

TISON'S LANDING
Community Development District

JANUARY 12, 2023

AGENDA

Tison's Landing Community Development District

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

January 5, 2023

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, January 12, 2023 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida 32218.
Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment (limited to three minutes)
- III. Approval of Consent Agenda
 - A. Minutes of the December 8, 2022 Meeting
 - B. Financial Statements
 - C. Check Register
- IV. Staff Reports (1) - District Engineer
- V. Acceptance of the Fiscal Year 2022 Audit Report
- VI. Consideration of Estimates for Walking Path Around Soccer Field
- VII. Staff Reports (2)
 - A. District Counsel
 - B. District Manager
 - C. Amenity Manager – Report
 - D. Field Operations Manager
- VIII. Supervisor Requests / Audience Comments

- IX. Next Scheduled Meeting – Thursday, February 9, 2023 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida 32218
- X. Adjournment

THIRD ORDER OF BUSINESS

A.

MINUTES OF MEETING
TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Tison's Landing Community Development District was held Thursday, December 8, 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
Cedeila Alford	Supervisor
Ashtin Henninger	Supervisor

Also present were:

Daniel Laughlin	District Manager
Gerald Knight	District Counsel
Dana Harden	Vesta Property Services
Tim Harden	Vesta Property Services

The following is a summary of the discussions and actions taken at the December 8, 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.

THIR ORDER OF BUSINESS

Organizational Matters

A. Oath of Office for Newly Elected Supervisors

Mr. Laughlin, being notary public of the State of Florida, administered an oath of office to Ms. Alford, Mr. Kirsch and Ms. Timmons.

B. General Information for New Supervisors

Mr. Laughlin provided a brief overview of the Sunshine and public records laws.

C. Consideration of Resolution 2023-01, Designating Officers

Mr. Kirsch and Ms. Timmons indicated they were willing to remaining in their positions as Chairman and Vice Chair. Mr. Laughlin noted the remaining slate of officers will be himself as Secretary, and Ms. Alford, Mr. Richardson, Ms. Henninger, Patti Powers and Rich Hans as Assistant Secretaries. He also asked that from his office Jim Oliver, Darrin Mossing, Marilee Giles and Howard McGaffney be designated as Assistant Secretaries and Assistant Treasurers for document signing purposes.

On MOTION by Mr. Kirsch seconded by Ms. Alford with all in favor Resolution 2023-01, designating officers as listed above was approved.

FOURTH ORDER OF BUSINESS **Approval of Consent Agenda**

- A. Minutes of the October 13, 2022 Meeting**
- B. Financial Statements**
- C. Check Register**

Mr. Laughlin provided a brief overview of the financial statements, noting the check register totals \$48,742.28.

Mr. Kirsch asked why there is a charge from April for AgrowPro in the check register. Mr. Laughlin responded that there seems to be an issue with their invoicing process as there was a large batch of invoices sent to the District dated from the year 2020. Those were denied. The invoice in question from April was for aeration of the athletic field in the spring.

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 **Ratification of Engagement Letter from
Grau & Associates for Fiscal Year 2022**

Mr. Laughlin reminded the Board that Grau & Associates was the auditing firm selected during the audit RFP process.

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

SEVENTH ORDER OF BUSINESS

Discussion of Poolsure Contract and Rate Increase Effective January 1, 2023

Mr. Laughlin informed the Board that Poolsure has indicated they are agreeable to the addendum, and they also have requested a rate increase to be effective January 1, 2023.

Mr. Knight noted Poolsure would not sign the original agreement effective through the end of this year, so staff is asking to move forward with the new agreement effective January 1, 2023.

Supervisor Henninger joined the meeting at this time.

Mr. Knight informed the Board his firm would update the addendum to be applicable to the agreement effective January 1, 2023.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor the Poolsure agreement effective January 1, 2023 and the addendum to accompany the agreement was approved.

Mr. Kirsch asked that purchasing of pool chemical feeders to be owned by the district be brought back later in the year in case Poolsure continues to raise their rates.

EIGHTH ORDER OF BUSINESS

Staff Reports (2)

A. District Counsel

Ms. Harden informed the Board there was an accident that occurred on November 23, 2022 at the Main Street entrance and the District has been subpoenaed to release the camera footage from the area.

B. District Manager

There being nothing to report, the next item followed.

C. Amenity Manager - Report

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

D. Field Operations Manager - Report

Mr. Harden gave an overview of maintenance items completed since the last meeting. He informed the Board there is currently no power at the island on Main Street due to damage to the electric panels. The repair is in the works.

NINTH ORDER OF BUSINESS

**Supervisor Requests / Audience
Comments**

Supervisor Requests

There being none, the next item followed.

Audience Comments

Ms. Ann Shaffer, 16164 Magnolia Grove Way, asked about extending the back sidewalk near Magnolia so that the kids will have a safe place to ride bikes and mothers can safely walk with their strollers. Mr. Kirsch noted a previous estimate to pour asphalt in the area for a lap track was around \$100,000. Ms. Timmons indicated she was in favor of obtaining quotes for something similar to possibly be done during the next fiscal year.

Ms. Cathy Stepalavich, 16257 Dowing Creek, mentioned an issue with the visibility for those driving in the roundabout and the need for the inner ring of shrubs to be removed and the outer ring to be shorter to increase that visibility. Staff was directed to seek estimates to improve the roundabout landscaping.

Ms. Delores Baker, 16277 Magnolia Grove Way, stated that the area behind her home is not being maintained.

Ms. Harden stated that the back of Ms. Baker’s yard opens to a JEA easement. Mr. Laughlin suggested putting a ticket in with JEA to attempt to get them to clean up the area.

Ms. Harden asked if the Board would want the District’s landscaping contractor to maintain the area all the way down to Bradford once JEA has done an initial clean-up. Mr. Kirsch asked that staff obtain an estimate from Lawnboy.

TENTH ORDER OF BUSINESS

**Next Scheduled Meeting – Thursday,
January 12, 2023 at 6:00 p.m. at the Yellow
Bluff Amenity Center**

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Timmons seconded by Ms. Alford 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
November 30, 2022

Board of Supervisors Meeting
January 12, 2023

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
November 30, 2022

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<u>ASSETS:</u>				
Cash	\$138,005	---	\$8,265	\$146,270
Accounts Receivable	\$125	---	---	\$125
Due From Other Funds	---	\$48,090	---	\$48,090
Investments:				
SBA-Surplus Funds	\$39,407	---	\$48,512	\$87,919
Series 2016-1				
Reserve	---	\$150,428	---	\$150,428
Revenue	---	\$4,879	---	\$4,879
Redemption	---	\$3	---	\$3
Series 2016-2				
Reserve	---	\$42,553	---	\$42,553
Prepayment	---	\$6	---	\$6
Deposits	\$4,202	---	---	\$4,202
TOTAL ASSETS	<u>\$181,740</u>	<u>\$245,960</u>	<u>\$56,777</u>	<u>\$484,476</u>
<u>LIABILITIES:</u>				
Accounts Payable	\$9,772	---	---	\$9,772
Accrued Expenditures	\$2,313	---	---	\$2,313
Due to other Funds	\$48,090	---	---	\$48,090
TOTAL LIABILITIES	<u>\$60,175</u>	<u>\$0</u>	<u>\$0</u>	<u>\$60,175</u>
<u>FUND BALANCES:</u>				
Nonspendable:				
Prepaid items and deposits	\$4,202	---	---	\$4,202
Restricted for:				
Debt service	---	\$245,960	---	\$245,960
Assigned for Captial Projects	---	---	\$56,777	\$56,777
Unassigned	\$117,363	---	---	\$117,363
TOTAL FUND BALANCES	<u>\$121,565</u>	<u>\$245,960</u>	<u>\$56,777</u>	<u>\$424,302</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$181,740</u>	<u>\$245,960</u>	<u>\$56,777</u>	<u>\$484,476</u>

