other charges	Page 3	\$4.91
New charges		\$486.61
Amount due		\$486.61

← Your bill explained

- Regular monthly charges have increased by \$16.95 as a result of service change(s) made to Equipment & services.
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.
- This bill shows that you have unreturned equipment fees. Please return your equipment to your nearest UPS Store as soon as possible.

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

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

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST
BUSINESS

141 NW 16TH ST
POMPANO BEACH FL 33060-5250

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

Account number **8495 74 120 0906133**
 Automatic payment **Oct 16, 2022**
Please pay \$486.61

Electronic payment will be applied Oct 16, 2022

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574120090613300486613

Download the Comcast Business App

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

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

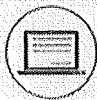


Faster speeds. More solutions. Bigger savings.

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

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

Need help? We're here for you



Visit us online

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



Call us anytime

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

Useful information

Moving?

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

Accessibility:

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

Ways to pay



No more mailing monthly checks

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



Go paperless and say goodbye to clutter

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

Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



By App

Download the Comcast Business App



In-Store

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

Regular monthly charges \$481.70

Comcast Business services	\$384.30
TV Standard Business Video. Includes \$15.00 Service Discount	\$59.95
Business Internet 150	\$254.95
Static IP - 5	\$24.95
Voice Line Business Voice.	\$44.45

Equipment & services \$56.50

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

Service fees \$40.90

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

Taxes, fees and other charges \$4.91

Other charges	\$4.91
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 for more details

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

Additional information

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

Comcast Business TV Update: Effective August 30, 2022, Telemundo channel 628 and Telemundo ALT channel 667 will no longer be available, however you can continue to watch Telemundo programming on WFOX (TEL) channels 221/1185.

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

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

← **Your bill explained**

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

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

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

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

Please write your account number on your check or money order

Do not include correspondence with payment

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

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

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

Electronic payment will be applied Oct 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



Call us anytime

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

Useful information

Moving?

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

Accessibility:

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

Ways to pay



No more mailing monthly checks

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



Go paperless and say goodbye to clutter

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

Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



By App

Download the Comcast Business App




In-Store

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

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

What's included?

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

Visit business.comcast.com/myaccount for more details

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

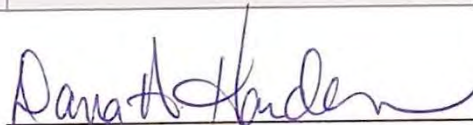
TISONS LANDING CDD MONTHLY EXPENSE REPORT

BEGINNING 9/3/2022
ENDING 10/4/2022

DATE	DESCRIPTION	GL #	GL Description	RETAILER	TOTAL
9/8/2022	Pizza for Football Fantasy	320.57200.49400	Special Events	Domino's	\$ 25.76
9/9/2022	Wings for fantasy football	320.57200.49400	Special Events	BWW	\$ 40.98
9/13/2022	Credit Issued - Shredder returned	320.57200.49400	Special Events	Amazon	\$ (37.51)
9/15/2022	Cheeseball and Pretzels for Halloween	320.57200.49400	Special Events	Sams Club	\$ 93.64
9/17/2022	Wireless for clicker for meetings	320.57200.49400	Special Events	Amazon	\$ 19.34
9/22/2022	Gift cards for football fantasy	320.57200.49400	Special Events	Publix	\$ 190.00
9/22/2022	Candy/supplies for Halloween Event	320.57200.49400	Special Events	Sams Club	\$ 438.75
9/22/2022	Halloween Treat Bags	320.57200.49400	Special Events	Dollar Tree	\$ 26.88
9/26/2022	Not a Tisons expense- Vesta to reimburse	320.57200.49400	Special Events	EZ Ticket	\$ 44.00
9/26/2022	Bottled water for community	320.57200.49400	Special Events	Winn Dixie	\$ 16.00
9/26/2022	Food for Halloween Event	320.57200.49400	Special Events	Sams Club	\$ 126.12
9/27/2022	BBQ for community CDD event	320.57200.49400	Special Events	Bonos BBQ	\$ 829.85
9/27/2022	Amazon Prime Renewal	320.57200.49400	Special Events	Amazon	\$ 140.31
					\$1,954.12

Explanation:

Signature:



Dana Harden, Amenity Manager



Details for Order # D01-3488380-9376230

Print this page for your records.

Amazon.com order number: D01-3488380-9376230

Order Total: \$140.31

Digital Order: September 26, 2022	
Items Ordered	Price
Prime Membership Fee	\$139.00
Quantity: 1	
Sold By: Amazon.com Services LLC	
	Item(s) Subtotal: \$139.00

	Total Before Tax: \$139.00
	Tax Collected: \$1.31

	Total for this Order: \$140.31

Payment Information		
Payment method	Item(s) Subtotal:	\$139.00
VISA ending	Total Before Tax:	\$139.00
in 3429	Tax Collected:	\$1.31
Billing address	Grand Total:	\$140.31
Dana Harden		
16578		
YELLOW		
BLUFF RD		
JACKSONVILL		
E, FL 32226-		
1159		
United States		
9045715848		

[Return to the Order Summary.](#)

Please note: This is not a VAT invoice.

Publix

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

LONGHORN \$ 50	50.00
Account #XXXXXXXXXX9890	
DAREN VAR	50.00
Account #XXXXXXXXXX8981	
CHEESECAKE FACTORY	50.00
Account #XXXXXXXXXX1686	
STARBUCKS MLTI \$40	40.00
Account #XXXXXXXXXX5460	
Order Total	190.00
Sales Tax	0.00
Grand Total	190.00
Credit Payment	190.00
Change	0.00

Receipt ID: 0019 9MM 034 942

PRESTO!
Trace #: 035329
Reference #: 0276812693
Acct #: XXXXXXXXXXXX3429
Purchase VISA
Amount: \$190.00
Auth #: 022443

CREDIT CARD	PURCHASE
A0000000031010	Visa Credit
Entry Method:	Chip Read
Mode:	Issuer

Your cashier was Catherine B.
09/22/2022 11:46 S0019 R103 4942 C0270

Join the Publix family!
Apply today at apply.publix.jobs.
We're an equal opportunity employer.

Publix Super Markets, Inc.

SIGN IN

1/4

Winn-Dixie

It's a Winn Win.

12333 SAGO AVE W., JACKSONVILLE, FL
Store (904) 757-8982
09/26/22 6:30PM 0012 005 208
Store Manager: JASON
Your Cashier: IAN

44220926001200500938864020800000

	Reg	You Pay
QTY 4 SEG SPRING WATER	\$19.96	\$16.00 F
You save (\$3.96)		
Total number of items sold = 4		
Subtotal	\$16.00	
Tax	\$0.00	
Total due	\$16.00	
Visa total	\$16.00	

VISA *****3429
APPROVAL CODE 026231 SEQ # 58479
AID A0000000031010
Change \$0.00

Winn-Dixie rewards (ending in 5848)

rewards savings	Coupon savings	Total savings
\$3.96	\$0	\$3.96

Points summary*:

Base earned	Bonus earned	Total balance
8	0	99

Worth \$0.99 in FREE groceries
*May not include pending points activity

Every 100 points = \$1 in FREE groceries.
Terms apply. See WinnDixie.com for details.
Thank you for shopping your local Winn-Dixie!

Mystery BONUS Multiply your points!
Spend \$10+ in a single transaction & score a Mystery Bonus coupon to multiply your base points on your next purchase.
EXcludes apply the store for details.

PICKUP FROM Jacksonville, FL - River City Marketplace

ADDED CUMMADV
<https://www.buffalotowidwings.com/confirmation?id=305697655>

9/8/22, 10:28 AM

Confirmation | Buffalo Wild Wings

ORDER SUMMARY

1x BOGO 15 BONELESS WINGS (30 TOTAL) \$16.29

- Add RANCH x4
- Add CELERY x4
- Add HONEY BBQ (REGULAR)
- Add MANGO HABANERO™ (REGULAR)
- Add PARMESAN GARLIC (REGULAR)

1x BOGO 15 BONELESS WINGS (30 TOTAL) \$16.29

- Add RANCH x4
- Add CELERY x4
- Add MILD (REGULAR)
- Add MEDIUM (REGULAR)
- Add SPICY GARLIC (REGULAR)

Subtotal	\$32.58
Takeout Fee *	\$0.99
Tip	\$4.89
Tax	\$2.52
Total	\$40.98

* This service fee helps us operate our takeout business

GET IN THE RAIN

• [ORDER ONLINE](#)

Bono's - Duval Station

Date: 9/26/22, 1:05 pm
Card Type: VISA
Acct #: XXXXXXXXXXXX3429
Customer: DANA HARDEN
Card Entry: DIPPED
AID: A0000000031010
Appl. Label: Visa Credit
Terminal ID: ***3488
Merchant ID: ***9964
IAD: 06031203a02002
TSI: c800
ARC: 00
TVR: 0000008000
Auth Mode: Issuer
Payment Net: VISA
Auth Code: 026519
Check: 2997
To Go: Dana catering
Server: Cashier D.

Amount: \$779.85

+TIP 50.00

=TOTAL 829.85

Suggested Tips:
18% = \$140.37
20% = \$155.97
22% = \$171.57

I agree to pay the above total amount pursuant to the card issuer agreement.

X *Dana Harden*

Thank You!
Please Come Again!

Customer Copy

WENDY'S GC 28.98
CARD # 6058120029438458180

KRISKRM#20 18.98
CARD # 6058120042784048562

STARBUCK GC 48.98
CARD # 6058120016178938968



sam's club

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

09/22/22 12:26 5517 08253 003 3926

TISONS

	980020353 BATH TISSUE	21.78 E
	980244588 MN H TOWLS	18.88
E	990000516 BLK FOR GUMF	12.48
E	990000516 BLK FOR GUMF	12.48
	990003931 MN WIPES	10.94
E	990011315 HSYHLUBUCKEF	52.78
E	766988 DUBLEBUBBLF	8.12
E	766988 DUBLEBUBBLF	8.12
	744575 24CT SHARPI	13.42 E
	980169236 EXPO F 12CT	9.68 E
	980322057 SHARPI ASS	13.78 E
	980040479 GLADE PLUGI	13.14 E
	980225235 GLADE OILS	17.97 E
	980082035 WENDY'S GC	28.98 N
	980387980 KRISKRM#20	18.98 N
	980084155 STARBUCK GC	48.98 N
E	990011315 HSYHLUBUCKEF	52.78 E
	7 @ 10.78	
E	980183399 PLAYTIME HIF	75.46 E
	SUBTOTAL	438.75