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

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

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 11/30/22</u>	<u>ACTUAL THRU 11/30/22</u>	<u>VARIANCE</u>
<u>REVENUES</u>				
Maintenance Assessments - Tax Roll	\$720,022	\$90,660	\$90,660	\$0
Clubhouse Income	\$2,000	\$333	\$1,145	\$812
HOA Revenues	\$1,500	\$250	\$0	(\$250)
Interest Income	\$200	\$33	\$363	\$330
Miscellaneous Revenues	\$0	\$0	\$132	\$132
TOTAL REVENUES	<u>\$723,722</u>	<u>\$91,276</u>	<u>\$92,300</u>	<u>\$1,024</u>
<u>EXPENDITURES</u>				
<u>Administrative:</u>				
Supervisor Fees	\$12,000	\$2,000	\$800	\$1,200
FICA Taxes	\$918	\$153	\$61	\$92
Engineering Fees	\$3,000	\$500	\$0	\$500
Arbitrage Rebate	\$1,200	\$0	\$0	\$0
Dissemination Agent	\$1,000	\$167	\$267	(\$100)
Trustee Fees	\$3,725	\$3,725	\$3,717	\$8
Assessment Roll Administration	\$2,500	\$2,500	\$2,500	\$0
Attorney Fees	\$15,000	\$2,500	\$3,080	(\$580)
Annual Audit	\$3,100	\$0	\$0	\$0
Management Fees	\$50,000	\$8,333	\$7,500	\$833
Computer Time/information Technology	\$1,400	\$233	\$233	(\$0)
Telephone	\$100	\$17	\$81	(\$64)
Postage	\$1,000	\$167	\$11	\$156
Printing & Binding	\$2,000	\$333	\$83	\$251
Insurance	\$10,249	\$10,249	\$9,761	\$488
Legal Advertising	\$1,000	\$1,000	\$200	\$800
Other Current Charges	\$1,000	\$167	\$96	\$71
Website Administration	\$1,400	\$233	\$233	(\$0)
Website Lifestyle	\$3,000	\$500	\$500	\$0
Office Supplies	\$500	\$83	\$0	\$83
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	<u>\$114,267</u>	<u>\$33,035</u>	<u>\$29,298</u>	<u>\$3,737</u>
<u>Field:</u>				
Insurance (Property)	\$15,828	\$15,828	\$15,476	\$352
Field Management & Administration (Vesta)	\$31,469	\$5,245	\$5,245	(\$0)
Seasonal Office Staffing	\$13,753	\$2,292	\$2,292	\$0
Security Camera Monitoring (Envera)	\$23,463	\$6,350	\$6,350	\$0
Security Off Duty (JSO)	\$25,000	\$0	\$0	\$0
Landscape Maintenance (LawnBoy)	\$51,056	\$8,509	\$8,508	\$1
Landscape Mulch	\$15,000	\$0	\$0	\$0
Landscape Fertilization (Agro Pro)	\$19,332	\$3,222	\$2,983	\$239
Landscape Contingency	\$7,500	\$1,250	\$0	\$1,250

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

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

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 11/30/22</u>	<u>ACTUAL THRU 11/30/22</u>	<u>VARIANCE</u>
<i>Field: (continued)</i>				
Irrigation Maintenance	\$10,000	\$1,667	\$0	\$1,667
Lake Maintenance (The Lake Doctor)	\$11,428	\$1,905	\$1,608	\$297
Utilities-Cable (Comcast)	\$2,400	\$400	\$247	\$153
Utilities-Electric (JEA)	\$1,800	\$300	\$178	\$122
Utilities-Irrigation (JEA)	\$30,000	\$5,000	\$6,344	(\$1,344)
Refuse Service (Republic Services)	\$4,800	\$800	\$926	(\$126)
Repairs and Maintenance	\$20,000	\$3,333	\$315	\$3,019
Contingency	\$10,000	\$1,667	\$0	\$1,667
Capital Reserve	\$40,000	\$6,667	\$0	\$6,667
TOTAL FIELD	<u>\$332,829</u>	<u>\$64,434</u>	<u>\$50,472</u>	<u>\$13,962</u>
<i>Amenity</i>				
Amenity Manager (Vesta)	\$100,206	\$16,701	\$16,701	\$0
Pool Maintenance (Vesta)	\$30,065	\$5,011	\$5,011	(\$0)
Pool Repair	\$5,000	\$833	\$0	\$833
Pool Chemicals (Vesta)	\$11,980	\$1,997	\$2,037	(\$40)
Permit Fees	\$600	\$0	\$0	\$0
Utilities-Cable (Comcast)	\$6,000	\$1,000	\$973	\$27
Utilities-Electric (JEA)	\$24,000	\$4,000	\$2,330	\$1,670
Utilities-Water/Sewer (JEA)	\$12,000	\$2,000	\$2,115	(\$115)
Repairs and Maintenance	\$17,000	\$2,833	\$139	\$2,695
Janitorial Maintenance (Vesta)	\$30,845	\$5,141	\$5,141	\$0
Janitorial Supplies (Vesta)	\$3,725	\$621	\$621	(\$0)
Gym Equipment Maintenance	\$1,000	\$167	\$0	\$167
Special Events	\$20,000	\$4,349	\$4,349	\$0
Amenity Supplies	\$5,000	\$833	\$601	\$232
Contingency	\$9,206	\$1,534	\$0	\$1,534
TOTAL AMENITY	<u>\$276,627</u>	<u>\$47,020</u>	<u>\$40,016</u>	<u>\$7,004</u>
TOTAL EXPENDITURES	<u>\$723,722</u>	<u>\$144,489</u>	<u>\$119,786</u>	<u>\$24,703</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(\$0)</u>	<u>(\$53,213)</u>	<u>(\$27,486)</u>	<u>\$25,727</u>
Net change in fund balance	<u>(\$0)</u>	<u>(\$53,213)</u>	<u>(\$27,486)</u>	<u>\$25,727</u>
FUND BALANCE - Beginning	\$0		\$149,051	
FUND BALANCE - Ending	<u>(\$0)</u>		<u>\$121,565</u>	