TOTAL 438.75

VISA TEND 438.75

Visa Credit **** * 3429 I 3

APPROVAL # 022156

AID A0000000031010

ARC DASEBE70DE06DAD

TERMINAL # 21271636

CHANGE DUE 0.00

Visit samsclub.com to see your savings

ITEMS SOLD 24

TC# 2309 4681 0607 4600 3455 6



*** MEMBER COPY ***



Final Details for Order #113-6003434-8581050

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

Order Placed: September 17, 2022
Amazon.com order number: 113-6003434-8581050
Order Total: \$19.34

Shipped on September 17, 2022

Items Ordered	Price
1 of: <i>Rechargeable Presentation Clicker Wireless Presenter Remote, Hyperlink Volume Control PowerPoint Clicker Presentation Remote, 2.4GHz USB Presentation Clicker for Mac Laptop Computer...</i>	\$17.99
Sold by: TITIANCOOL-Direct (seller profile)	
Condition: New	

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

Shipping Speed:
FREE Prime Delivery

Payment information

Payment Method:
Visa | Last digits: 3429

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

Item(s) Subtotal:	\$17.99
Shipping & Handling:	\$0.00

Total before tax:	\$17.99
Estimated tax to be collected:	\$1.35

Grand Total:	\$19.34

Credit Card transactions

Visa ending in 3429: September 17, 2022: \$19.34

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

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

Receipt



sam's club™

CLUB MANAGER

JACKSONVILLE, FL

09/26/22 18:06 6674 8253 83

0980357105	PUMPKINROLL	8.98	O
0000771616	COOKIE TRAY	19.98	O
0000033408	COOKIE TRAY	19.98	O
0000962516	HAMBRGR BUN		
2 AT 1 FOR	3.47	6.94	O
0980097979	BBQBAKEDBEA		
8 AT 1 FOR	8.78	70.24	O
	SUBTOTAL	126.12	
TAX 12	0 %	0.00	
	TOTAL	126.12	
VISA CREDIT TEND		126.12	
VISA	**** * 3429		
	CHANGE DUE	0.00	

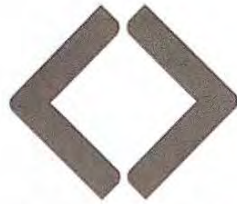
ITEMS SOLD 13

TC# 5816 9924 4940 7996 5704 9



09/26/22 18:06

Receipt



sam's club™

Self Checkout

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

09/15/22 13:12 3469 08253 092 9092

TISONS

E	980042196	UTZ	CHSBALLF	7.48	N
E	980042196	UTZ	CHSBALLF	7.48	N
E	980042196	UTZ	CHSBALLF	7.48	N
E	980042196	UTZ	CHSBALLF	7.48	N
E	980042498	UTZ	PRETZELF	7.48	N
E	980042498	UTZ	PRETZELF	7.48	N
E	980042498	UTZ	PRETZELF	7.48	N
E	980042498	UTZ	PRETZELF	7.48	N
E	980134822	MM	HALF HALF	2.46	N
E	980186253	MAXHOUSE48OF		10.36	N
	678518	MM	PLATE	20.98	E
			SUBTOTAL	93.64	

TOTAL 93.64

VISA TEND 93.64

Visa Credit ***** 3429 I 3

APPROVAL # 015755

AID A0000000031010

AAC BECD1C4D63378EBB

TERMINAL # SC011243

CHANGE DUE 0.00

Visit samsclub.com to see your savings

ITEMS SOLD 11

TC# 2424 3879 3525 3978 3453



*** MEMBER COPY ***

SIXTH ORDER OF BUSINESS



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

October 7, 2022

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

We are pleased to confirm our understanding of the services we are to provide Tison's Landing Community Development District, Duval County, Florida ("the District") for the fiscal year ended September 30, 2022. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Tison's Landing Community Development District as of and for the fiscal year ended September 30, 2022. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2022 audit

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relating to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or

confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-SF LLC - 5385 N Nob Hill Road Sunrise, FL 33351 - TELEPHONE: 954-721-8681 - RECORDREQUEST@GMSFL.COM

Our fee for these services will not exceed \$3,100 for the September 30, 2022 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. This agreement is automatically renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2019 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Tison's Landing Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Tison's Landing Community Development District.

By: 

Title: Secretary

Date: 10/11/22



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

February 20, 2020

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on February 20, 2020, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2022. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,
FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
800-342-3197 ext. 251

Florida Institute of CPAs

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 571202

SEVENTH ORDER OF BUSINESS

FLORIDA LEASE AND SERVICE AGREEMENT

This LEASE AND SERVICE AGREEMENT (this "Agreement"), is made and entered into this 2023-01-01 (the "Effective Date"), by and between Tison's Landing Community Development District, a(n) Government Entity (hereinafter "Customer"), and Aquasol Commercial Chemical, Inc. D/B/A Poolsure, a Texas corporation (hereinafter "Supplier").

RECITALS

WHEREAS, Customer desires to purchase certain chemicals and lease equipment from Supplier, and Supplier is willing to sell the chemicals and lease the equipment upon the terms, covenants, conditions and agreements set forth in this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants, conditions and agreements set forth herein, and for such other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Customer and Supplier agree as follows:

1. Chemicals. Subject to and in accordance with the covenants and conditions set forth in this Agreement Supplier shall deliver to Customer certain chemicals (the "Chemicals") necessary for Customer to maintain the chlorine, pH, alkalinity levels, calcium and the cyanuric acid in the water of Customer's swimming pools and other bodies of water set forth on Exhibit A (collectively hereinafter the "Pools"). The specific Chemicals and terms upon which Supplier agrees to deliver the Chemicals are included on Exhibit A, which is attached hereto and incorporated herein by reference. Supplier will deliver the Chemicals to such location(s) as are set forth on Exhibit A, and Customer agrees to provide Supplier reasonable access to the area(s) where Chemicals are stored in each location in order to facilitate such delivery.