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL RESERVE FUND

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

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 11/30/22</u>	<u>ACTUAL THRU 11/30/22</u>	<u>VARIANCE</u>
<u>REVENUES</u>				
Interest Income	\$100	\$17	\$285	\$269
Capital Reserve-Transfer In	\$40,000	\$0	\$0	\$0
TOTAL REVENUES	<u>\$40,100</u>	<u>\$17</u>	<u>\$285</u>	<u>\$269</u>
<u>EXPENDITURES</u>				
Capital Outlay	\$75,133	\$12,522	\$0	\$12,522
Miscellaneous Services	\$800	\$133	\$117	\$16
TOTAL EXPENDITURES	<u>\$75,933</u>	<u>\$12,656</u>	<u>\$117</u>	<u>\$12,538</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(\$35,833)</u>	<u>(\$12,639)</u>	<u>\$168</u>	<u>\$12,807</u>
Net change in fund balance	<u>(\$35,833)</u>	<u>(\$12,639)</u>	<u>\$168</u>	<u>\$12,807</u>
FUND BALANCE - Beginning	\$75,937		\$56,609	
FUND BALANCE - Ending	<u>\$40,104</u>		<u>\$56,777</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 November 30, 2022

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 11/30/22</u>	<u>ACTUAL THRU 11/30/22</u>	<u>VARIANCE</u>
<u>REVENUES</u>				
Special Assessments - On Roll	\$382,996	\$48,090	\$48,090	\$0
Interest Income	\$0	\$0	\$1,128	\$1,128
TOTAL REVENUES	<u>\$382,996</u>	<u>\$48,090</u>	<u>\$49,218</u>	<u>\$1,128</u>
<u>EXPENDITURES</u>				
<u>Series 2016-1</u>				
Interest - 11/01	\$55,816	\$55,816	\$55,816	\$0
Special Call 11/01	\$0	\$0	\$5,000	(\$5,000)
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	\$20,328	\$20,328	\$0
Interest - 05/01	\$20,328	\$0	\$0	\$0
Principal - 05/01	\$40,000	\$0	\$0	\$0
TOTAL EXPENDITURES	<u>\$377,288</u>	<u>\$76,144</u>	<u>\$81,144</u>	<u>(\$5,000)</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$5,709</u>	<u>(\$28,053)</u>	<u>(\$31,925)</u>	<u>(\$3,872)</u>
Net change in fund balance	<u>\$5,709</u>	<u>(\$28,053)</u>	<u>(\$31,925)</u>	<u>(\$3,872)</u>
FUND BALANCE - Beginning	\$85,399		\$277,885	
FUND BALANCE - Ending	<u>\$91,108</u>		<u>\$245,960</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	
Bonds outstanding - 09/30/2022		\$3,450,000.00
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	
Bonds outstanding - 09/30/2022		\$865,000.00
Nov 1, 2022 (Special Call)		(\$5,000.00)
May 1, 2023 (Mandatory)		\$0.00
Current Bonds Outstanding		\$860,000.00
Total Current Bonds Outstanding		\$4,310,000.00

**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	\$90,660	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$90,660
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	\$140	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$363
Miscellaneous Revenues	\$0	\$132	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$132
Total Revenues	\$1,369	\$90,931	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$92,300
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	\$183	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$267
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	\$1,238	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,080
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$3,750	\$3,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500
Computer Time/information Technology	\$117	\$117	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$233
Telephone	\$23	\$58	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$81
Postage	\$1	\$10	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11
Printing & Binding	\$53	\$29	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83
Insurance	\$9,761	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,761
Legal Advertising	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200
Other Current Charges	\$51	\$45	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$96
Website Administration	\$117	\$117	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$233
Website Lifestyle	\$250	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500
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	\$5,896	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,298

**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	\$2,622	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,244
Seasonal Office Staffing	\$1,146	\$1,146	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,292
Security Camera Monitoring (Envera)	\$3,032	\$3,319	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,351
Security Off Duty (JSO)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscape Maintenance (LawnBoy)	\$4,254	\$4,254	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,508
Landscape Mulch	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscape Fertilization (Agro Pro)	\$1,492	\$1,492	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,984
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	\$804	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,608
Utilities-Cable (Comcast)	\$123	\$123	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$246
Utilities-Electric (JEA)	\$95	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$178
Utilities-Irrigation (JEA)	\$2,927	\$3,417	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,344
Refuse Service (Republic Services)	\$547	\$379	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$926
Repairs and Maintenance	\$148	\$167	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$315
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	\$32,666	\$17,806	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,472

Amenity

Amenity Manager (Vesta)	\$8,351	\$8,351	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,702
Pool Maintenance (Vesta)	\$2,505	\$2,505	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,010
Pool Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Chemicals (Vesta)	\$1,048	\$988	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,036
Permit Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utilities-Cable (Comcast)	\$487	\$486	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$973
Utilities-Electric (JEA)	\$1,256	\$1,074	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,330
Utilities-Water/Sewer (JEA)	\$964	\$1,151	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,115
Repairs and Maintenance	\$130	\$9	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$139

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	\$2,570	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,141
Janitorial Supplies (Vesta)	\$310	\$310	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$621
Gym Equipment Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Events	\$3,104	\$1,244	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,349
Amenity Supplies	\$579	\$23	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$601
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL AMENITY	\$21,304	\$18,711	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,016
Total Expenditures	\$77,197	\$42,414	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$119,786
Interfund Transfers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Excess Revenues (Expenditures)	(\$75,828)	\$48,518	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$27,486)

C.

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

11/1 - 12/6/22

<u><i>Date</i></u>	<u><i>Check Numbers</i></u>	<u><i>Amount</i></u>
General Fund		
11/3/2022	3157-3160	\$828.87
11/7/2022	3161-3166	\$24,512.98
11/15/2022	3167-3169	\$9,845.22
11/29/2022	3170-3173	\$9,875.58
12/6/2022	3174-3183	\$974,460.32
11/22/2022	3184	\$609.34
	total	<u>\$1,020,132.31</u>
Capital Reserve		
n/a		
	total	<u>\$0.00</u>
Total		<u><u>\$1,020,132.31</u></u>

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #	
11/03/22	00003	10/03/22 86844	202210 310-51300-54000	SPECIAL DISTRICT FEE FY23	*	175.00		
							DEPARTMENT OF ECONOMIC OPPORTUNITY	175.00 003157
11/03/22	00169	9/20/22 53324	202209 320-53800-34502	ROUTER ISSUE	*	215.00		
							ENVERA HIDDEN EYES LLC	215.00 003158
11/03/22	00186	11/01/22 373530	202211 320-53800-34502	NOV 22 - ACCESS CONTR SYS	*	60.00		
							HI-TECH SYSTEMS ASSOCIATES	60.00 003159
11/03/22	00077	10/16/22 0687-001	202211 320-53800-43200	WASTE 11/1-11/30/22	*	378.87		
							REPUBLIC SERVICES #687 (AUTO PAY)	378.87 003160
11/07/22	00161	1/28/22 11001715	202201 320-53800-46203	SWEEPING WEBS/WASPS NESTS	*	150.00		
		4/18/22 11001715	202204 320-53800-46203	SWEEPING WEBS/WASPS NESTS	*	150.00		
		7/27/22 11001715	202207 320-53800-46203	SWEEPING WEBS/WASPS NESTS	*	150.00		
							AGROWPRO INC.	450.00 003161
11/07/22	00012	11/03/22 22-07013	202211 310-51300-48000	BOARD OF SUPERVISORS MTG	*	99.88		
							DAILY RECORD + OBSERVER LLC	99.88 003162
11/07/22	00004	11/01/22 434	202211 310-51300-34000	NOV 22 - MGMT FEES	*	3,750.00		
		11/01/22 434	202211 310-51300-49500	NOV 22 - WEBSITE ADMIN	*	116.67		
		11/01/22 434	202211 310-51300-35100	NOV 22 - IT	*	116.67		
		11/01/22 434	202211 310-51300-31200	NOV 22 - DISSEMINATION	*	83.33		
		11/01/22 434	202211 310-51300-51000	NOV 22 - OFFICE SUPPLIES	*	.18		
		11/01/22 434	202211 310-51300-42000	NOV 22 - POSTAGE	*	9.57		
		11/01/22 434	202211 310-51300-42500	NOV 22 - COPIES	*	29.10		
		11/01/22 434	202211 310-51300-41000	NOV 22 - TELEPHONE	*	58.12		
							GOVERNMENTAL MANAGMENT'S SERVICES	4,163.64 003163

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
11/07/22	00142	11/01/22 13129561	202211 320-57200-46400 NOV 22 - POOL SVC		*	988.20	
				POOLSURE			988.20 003164
11/07/22	00197	11/02/22 11022022	202212 320-57200-49400 FOOD TRUCK 12/3/22		*	1,100.00	
				VBC FOOD TRUCK LLC			1,100.00 003165
11/07/22	00157	11/01/22 403822	202211 320-57200-45105 NOV 22 - AMENITY MANAGER		*	8,350.50	
		11/01/22 403822	202211 320-57200-46400 NOV 22 - POOL MAINTENANCE		*	2,505.42	
		11/01/22 403822	202211 320-53800-34400 NOV 22 - FIELD MGMT/ADMIN		*	2,622.42	
		11/01/22 403822	202211 320-57200-46601 NOV 22 - JANITORIAL MAINT		*	2,570.42	
		11/01/22 403822	202211 320-57200-46602 NOV 22 - JANITORIAL SUPP		*	310.42	
		11/01/22 403822	202211 310-51300-49500 NOV 22 - WEBSITE		*	250.00	
		11/01/22 403822	202211 320-53800-34400 NOV 22 - POOL MONIT/FA		*	1,146.08	
		11/01/22 403822	202211 300-11500-10000 CREDIT REIMB VESTA		*	44.00-	
				VESTA PROPERTY SERVICE INC.			17,711.26 003166
11/15/22	00156	11/01/22 721474	202212 320-57200-34502 VIDEO MONIT 12/1-2/28/23		*	2,025.00	
		11/01/22 721474	202212 320-57200-34502 SERV & MAINT 12/1-2/28/23		*	1,010.13	
		11/01/22 721506	202212 320-57200-34502 ENT2 MAINT 12/1-12/31		*	30.61	
		11/01/22 721506	202212 320-57200-34502 ENT2 PULLS 12/1-12/31		*	200.00	
		11/01/22 721507	202212 320-57200-34502 UTILITY VIDEO 12/1-12/31		*	250.00	
		11/01/22 721507	202212 320-57200-34502 UTILITY MAINT 12/1-12/31		*	138.21	
		11/01/22 721508	202212 320-57200-34502 ENT1 SERV 12/1-12/31		*	129.27	
		11/01/22 721508	202212 320-57200-34502 ENT1 PULLS 12/1-12/31		*	200.00	
				ENVERA			3,983.22 003167
11/15/22	00052	11/02/22 8264	202210 320-57200-46200 OCT 22 - LAWN MAINT		*	4,254.00	
				LAWNBOY LAWN SERVICES, INC.			4,254.00 003168
				TISO TISON			TCESSNA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/15/22	00137	11/10/22	36548B	202210 320-53800-46800			*	804.00		
			OCT 22 - WATER MGMT							
		11/10/22	45272B	202211 320-53800-46800			*	804.00		
			NOV 22 - WATER MGMT							
									1,608.00	003169

11/29/22	00081	10/31/22	177805	202210 310-51300-31500			*	1,842.50		
			LEGAL SV THRU 10/31/22							
									1,842.50	003170

11/29/22	00186	11/17/22	374287	202211 320-53800-34502			*	237.50		
			RST POWER GATE							
									237.50	003171

11/29/22	00015	10/28/22	89708215	202210 320-53800-43000			*	94.87		
			ELECTRIC 9/28-10/27/22							
		10/28/22	89708215	202210 320-53800-43100			*	2,926.61		
			IRRIGATION 9/27-10/26/22							
		10/28/22	89708215	202210 320-57200-43100			*	964.08		
			W/S 9/27-10/26/22							
		10/28/22	89708215	202210 320-57200-43000			*	1,255.72		
			ELECTRIC 9/27-10/26/22							
									5,241.28	003172

11/29/22	00152	11/03/22	44846100	202210 320-57200-52000			*	13.00		
			EVELOPES&HIGHLIGHTERS							
		11/03/22	44846100	202210 320-57200-49400			*	27.92		
			CHRISTMAS LIGHTS							
		11/03/22	44846100	202210 320-57200-49400			*	181.48		
			CHRISTMAS LIGHTS							
		11/03/22	44846100	202210 320-57200-49400			*	459.00		
			CONSTANT CONTACT EBLAST							
		11/03/22	44846100	202210 320-57200-49400			*	193.48		
			CHRISTMAS BOWS FOR POLES							
		11/03/22	44846100	202210 320-57200-46000			*	32.14		
			BASKETBALL NETS							
		11/03/22	44846100	202210 320-57200-46000			*	86.62		
			AIR FILTERS							
		11/03/22	44846100	202210 320-57200-49400			*	264.65		
			CHRISTMAS LIGHTS							
		11/03/22	44846100	202210 320-57200-49400			*	457.74		
			CHRISTMAS LIGHTS							
		11/03/22	44846100	202210 320-57200-46500			*	60.14		
			POOL SUPPLIES							
		11/03/22	44846100	202210 320-57200-46000			*	11.20		
			SPRAY PAINT FOR FENCE							