2. Equipment. Supplier agrees to lease to Customer the equipment and/or chemical tanks listed on Exhibit A (hereinafter collectively, the "Equipment"). Customer shall keep the Equipment at the location(s) set forth on Exhibit A and shall not move the Equipment or allow it to be moved without Supplier's prior written consent unless otherwise noted on Exhibit A. The Equipment leased hereunder (and any replacement thereof), together with any intellectual property rights included therein, shall remain the sole property of Supplier, and shall be returned to Supplier at the end of the Term in good working condition, reasonable wear and tear excepted. If the Equipment is not returned within 60 days of the expiration or termination of this Agreement, then Customer agrees to pay Supplier an amount equal to the then current purchase price of each piece of the Equipment that has yet to be returned. In addition, Customer will still be responsible for returning the leased Equipment to Supplier. Nothing herein shall be construed as conveying to Customer any right, title or interest in or to the Equipment. All Equipment shall remain personal property (even though said Equipment may hereafter become attached or affixed to real property) and the title thereto shall at all times remain exclusively in Supplier. At Customer's sole cost and expense, Customer shall (a) protect and defend Supplier's ownership of and title to the Equipment from and against all persons claiming against or through Customer, (b) at all times keep the Equipment free from any and all liens, encumbrances, attachments, levies, executions, burdens, charges or legal processes imposed against Customer, (c) give Supplier immediate written notice of any matter described in this sentence, and (d) cooperate with Supplier to promptly remove any encumbrance described in this sentence. Customer shall keep the Equipment at the approved delivery and storage location and shall not remove them or allow any of the Equipment to be removed without Supplier's prior, written consent, unless otherwise noted on Exhibit A.

3. Amendment to Exhibit A. Exhibit A to this Agreement may be amended, from time to time, by the parties in writing, including via email confirmed by an authorized representative of both Customer and Supplier, to reflect changes in (a) the Equipment leased to Customer or the Pools, (b) pricing or rental rates, or (c) the delivery and storage location of the Chemicals and/or Equipment. Any such amendment shall supersede any prior Exhibit A and become a part of this Agreement.

4. Payment to Supplier. In consideration of the foregoing, Customer agrees to pay Supplier, without reduction or set-off, a monthly fee equal to the total amount set forth on Exhibit A, such monthly fee subject to an annual adjustment. During the Term of this Agreement, Customer shall deliver payment to Supplier by the 21st day of each and every month. If payment in full is not timely received, interest shall accrue on such unpaid amounts at the rate of 18% per annum or the highest rate allowed under applicable law, whichever is less. If restriction of service is necessary due to non-payment and Customer then delivers payment, there will be no credit issued for the lost service during the time Supplier restricted service to Customer.

5. Term. The term of this Agreement (the "Term") shall commence on the Effective Date and, unless earlier terminated as set forth in this Agreement, may be terminated by Supplier or Customer at any time, without cause or penalty, upon thirty (30) days prior written notice.

6. Water Chemistry and Maintenance of Equipment. Maintaining proper water chemistry in the Pools is the sole responsibility of Customer, despite Supplier having agreed to provide the Equipment as a tool to assist Customer in connection therewith. Customer agrees that it shall independently test the water chemistry of each Pool no less than daily (or more often if required by law), and shall keep an accurate and up-to-date written log of such tests during the Term of this Agreement and so long thereafter as required by any applicable law. In the event that such tests reveal that any piece of Equipment is not maintaining proper water chemistry, Customer shall promptly notify Supplier of the same, and Customer will add Chemicals to the Pools by hand or otherwise as necessary to maintain proper water chemistry therein, until such Equipment is repaired or replaced by Supplier. Supplier's sole responsibility hereunder is to supply Chemicals, lease the Equipment and to repair such Equipment as further provided herein; all responsibility for maintenance of the Chemicals in the Pools shall accrue to and be the responsibility of the Customer. Customer acknowledges that it is Customer's responsibility to obtain and pay for all necessary permits and licenses needed to operate the Pools, and/or utilize the Equipment or Chemicals as required by applicable law. The Equipment and feed system may only be used to feed approved chemicals provided by Supplier. Customer shall not, under any circumstance, place or allow others to place products or chemicals obtained from any third-party in any piece of Equipment.

Customer shall be solely responsible for any and all leaks in any piece of Equipment, and any circumstance arising or resulting from any leaks. Customer acknowledges that corrosion may result from Chemicals and Supplier is not responsible for the same. It is recommended that a ventilation fan be installed in any enclosed Equipment/Chemical area to provide proper ventilation and minimize corrosion, and Customer shall install the same as required by applicable law.

In the event the Equipment is damaged during the Term, including but not limited to as a result of the misuse, improper use, or other intentional and wrongful or negligent acts or omissions of Customer or Customer's officers, employees, agents (including without limitation any management company of Customer), representatives, contractors (other than Supplier), affiliated and related companies, or invitees of any one or more of the foregoing (collectively, "Customer Group"), to the extent such damage is not covered by any warranties or insurance, Supplier may service or repair the Equipment as needed and the cost thereof shall be paid by Customer to Supplier immediately upon written request, together with interest thereon at the rate of one and one-half percent (1.50%) per month (or the maximum monthly interest rate permitted to be charged by law between an unrelated, commercial borrower and lender, if less) and reasonable attorneys' fees and costs incurred by Supplier in collecting such amount from Customer. Any work so performed by Supplier shall not deprive Supplier of any of its rights, remedies, or actions against Customer for such damage.

7. **No Warranties by Supplier.** As of the date of delivery of the Chemicals and Equipment, Customer has satisfied itself that the Chemicals and Equipment are suitable for Customer's intended purposes and are in good working order, condition and repair at the time of acceptance. SUPPLIER SUPPLIES THE CHEMICALS AND EQUIPMENT UNDER THIS AGREEMENT IN THEIR "AS IS" CONDITION. SUPPLIER, NOT BEING THE MANUFACTURER OF THE CHEMICALS OR EQUIPMENT OR THE MANUFACTURER'S AGENT, MAKES NO WARRANTY OR REPRESENTATION, EITHER EXPRESSED OR IMPLIED, AS TO THE CHEMICALS OR EQUIPMENT, INCLUDING BUT NOT LIMITED TO ANY WARRANTY OR REPRESENTATION AS TO THE MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR USE, DESIGN, CONDITION, DURABILITY, CAPACITY, MATERIAL OR WORKMANSHIP OF THE CHEMICALS OR EQUIPMENT. Supplier shall not be liable for any direct, indirect or consequential losses or damages suffered by Customer or by any other person for, and Customer expressly waives any right to hold Supplier liable hereunder for, any claims, demands and liabilities arising out of or in connection with the design or manufacture, possession or operation of the Chemicals or Equipment, including, without limitation, injury to persons or property resulting from the failure of, defective or faulty design, operation, condition, suitability or use of the Chemicals or Equipment.

8. **Indemnity and Limitation of Damages.** CUSTOMER HEREBY AGREES TO INDEMNIFY, DEFEND AND HOLD SUPPLIER HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, ACTIONS, JUDGMENTS, SUITS, LOSSES, FINES, PENALTIES, DEMANDS, COSTS AND EXPENSES AND LIABILITY WHATSOEVER (AND ANY ATTORNEY'S FEES, WITNESS FEES, AND/OR COSTS INCURRED IN CONNECTION THEREWITH) (COLLECTIVELY THE "LOSSES") CAUSED BY OR ARISING FROM (A) CUSTOMER GROUP'S FAILURE TO FULLY PERFORM, OBSERVE OR SATISFY ITS COVENANTS, DUTIES, WARRANTIES OR OBLIGATIONS CONTAINED IN THIS AGREEMENT; (B) THE NEGLIGENT OR WRONGFUL USE AND OPERATION OF THE CHEMICALS OR EQUIPMENT DURING THE TERM BY CUSTOMER GROUP, ITS AGENTS, OFFICERS, EMPLOYEES, CONTRACTORS, OR INVITEES; (C) CUSTOMER GROUP'S FAILURE TO MAINTAIN PROPER WATER CHEMISTRY IN EACH AND EVERY POOL; (D) THE ACTS OR OMISSIONS OF CUSTOMER GROUP, INCLUDING BUT NOT LIMITED TO CUSTOMER GROUP'S FAILURE TO MAINTAIN AND UTILIZE THE EQUIPMENT AND THE CHEMICALS IN ACCORDANCE WITH APPLICABLE LAW; AND (E) THE STORAGE OF THE CHEMICALS ON CUSTOMER'S PREMISES. IF SUCH LOSSES WERE ALSO CAUSED IN PART BY THE ACTS OR OMISSIONS OF SUPPLIER, THEN CUSTOMER SHALL ONLY BE LIABLE TO THE EXTENT AND FOR SUCH PORTION THAT SUCH LOSSES WERE CAUSED BY, ARISE FROM OR RELATE, TO THE ACTS OR OMISSIONS OF CUSTOMER GROUP.

IN NO EVENT SHALL SUPPLIER BE LIABLE FOR INCIDENTAL, CONSEQUENTIAL (INCLUDING LOST PROFITS), SPECIAL, PUNITIVE OR EXEMPLARY DAMAGES IN CONNECTION WITH THIS AGREEMENT, THE CHEMICALS OR EQUIPMENT, EVEN IF NOTICE WAS GIVEN OF THE POSSIBILITY OF SUCH DAMAGES AND EVEN IF SUCH DAMAGES WERE REASONABLY FORESEEABLE.