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #	
11/03/22		44846100	202210 320-57200-52000		COVER AMENITIES TABLES	*	32.88		
11/03/22		44846100	202210 320-57200-52000		DIVIDERS/FILE FOLDERS	*	45.38		
11/03/22		44846100	202210 320-57200-52000		MOUSE PAID FOR DESK	*	8.59		
11/03/22		44846100	202210 320-57200-52000		KEY FOBS	*	152.62		
11/03/22		44846100	202210 320-53800-46000		LUMBER FOR SHED SHELVES	*	147.83		
11/03/22		44846100	202210 320-57200-49400		CANDY FOR FALL EVENT	*	24.88		
11/03/22		44846100	202210 320-57200-49400		DONUTS FOR BAGEL TUESDAY	*	28.59		
11/03/22		44846100	202210 320-57200-52000		FOLDING CHAIRS	*	326.16		
WELLS FARGO CREDIT CARD (AUTO PAY)								2,554.30	003173
12/06/22	00116	12/02/22 87671	202212 320-53800-49100		BACKFLOW TEST	*	280.00		
BOB'S BACKFLOW & PLUMBING SERVICES								280.00	003174
12/06/22	00012	12/01/22 22-07531	202212 310-51300-48000		BOARD OF SUPERVISORS MTG	*	99.88		
DAILY RECORD + OBSERVER LLC								99.88	003175
12/06/22	00004	12/01/22 435	202212 310-51300-34000		DEC 22 - MGMT FEES	*	3,750.00		
		12/01/22 435	202212 310-51300-49500		DEC 22 - WEBSITE ADMIN	*	116.67		
		12/01/22 435	202212 310-51300-35100		DEC 22 - IT	*	116.67		
		12/01/22 435	202212 310-51300-31200		DEC 22 - DISSEMINATION	*	83.33		
		12/01/22 435	202212 310-51300-42500		DEC 22 - COPIES	*	8.85		
		12/01/22 435	202212 310-51300-41000		DEC 22 - TELEPHONE	*	15.31		
		12/01/22 435	202212 310-51300-34000		CREDIT FOR 10/1 OVERAGE	*	416.67-		
GOVERNMENTAL MANagements SERVICES								3,674.16	003176
12/06/22	00186	12/01/22 375286	202212 320-53800-34502		DEC 22 - ACCESS CONTR SYS	*	60.00		
HI-TECH SYSTEMS ASSOCIATES								60.00	003177
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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
12/06/22	00052	12/02/22 8301	202211 320-57200-46200 NOV 22 - LAWN MAINT	LAWNBOY LAWN SERVICES, INC.	*	4,254.00	4,254.00 003178
12/06/22	00137	12/02/22 57385B	202212 320-53800-46800 DEC 22 - WATER MGMT	THE LAKE DOCTORS, INC.	*	804.00	804.00 003179
12/06/22	00175	12/03/22 12032022	202212 320-57200-49400 ORNAMENT CALLIGRAPHY	SHANNON THOMAS	*	500.00	500.00 003180
12/06/22	00038	12/06/22 12062022	202212 300-20700-10200 TXFER TAX COLLECTIONS	TISON'S LANDING CDD	*	347,033.02	347,033.02 003181
12/06/22	00102	12/06/22 12062022	202212 300-15100-10000 TXFER EXCESS FUNDS TO SBA	TISON'S LANDING CDD	*	600,000.00	600,000.00 003182
12/06/22	00157	12/01/22 405266	202212 320-57200-45105 DEC 22 - AMENITY MANAGER	VESTA PROPERTY SERVICE INC.	*	8,350.50	17,755.26 003183
		12/01/22 405266	202212 320-57200-46400 DEC 22 - POOL MAINTENANCE		*	2,505.42	
		12/01/22 405266	202212 320-53800-34400 DEC 22 - FIELD MGMT		*	2,622.42	
		12/01/22 405266	202212 320-57200-46601 DEC 22 - JANITORIAL MAINT		*	2,570.42	
		12/01/22 405266	202212 320-57200-46602 DEC 22 - JANITORIAL SUPP		*	310.42	
		12/01/22 405266	202212 310-51300-49510 DEC 22 - WEBSITE FEE		*	250.00	
		12/01/22 405266	202212 320-53800-34450 DEC 22 - ADDTL POOL MON		*	1,146.08	
11/22/22	00030	10/25/22 84957412	202211 320-57200-41050 TV/INTERNET 11/4-12/3/22	COMCAST (AUTO PAY)	*	485.99	609.34 003184
		10/28/22 84957412	202211 320-53800-41050 ENTRANCE 11/2-12/1/22		*	123.35	
TOTAL FOR BANK A						1,020,132.31	
TOTAL FOR REGISTER						1,020,132.31	
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Florida Department of Economic Opportunity, Special District Accountability Program
FY 2022/2023 Special District Fee Invoice and Update Form
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 86844			Date Invoiced: 10/03/2022
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2022: \$175.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:



Tison's Landing Community Development District
 Mr. Dennis E. Lyles
 Suntrust Center, Sixth Floor LAS OLAS SQUARE, SUITE 600
 515 East Las Olas Boulevard
 Fort Lauderdale, FL 33301

- 2. Telephone: (954) 764-7150
- 3. Fax: (954) 764-7279
- 4. Email: dlyles@bclmr.com
- 5. Status: Independent
- 6. Governing Body: Elected
- 7. Website Address: tisonslandingcdd.com
- 8. County(ies): Duval
- 9. Function(s): Community Development
- 10. Boundary Map on File: 09/06/2005
- 11. Creation Document on File: 09/06/2005
- 12. Date Established: 08/23/2005
- 13. Creation Method: Local Ordinance
- 14. Local Governing Authority: City of Jacksonville
- 15. Creation Document(s): City Ordinance 2005-841-E
- 16. Statutory Authority: Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds: Yes
- 18. Revenue Source(s): Assessments
- 19. Most Recent Update: 11/05/2021

I do hereby certify that the information above (changes noted in red) is accurate and complete as of this date.

Registered Agent's Signature: *Dennis E. Lyles* Date 10/25/22

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

- a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.FloridaJobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.
- b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.
 - 1. ___ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
 - 2. ___ This special district is in compliance with the reporting requirements of the Department of Financial Services.
 - 3. ___ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2020/2021 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.



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

Invoice Number 00053324
 Ticket Number 02930729
 Completed Date 9/20/2022
 Payment Amount \$215.00

Account & Contact Information

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

Work Details

Subject TisonsLanding-PVS-YELLOWBLUFF-DVR-IFT is DOWN Root Cause Surge/Lightning
 Address 5 POND RUN RD Jacksonville, 32226 United States Time on Site 3.00

APPROVED
 By Dana A. Harden at 4:51 pm, Oct 25, 2022

Work Performed

Description Return to meet with Comcast, work on the router issue, program the radio at the playground
 Work Performed Checked in with onsite personnel;Performed system test- Pass;Trouble-shot Equipment

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

Parts & Material

Manufacturer Product Code	Product Code	Product Name	Quantity Consumed	Unit Price	Consumed Cost
	TRIP CHARGE	TRIP CHARGE	1.00	\$60.00	\$60.00
	Service Labor	SERVICE	1.00	\$155.00	\$155.00

Subtotal \$215.00
 Tax Rate 0.00%
 Tax Amount \$0.00
 Grand Total \$215.00



Invoice

Tallahassee, FL 32308
2498 Centerville Rd.

Invoice #: 373530
Invoice Date: 11/01/2022
Completed: 11/01/2022
Terms: Due on Aging Date
Bid#:

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

16529 Tisons Bluff Rd

[Click Here to Pay Online!](#)

APPROVED

Dana Harden, LCAM, CMCA

HiTechFlorida.com

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

320 538 34502

Tech Resolution Note:

Welcome to the Hi-Tech Family, we are happy you are here!