UPON EXECUTION OF THIS AGREEMENT, THE CUSTOMER HEREBY ASSUMES ANY AND ALL RISK OF LOSS, DAMAGE OR COSTS, OR PROPERTY DAMAGE TO CUSTOMER'S WALKWAYS, CONCRETE, PARKING LOTS, OR OTHER FLOORING ("CUSTOMER'S FLOORING ") THAT MAY BE INCURRED IN CONNECTION WITH THE CUSTOMARY AND REASONABLE ACTS AND/OR OMISSIONS OF SUPPLIER IN DELIVERING CHEMICALS TO CUSTOMER'S PROPERTY OVER STAINED, PAINTED, DECORATIVE OR NON-DECORATIVE WALKWAYS, CONCRETE, PARKING LOTS OR ANY OTHER FLOORING AREAS LOCATED ON CUSTOMER'S PROPERTY DESIGNATED BY CUSTOMER AS AN ACCESS FOR PRODUCT DELIVERY. HOWEVER, THE ABOVE DOES NOT WAIVE OR RELEASE ANY CLAIMS AGAINST SUPPLIER FOR GROSS NEGLIGENCE OR WILLFUL MISCONDUCT ON THE PART OF SUPPLIER, ITS AGENTS, EMPLOYEES, CONTRACTORS, OR REPRESENTATIVES. CUSTOMER ACKNOWLEDGES THAT THIS PARAGRAPH IN ITS NATURE IS A WAIVER FOR DAMAGES TO CUSTOMER'S FLOORING ARISING FROM AND DUE TO SUPPLIER'S CUSTOMARY AND REASONABLE ACTIVITY OF DELIVERING CORROSIVE CHEMICALS OVER CUSTOMER'S FLOORING AND HEREBY RELEASES SUPPLIER FOR CLAIMS OR DAMAGES TO CUSTOMER'S FLOORING RESULTING FROM SUPPLIER'S CUSTOMARY AND REASONABLE ACTS IN CONNECTION WITH THE DELIVERY OF CHEMICALS TO CUSTOMER'S PROPERTY AND ASSUMES ANY AND ALL RISK OF LOSS, DAMAGE OR COSTS, OR PROPERTY DAMAGE TO CUSTOMER'S FLOORING THAT MAY BE INCURRED BY CUSTOMER ARISING OUT OF OR IN CONNECTION WITH SUPPLIER'S CUSTOMARY AND REASONABLE ACTS AND/OR OMISSIONS IN DELIVERING CHEMICALS OVER STAINED, PAINTED, DECORATIVE OR NON-DECORATIVE WALKWAYS, PARKING LOTS OR ANY OTHER FLOORING AREAS DESIGNATED BY CUSTOMER TO BE ACCESS POINTS FOR PRODUCT DELIVERY. CUSTOMER FULLY UNDERSTANDS THE TERMS SET FORTH IN THIS PARAGRAPH, AND CUSTOMER HEREBY WAIVES ITS RIGHTS FREELY AND VOLUNTARILY WITHOUT ANY INDUCEMENT, ASSURANCE, OR GUARANTEE BEING MADE TO CUSTOMER TO THE FULLEST EXTENT ALLOWED BY LAW.

Supplier shall not be liable for default in the performance or discharge of any duty or obligation under this Agreement, to the extent caused by acts of God, civil or military authority, public enemy, fire, floods, winds, storms, pandemic, epidemic, public health emergency or quarantine, labor disorders, strikes, work stoppages or other labor trouble, accidents, riots, civil commotion, closing the public highways, terrorist acts or threats, governmental interference or regulations and other contingencies, similar to the foregoing, beyond Supplier's reasonable control.

To the extent there is any conflict between the terms of this Section 8 and the terms of any other agreement entered into between Supplier and Customer, the terms of this Section 8 shall control.

9. Customer Event of Default. The occurrence of any of the following shall constitute an event of default under this Agreement (a "Customer Event of Default"):

- (a) Customer fails to timely pay any payment when due pursuant to the terms of this Agreement;
- (b) Customer attempts to remove, sell, transfer, encumber, assign, sublet or part with possession of the Equipment or any items thereof, except as expressly permitted herein;
- (c) Customer fails to observe or perform any of its material covenants, duties or obligations arising under this Agreement and such failure continues for a period of fifteen (15) days after written notice thereof by Supplier;
- (d) Customer ceases doing business as a going concern, makes an assignment for the benefit of creditors, admits in writing its inability to pay its debts as they become due, files a voluntary petition in bankruptcy, is adjudicated as bankrupt or insolvent, files a petition seeking for itself any reorganization, arrangement, composition, readjustment, liquidation, dissolution or similar arrangement under any present or future statute, law or regulation or files an answer admitting the material allegations of a petition filed against it in any such proceeding, consents to or acquiesces in the appointment of a trustee, receiver, or liquidator of it or of all or any substantial part of its assets or properties, or it or its shareholders or other equity owners shall take any action looking to its dissolution or liquidation;

10. Remedies Upon Customer Event of Default. Upon the occurrence of any Customer Event of Default, Supplier may at its option do any or all of the following:

- (a) By written notice to Customer, immediately terminate this Agreement as to the Equipment, wherever situated. As a result of the termination, Supplier may enter upon Customer's property and remove the Equipment without liability of any kind or nature for so doing, or Supplier may demand that Customer remove and return the Equipment, all at Customer's sole cost and expense; or
- (b) Exercise any other right or remedy which may be available to Supplier under any applicable law or proceed by appropriate court action, without affecting Supplier's title or right to possession of the Equipment, to enforce the terms hereof or to recover damages for the breach hereof or to cancel this Agreement as to the Equipment.

11. Insurance. During the Term, Customer shall, at its cost and expense, purchase and maintain in effect general and professional liability insurance covering all Losses and the use, operation, and replacement of the Equipment. Supplier shall be named as an additional insured party on the insurance policies to be maintained hereunder by Customer. The policies to be maintained by Customer hereunder shall be evidenced by a certificate of insurance or other reasonable documentation which shall be delivered by Customer to Supplier no later than the Effective Date and as of each annual renewal of such policies during the Term.