{Branch_Message_2}

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

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

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



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

Account Number 3-0687-0002027
Invoice Number 0687-001265472
Invoice Date October 16, 2022
Previous Balance \$547.46
Payments/Adjustments -\$547.46
Current Invoice Charges \$378.87

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 \$378.87	Payment Due Date November 05, 2022
-------------------------------------	--

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 10/06	5555555	-\$547.46

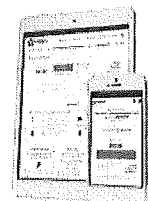
CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Tison's Landing Amenity Center 16529 Tisons Bluff Rd PO 9687025-50 Jacksonville, FL Contract: 9687025 (C50)				
1 Waste Container 4 Cu Yd, 1 Lift Per Week				
Pickup Service 11/01-11/30			\$204.89	\$204.89
Container Refresh 11/01-11/30		1.0000	\$9.00	\$9.00
Total Fuel/Environmental Recovery Fee				\$109.93
Total Franchise - Local				\$55.05
CURRENT INVOICE CHARGES				\$378.87

320 538 432

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

Return Service Requested

Total Enclosed

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

Total Amount Due	\$378.87
Payment Due Date	November 05, 2022
Account Number	3-0687-0002027
Invoice Number	0687-001265472

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	

Agrow Pro, Inc.
 1339 Kavie Ct.
 Green Cove Springs, FL 32043
 904-449-1299

INVOICE



Tyson's Landing
 Yellow Bluff Road
 Jacksonville, FL 32226

Service Address
 Tyson's Landing
 Yellow Bluff Road
 Jacksonville FL 32226

Tison's Landing CDD

Account # 32360
 Invoice # 1100171510
 Invoice Date 01/28/2022

Invoice Total	\$150.00
----------------------	-----------------

ITEM	DESCRIPTION	COST	QTY	PRICE
	Integrated Pest Management			
	Integrated Pest Management Commercial Pest Control services using IPM practices to provide an effective but safe barrier.	\$150.00	1	\$150.00
	Exterior			
	Sweeping webs and wasps nests			
	Spraying residual products around entry points and perimeter			
	Treating harborage areas with baits			
	Interior			
	Treating			

Terms
 Thank you for letting us service your property. Please login to your online customer portal to see your full service report.

Notes
 Target for today's application was to improve the overall health, growth, and color of the lawn. Pre/Post-emergent herbicides were applied to prevent and eliminate Broadleaf weeds. Insecticide was also applied to prevent turf damaging insects. Recommended that the application should be watered in within 24hrs. Expect to see results within 2-3 weeks.

Subtotal	\$150.00
Total	\$150.00
Amount Paid	\$0.00
Amount Due	\$150.00
Past Balance	\$800.00
Balance Due	\$950.00

320 538 46203

Doug Underwood JE164857

Agrow Pro, Inc.
 1339 Kavie Ct.
 Green Cove Springs, FL 32043
 904-449-1299

INVOICE



Tyson's Landing
 Yellow Bluff Road
 Jacksonville, FL 32226

Service Address
 Tyson's Landing
 Yellow Bluff Road
 Jacksonville FL 32226

Tyson's Landing CDD

Account # 32360
 Invoice # 1100171509
 Invoice Date 04/18/2022

Invoice Total	\$150.00
----------------------	-----------------

ITEM	DESCRIPTION	COST	QTY	PRICE
	Integrated Pest Management			
	Integrated Pest Management Commercial Pest Control services using IPM practices to provide an effective but safe barrier.	\$150.00	1	\$150.00
	Exterior			
	Sweeping webs and wasps nests			
	Spraying residual products around entry points and perimeter			
	Treating harborage areas with baits			
	Interior			
	Treating			

Terms
 Thank you for letting us service your property. Please login to your online customer portal to see your full service report.

Notes
 Target for today's application was to improve the overall health, growth, and color of the lawn. Pre/Post-emergent herbicides were applied to prevent and eliminate Broadleaf weeds. Insecticide was also applied to prevent turf damaging insects. Recommended that the application should be watered in within 24hrs. Expect to see results within 2-3 weeks.

Subtotal	\$150.00
Total	\$150.00
Amount Paid	\$0.00
Amount Due	\$150.00
Past Balance	\$950.00
Balance Due	\$1,100.00

320 538 46203

Doug Underwood JE164857

Agrow Pro, Inc.
 1339 Kavie Ct.
 Green Cove Springs, FL 32043
 904-449-1299

INVOICE



Tyson's Landing
 Yellow Bluff Road
 Jacksonville, FL 32226

Service Address
 Tyson's Landing
 Yellow Bluff Road
 Jacksonville FL 32226

Tison's Landing CDD

Account # 32360
 Invoice # 1100171508
 Invoice Date 07/27/2022

Invoice Total \$150.00

ITEM	DESCRIPTION	COST	QTY	PRICE
	Integrated Pest Management			
	Integrated Pest Management Commercial Pest Control services using IPM practices to provide an effective but safe barrier.	\$150.00	1	\$150.00
	Exterior			
	Sweeping webs and wasps nests			
	Spraying residual products around entry points and perimeter			
	Treating harborage areas with baits			
	Interior			
	Treating			

Terms

Thank you for letting us service your property. Please login to your online customer portal to see your full service report.

Notes

Target for today's application was to improve the overall health, growth, and color of the lawn. Pre/Post-emergent herbicides were applied to prevent and eliminate Broadleaf weeds. Insecticide was also applied to prevent turf damaging insects. Recommended that the application should be watered in within 24hrs. Expect to see results within 2-3 weeks.

Subtotal	\$150.00
Total	\$150.00
Amount Paid	\$0.00
Amount Due	\$150.00
Past Balance	\$1,100.00
Balance Due	\$1,250.00

320 538 46203

Doug Underwood JE164857

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

November 3, 2022

Date

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

Serial # <u>22-07013D</u>	PO/File # _____	\$99.88
Notice of Board of Supervisor's Meeting		Payment Due
_____		\$99.88
Tison's Landing Community Development District		Publication Fee
_____		Amount Paid
Case Number _____		
Publication Dates <u>11/3</u>		Payment Due Upon Receipt
County <u>Duval</u>		For your convenience, you may remit payment online at www.jaxdailyrecord.com/ send-payment .

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

If your payment is being
mailed, please reference
Serial # 22-07013D 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, November 10, 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

Nov. 3 00 (22-07013D)

Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice**

Invoice #: 434

Invoice Date: 11/1/22

Due Date: 11/1/22

Case:

P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - November 2022 340		3,750.00	3,750.00
Website Administration - November 2022 495		116.67	116.67
Information Technology - November 2022 351		116.67	116.67
Dissemination Agent Services - November 2022 312		83.33	83.33
Office Supplies 510		0.18	0.18
Postage 420		9.57	9.57
Copies 425		29.10	29.10
Telephone 410		58.12	58.12
Total			\$4,163.64
Payments/Credits			\$0.00
Balance Due			\$4,163.64



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

Invoice

Date 11/1/2022
Invoice # 131295610656

Terms	Net 20
Due Date	11/21/2022
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
	320 512 464			

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

APPROVED

Remittance Slip

Customer
13TIS025
Invoice #
131295610656

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



131295610656



VBC Food Truck llc
 VBCfoodtruck@gmail.com | 904-676-4222

Invoice #Tisons Landing

Issue date
 Nov 2, 2022

Tisons Landing December 3, 2022

Delivery order for Tisons Landing CDD on December 3 2022 to 16529 Tisons Bluff rd. Jacksonville FL at 8:30a

- 200 eggs
- 300 bacon pieces
- 200 Sausage patties
- 200 silver dollar pancakes
- syrup and butter
- Chaffing dishes and burners

Customer

Tisons Landing
 khopkins@vestapropertyservices.com
 16529 Tisons Bluff
 jacksonville , FL 32218

Invoice Details

PDF created November 3, 2022
 \$1,100.00
 Service date December 3, 2022

Payment

Due December 1, 2022
 \$1,100.00

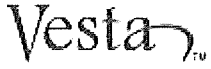
Items	Quantity	Price	Amount
Delivery Order	1	\$1,100.00	\$1,100.00
Subtotal			\$1,100.00
Total Due			\$1,100.00

320 572 494 12/22



Pay online

To pay your invoice go to <https://gosq.me/u/TQJ83sVW>
 Or open your camera on your mobile device, and place the code on the left within the camera's view.



Invoice

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

Invoice # 403822
Date 11/1/2022

Terms
Due Date 11/15/2022
Memo Monthly Fees

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

Description	Quantity	Rate	Amount
Amenity Manager 45105 320 572	1	8,350.50	8,350.50
Pool maintenance 464	1	2,505.42	2,505.42
Field management and administration 320 538 344	1	2,622.42	2,622.42
Janitorial maintenance 40601	1	2,570.42	2,570.42
Janitorial supplies 46602	1	310.42	310.42
Website fee 320 513 415	1	250.00	250.00
Additional pool monitors and FA's 320 538 344	1	1,146.08	1,146.08
Pass thru credit for non billable item 300 115 00 10000	1	(44.00)	(44.00)

Total \$17,711.26

Envera

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

Invoice	
Invoice Number 721474	Date 11/01/2022
Customer Number 400392	Due Date 12/01/2022

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400392		11/01/2022	12/01/2022

Quantity	Description	Months	Rate	Amount
<i>1768 - CCTV - Tison's Landing CDD - 16529 Tison's Bluff Rd. , Jacksonville, FL</i>				
1.00	Active Video Monitoring 12/01/2022 - 02/28/2023	3.00	\$675.00	\$2,025.00
1.00	Service & Maintenance 12/01/2022 - 02/28/2023	3.00	\$336.71	\$1,010.13
Subtotal:				\$3035.13
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$3035.13

Date	Invoice #	Description	Amount	Balance Due
11/1/2022	721474	Alarm Monitoring Services	\$3035.13	\$3035.13

Envera

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

Invoice	
Invoice Number 721474	Date 11/01/2022
Customer Number 400392	Due Date 12/01/2022

Net Due: \$3,035.13

Amount Enclosed: _____

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

Invoice	
Invoice Number 721506	Date 11/01/2022
Customer Number 400423	Due Date 12/01/2022

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		11/01/2022	12/01/2022

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Entrance 2 - Yellow Bluff Rd, Jacksonville, FL</i>				
1.00	Service & Maintenance 12/01/2022 - 12/31/2022	1.00	\$30.61	\$30.61
1.00	Video Pulls 12/01/2022 - 12/31/2022	1.00	\$200.00	\$200.00
			Subtotal:	\$230.61
			Tax	\$0.00
			Payments/Credits Applied	\$0.00
			Invoice Balance Due:	\$230.61

Date	Invoice #	Description	Amount	Balance Due
11/1/2022	721506	Alarm Monitoring Services	\$230.61	\$230.61

Envera

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

Invoice	
Invoice Number 721506	Date 11/01/2022
Customer Number 400423	Due Date 12/01/2022

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

Invoice	
Invoice Number 721507	Date 11/01/2022
Customer Number 400423	Due Date 12/01/2022

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		11/01/2022	12/01/2022

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Utility, Jacksonville, FL</i>				
1.00	Active Video Monitoring 12/01/2022 - 12/31/2022	1.00	\$250.00	\$250.00
1.00	Service & Maintenance 12/01/2022 - 12/31/2022	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
11/1/2022	721507	Alarm Monitoring Services	\$388.21	\$388.21

Envera

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

Invoice	
Invoice Number 721507	Date 11/01/2022
Customer Number 400423	Due Date 12/01/2022

Net Due: \$388.21

Amount Enclosed: _____

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

Invoice	
Invoice Number 721508	Date 11/01/2022
Customer Number 400423	Due Date 12/01/2022

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		11/01/2022	12/01/2022

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Entrance 1 - Pond Run Rd., Jacksonville, FL</i>				
1.00	Service & Maintenance 12/01/2022 - 12/31/2022	1.00	\$129.27	\$129.27
1.00	Video Pulls 12/01/2022 - 12/31/2022	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
11/1/2022	721508	Alarm Monitoring Services	\$329.27	\$329.27

Envera

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

Invoice	
Invoice Number 721508	Date 11/01/2022
Customer Number 400423	Due Date 12/01/2022

Net Due: \$329.27

Amount Enclosed: _____

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

LawnBoy Lawn Services

PO Box 551203
Jacksonville, FL 32255

Invoice

Date	Invoice #
11/2/2022	8264

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

Terms	Due Date	Project
Net 30	12/2/2022	CC Duval Property, ...


Item	Description	Rate	Serviced	Amount
Maintenance	Installment for monthly services-October Services 2022 Approved by <i>Tim Harden</i> Operations Manager	4,254.00		4,254.00
It is our pleasure to serve your lawn and landscaping needs!			Current Charges	\$4,254.00

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

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

MAKE CHECK PAYABLE TO:

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD


The Lake Doctors, Inc.
Po Box 20122
Tampa, FL 33622-0122
(904) 262-5500



CARD NUMBER EXP. DATE
SIGNATURE AMOUNT PAID

ADDRESSEE

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

TISONS LANDING COMMUNITY DEVELOPMENT
DISTRICT
Tim Harden
475 West Town Pl
SUITE 114
St Augustine, FL 32092

ACCOUNT NUMBER	DATE	BALANCE
724857	11/10/2022	\$804.00

The Lake Doctors
Po Box 20122
Tampa, FL 33622-0122

0000000013025200100000000365480000008040001

Please Return this portion with your payment

Invoice 36548B

PO #

Date	Description	Quantity	Amount	Tax	Total
16529	Tisons Bluff Road, Jacksonville, FL Jacksonville, FL 32218				
10/1/2022	Water Management - Monthly		\$804.00	\$0.00	\$804.00

Please remit payment for this month's invoice.

Approved By

Tim Harden

Nov 14 2022

Credits \$0.00
Adjustment \$0.00

AMOUNT DUE

\$804.00

To submit payment by ACH: Ameris Bank // Routing # 061201754 // Account # 2049360148

Customer Account #: 724857
Portal Registration #: 95B1B593

Corporate Address
4651 Salisbury Rd, Suite 15
Jacksonville, FL 32256

Customer Portal Link: www.lakedoctors.com/contact-us/make-a-payment/

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information

MAKE CHECK PAYABLE TO:

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



Po Box 20122
Tampa, FL 33622-0122
(904) 262-5500



CARD NUMBER	EXPIR. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

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

TISONS LANDING COMMUNITY DEVELOPMENT
DISTRICT
Tim Harden
475 West Town Pl
SUITE 114
St Augustine, FL 32092

ACCOUNT NUMBER	DATE	BALANCE
724857	11/10/2022	\$804.00

The Lake Doctors
Po Box 20122
Tampa, FL 33622-0122

0000000013025200100000000452720000008040006

Please Return this portion with your payment

Invoice 45272B

PO #

Date	Description	Quantity	Amount	Tax	Total
16529	Tisons Bluff Road, Jacksonville, FL Jacksonville, FL 32218				
11/1/2022	Water Management - Monthly		\$804.00	\$0.00	\$804.00

Please remit payment for this month's invoice.