12. Miscellaneous.

- (a) This Agreement and all claims or causes of action arising hereunder shall be governed by and construed in accordance with the laws of the State of Florida, excluding its conflicts of law's provisions, and in the event of a dispute arising under this Agreement, the parties hereby submit to exclusive jurisdiction in the federal or state courts located in Orange County, Florida, and agree that venue is proper and convenient in such forum.
- (b) If any provision of this Agreement is found by a court of competent jurisdiction to be unenforceable for any reason, such provision shall be deemed to be modified to the extent necessary to render it valid and enforceable, and the remainder of this Agreement shall continue in full force and effect.
- (c) In the event of any controversy, claim or dispute between the parties arising out of or relating to this Agreement or the breach thereof, the prevailing party shall be entitled to recover from the other party its reasonable expenses, attorney's fees, and costs.
- (d) Customer may not assign or otherwise delegate this Agreement nor the rights and obligations set forth herein, without Supplier's prior written consent.
- (e) This Agreement together with the Exhibits attached hereto constitutes the full and complete agreement and understanding between the parties hereto concerning the subject matter hereof and shall supersede any and all prior written and oral agreements with regard to such subject matter. Except as set forth in Section 3, this Agreement may be modified or amended only by a written instrument executed by all of the parties hereto.
- (f) The titles or headings of the various paragraphs hereof are intended solely for convenience or reference and are not intended and shall not be deemed to modify, explain or place any construction upon any of the provisions of this Agreement.
- (g) Notwithstanding any provisions herein to the contrary, upon the termination of this Agreement for any reason whatsoever, the provisions of this Agreement which by their nature require some action or forbearance after such termination (including but not limited to those related to indemnities) shall survive such termination and be binding until any actions, obligations and/or rights therein provided have been completely satisfied or released.
- (h) All notices required or permitted hereunder shall be in writing and unless personal delivery is effected, shall be deemed delivered three (3) days after when deposited in the United States Mail, postage pre-paid, registered or certified mail, return receipt requested, addressed to the party in question at the address set forth herein or at such other address as may have been

specified by written notice delivered in accordance herewith. For the purposes of the notice provisions of this Agreement, the following addresses shall be the addresses of the parties hereto until changed:

Supplier:

Aquasol Commercial Chemical, Inc.
1707 Townhurst Dr.
Houston, TX 77043

Customer:

Tison's Landing Community Development District

(i) This Agreement may be signed in multiple counterparts, each of which will be considered an original and all of which together will constitute a whole. Signatures transmitted electronically, by facsimile or email shall have the same effect as original signatures.

The undersigned represents and warrants to Supplier that this Agreement has been duly executed as of the Effective Date and constitutes a legal, valid, and binding obligation of the Customer, enforceable against the Customer in accordance with its terms. Any management company or other entity signing on behalf of Customer, if applicable, by its signature to this Agreement on behalf of and as the agent of the Customer, represents and warrants that it is duly authorized to execute this Agreement on behalf of the Customer and to bind the Customer to the terms of this Agreement.

SUPPLIER:

**AQUASOL COMMERCIAL CHEMICAL, INC.
D/B/A POOLSURE, a Texas corporation**

By: _____

Name: _____

Title: _____

Date: _____

CUSTOMER:

Tison's Landing Community Development District

By: _____

Name: Courtney Hogge

Title: _____

Date: _____

EXHIBIT A – Specific Terms

Property Name				Water Management Base Rate		
Tisons Landing CDD				1334.07		
Monthly Seasonal Billing – <u>125%</u> during Summer (April-September) and <u>75%</u> during Winter (October-March)				Summer		Winter
				1667.59		1000.55
Pool Name (Equipment/Tank Storage Location)		Additional Monthly Charges		Equipment		
		Shed Rental	XPC Wireless Rate	Tap Rate	Controller	Bleach Tank Size (in Gallons)	Tank Sensor on Tank?
Tisons Landing - Pool				WTC	225	
Tisons Landing - Spray Pool				WTC	125	
Chemicals to be Delivered: May include but not limited to Sodium Hypochlorite, Pool Acid, Sodium Bicarbonate, Calcium Chloride, Cyanurics						
Special Items Included on Agreement:						
Delivery Address 16529 Tison Bluff Rd Jacksonville FL 32218			Billing Information Sent Via: Website: Email Address: Mail Address:			

ADDENDUM TO FLORIDA LEASE AND SERVICE AGREEMENT

This Addendum to Florida Lease and Service Agreement (the “Addendum”), dated and entered into on the ____ day of _____, 2022, is attached to and forms part of the Florida Lease and Agreement made and entered into on _____, 2022 (the “Agreement”) between **AQUASOL COMMERCIAL CHEMICAL, INC. d/b/a POOLSURE**, a Texas corporation (the “Supplier”) and **TISON’S LANDING COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government establishing and existing pursuant to Chapter 190, Florida Statutes (the “Customer”). To the extent that any of the terms or conditions contained in this Addendum conflict with any of the terms or conditions contained in the Agreement, it is expressly understood and agreed that the terms of this Addendum shall take precedence.

1. Section 4 of the Agreement, entitled “**Payment to Supplier**” is hereby amended to delete the last sentence.

2. The first paragraph of Section 8, entitled “**Indemnity and Limitation of Damages**” is hereby amended, in part, to state, “**TO THE EXTENT PERMITTED BY FLORIDA LAW, CUSTOMER AGREES TO INDEMNIFY. DEFEND AND HOLD SUPPLIER HARMLESS FROM AND AGAINST...**”

3. Section 11 of the Agreement, entitled “**Insurance**” is hereby replaced in its entirety as follows:

11. **Insurance.** During the term Customer shall, at its cost and expense, purchase and maintain in effect public liability insurance, which policy shall be evidenced by a certificate of insurance or other reasonable documentation, which shall be delivered to Supplier by Customer upon request. During the term of this Agreement, Supplier shall maintain workers compensation insurance as required by Florida law, commercial general liability insurance with minimum limits of \$1,000,000 per incident, and automobile liability insurance with minimum limits of \$300,000 per incident, which policies of insurance shall be evidenced by a certificate of insurance or other reasonable documentation, which shall be delivered to Customer by Supplier within five (5) days of the effective date of the Agreement and thereafter upon request.

4. Section 12, entitled “**Miscellaneous,**” subsection (a) is hereby amended to replace “Orange County” with “Duval County.”

5. Section 12, entitled “**Miscellaneous,**” subsection (h) is hereby amended to replace all addresses for purposes of notice with the following:

If to the Customer: Tison’s Landing Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager

With a copy to: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
Las Olas Square, Suite 600
515 East Las Olas Boulevard
Fort Lauderdale, Florida 33301
Attn: Dennis E. Lyles, Esq.

With a copy to: Tison's Landing Community Development District
16529 Tison Bluff Road
Jacksonville, Florida 32218
Attn: Field Operations Manager

If to Contractor: Aquasol Commercial Chemical, Inc.
1707 Townhurst Drive
Houston, Texas 77043
Attn: President

6. Section 12, entitled "**Miscellaneous**," subsection (j) is hereby added to the Agreement, as follows:

PUBLIC RECORDS. Supplier shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the Customer to perform the services or work set forth in this Agreement; and
2. Upon the request of the Customer's custodian of public records, provide the Customer with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Supplier does not transfer the records to the Customer; and
4. Upon completion of the Agreement, transfer, at no cost to the Customer, all public records in possession of the Supplier or keep and maintain public records required by the Customer to perform the service or work provided for in this Agreement. If the Supplier transfers all public records to the Customer upon completion of the Agreement, the Supplier shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Supplier keeps and maintains public records

upon completion of the Agreement, the Supplier shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the Customer, upon request from the Customer's custodian of public records, in a format that is compatible with the information technology systems of the Customer.

Supplier acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the Customer pursuant to Section 119.0701(3), Florida Statutes. If notified by the Customer of a public records request for records not in the possession of the Customer but in possession of the Supplier, the Supplier shall provide such records to the Customer or allow the records to be inspected or copied within a reasonable time. Supplier acknowledges that should Supplier fail to provide the public records to the Customer within a reasonable time, Supplier may be subject to penalties pursuant to Section 119.10, Florida Statutes.

IF THE SUPPLIER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE SUPPLIER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE SUPPLIER MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE CUSTOMER AT:

**GOVERNMENTAL MANAGEMENT SERVICES
475 WEST TOWN PLACE, SUITE 114
ST. AUGUSTINE, FLORIDA 32092
TELEPHONE: (904) 940-5850
EMAIL: chogge@gmsnf.com**

7. Section 12, entitled "Miscellaneous," subsection (k) is hereby added to the Agreement, as follows:

Nothing herein shall be construed as or constitute a waiver of the protections, immunities, and limitations of liability that may be afforded to Customer pursuant to the doctrine of sovereign immunity, or Section 768.28, Florida Statutes.

Customer and Supplier have each caused this Addendum to be executed by its duly authorized representatives as of the day and year set forth above.

SUPPLIER:

CUSTOMER:

AQUASOL COMMERCIAL CHEMICAL,
INC., D/B/A POOLSURE, a Texas corporation

TISON'S LANDING COMMUNITY
DEVELOPMENT DISTRICT

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

EIGHTH ORDER OF BUSINESS

C.



Submitted by: Kemberly Hopkins & Tim Harden On November 30, 2022

Amenities Report

Upcoming Events:

Christmas decorations have been installed. We are looking forward to a red and white Christmas! We are having photos with Santa with breakfast buffet on December 3 with photos with Santa. Kids Christmas event with Snowball fight, hayrides, and a pizza party on December 16.

Past Events:

On Wednesday, 11/30 residents came together and enjoyed breakfast social hour.

Facilities Maintenance Activities

Backflow Preventer Testing:

- Backflow preventer at amenity center and five of the pocket parks were due to be tested in November. Bob's Backflow has been hired to perform the annually required testing.

Christmas Decorations:

- JEA light poles at both entrances have been wrapped with ribbon.
- The Christmas tree has been assembled in the social room and decorated.
- Oak trees at both entrances have been wrapped with lights.
- Icicle lights have been hung along the front of the amenity center.

Envera camera replaced:

- The damaged camera at the Main St entrance was replaced on Nov 29th.

Timers to be installed at both entrances:

- Staff will be installing timers at both entrances to the community in order to save the District money on the electric bill and on the purchase of replacement bulbs.

Replacement of malfunctioning acid pump on the kiddie pool:

- Staff notified Poolsure that the chemical pump that feeds sulfuric acid into the splash feature pool was not working. A technician came out and put a new acid pump into service.

If you have any questions regarding this report please contact Tim Harden, tharden@vestapropertyservices.com for field operations. Kemberly Hopkins, khopkins@vestapropertyservices.com for amenities. You can also call 904-757-1547.