Approved on Nov 14, 2022 by

Tim Harden

Credits \$0.00

Adjustment \$0.00

AMOUNT DUE

\$804.00

To submit payment by ACH: Ameris Bank // Routing # 061201754 // Account # 2049360148

Customer Account #: 724857

Portal Registration #: 95B1B593

Corporate Address

4651 Salisbury Rd, Suite 15
Jacksonville, FL 32256

Customer Portal Link: www.lakedoctors.com/contact-us/make-a-payment/

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information

LAW OFFICES

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

ESTABLISHED 1977

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

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

October 31, 2022

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

OF COUNSEL

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

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

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

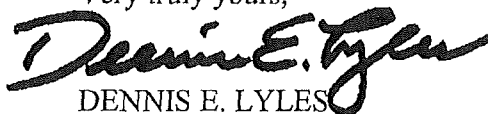
**Re: Tison's Landing CDD
Our File No.: 80.12113**

Dear Rich:

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

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

Very truly yours,



DENNIS E. LYLES
For the Firm

DEL/sa
Enclosure

BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.
 LAS OLAS SQUARE, SUITE 600
 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
 10/31/2022
 Account No: 80-12113M
 Statement No: 177805

Attn: MR. RICHARD P. HANS

TISON'S LANDING CDD

Fees

		Hours
10/05/2022		
MJP	TELEPHONE CONFERENCE WITH MAC MCGAFFNEY AT DPGF	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY	0.10
10/06/2022		
GLK	RECEIVE AND REVIEW PROPOSED AGENDA FOR 10/13/2022 CDD BOARD MEETING	0.30
DEL	RECEIPT AND REVIEW OF CORRESPONDENCE FROM STATE DEPARTMENT OF ECONOMIC OPPORTUNITY WITH ENCLOSED SPECIAL DISTRICT FEE INVOICE AND INFORMATION REQUEST	0.30
10/12/2022		
MJP	REVIEW FILE RE: MANAGEMENT AGREEMENTS IN PREPARATION FOR OCTOBER 13, 2022 BOARD OF SUPERVISORS MEETING	0.20
10/13/2022		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN AND REPLY THERETO	0.20
MJP	ATTEND (VIA TELEPHONE) PORTION OF BOARD OF SUPERVISORS MEETING	0.30
GLK	PREPARE FOR, TRAVEL TO, AND ATTEND MEETING OF BOARD OF SUPERVISORS	1.40
10/14/2022		
MJP	PREPARE INITIAL DRAFT OF AMENDMENT TO DISTRICT MANAGEMENT AGREEMENT	0.50
10/17/2022		
MJP	REVISIONS TO FIRST AMENDMENT TO AGREEMENT FOR DISTRICT MANAGEMENT SERVICES	0.30
MJP	CORRESPONDENCE TO DANIEL LAUGHLIN AND DARRIN MOSSING WITH ATTACHMENT	0.20

TISON'S LANDING CDD

TISON'S LANDING CDD

		Hours		
	MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN AND REPLY THERETO	0.20	
10/18/2022	MJP	FURTHER REVISION TO FIRST AMENDMENT TO DISTRICT MANAGEMENT AGREEMENT AND CORRESPONDENCE TO DANIEL LAUGHLIN WITH ATTACHMENT	0.30	
	MJP	RECEIPT, REVIEW AND REPLY TO CORRESPONDENCE FROM DARRIN MOSSING	0.20	
10/19/2022	GLK	RECEIVE AND REVIEW CORRESPONDENCE (WITH ATTACHMENT) FROM COURTNEY HOGGE; RECEIPT AND REVIEW PROPOSED MINUTES OF MEETING OF CDD BOARD OF SUPERVISORS ON OCTOBER 13, 2022	0.40	
10/25/2022	DEL	PREPARATION OF DEPARTMENT OF ECONOMIC OPPORTUNITY UPDATE FORM AND CORRESPONDENCE TO DISTRICT MANAGER	0.40	
	MJP	REVIEW DRAFT ADDENDUM TO LEASE AND SERVICE AGREEMENT WITH POOLSURE	0.30	
10/26/2022	MJP	REVIEW POOLSURE AGREEMENT DOCUMENTS AND FILE MATERIALS	0.20	
10/27/2022	MJP	CORRESPONDENCE TO DANIEL LAUGHLIN	0.20	
10/28/2022	MJP	REVISIONS TO POOLSURE ADDENDUM	0.30	
	MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN AND REPLY THERETO	0.20	
		For Current Services Rendered	6.70	1,842.50

Recapitulation

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
DENNIS E. LYLES	PARTNERS	0.70	\$275.00	\$192.50
GERALD L. KNIGHT	PARTNERS	2.10	275.00	577.50
MICHAEL J. PAWELCZYK	PARTNERS	3.90	275.00	1,072.50

Previous Balance \$2,557.50

Total Current Work 1,842.50

Payments

10/26/2022 PAYMENT RECEIVED - THANK YOU -2,557.50

TISON'S LANDING CDD

Page: 3

10/31/2022

Account No: 80-12113M

Statement No: 177805

TISON'S LANDING CDD

Balance Due

\$1,842.50

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



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 374287
Invoice Date: 11/17/2022
Completed: 11/17/2022
Terms: Due On Receipt
Bid#:
Service Ticket: 65942

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

16529 Tisons Bluff Rd

[Click Here to Pay Online!](#)

APPROVED

Dana Harden, LCAM, CMCA

HiTechFlorida.com

Description	Qty	Rate	Amount
<i>10313-3 - Access Control System - Tison's Landing CDD - 16529 Tisons Bluff Rd, Jacksonville, FL</i>			
Minimum Service Call Charge	1.00	\$95.00	95.00
Service Labor	1.50	\$95.00	142.50
Sales Tax			0.00

Tech Resolution Note:

WCT: Restored power to the gate via the Access control Panel Power Supply board. The Panel had a blown fuse and it was swapped for an output that did not hold and doors.

To review or pay your account online, please visit our online bill payment portal at [Hi-Tech Customer Portal](#). You will need your customer number and billing zip code to create a new login.

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

Total	\$237.50
Payments	\$0.00
Balance Due	\$237.50



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: 10/28/22

TOTAL SUMMARY OF CHARGES

Electric	\$	1,350.59
Irrigation		2,926.61
Sewer		721.02
Water		243.06

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

Total New Charges: \$ 5,241.28



Change your light bulbs to LEDs.



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

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Do not pay. AutoPay will process your payment on 11/21/22.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$5,544.98	-\$5,544.98	\$0.00	\$5,241.28	\$5,241.28

**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: 10/28/22

Do not pay. AutoPay will process your payment on 11/21/22.

0005923

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

BILLING AND PAYMENT OPTIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

STATEMENT INFORMATION

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

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

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

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

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

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

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

Environmental Charge provides funding for environmental and regulatory programs.

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

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

kgal: 1,000 gallons

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

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

ADDRESS CORRECTION

Account #

Tel: [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:	Account #:	Bill Date:	Cycle:
TISONS LANDING CDD	8970821539	10/28/22	04

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
15635 TISONS BLUFFRD	I	83.33	Irrigation 1 - Commercial	09/27/22 - 10/26/22	Commercial Irrigation Service
Detail		18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		48.17	67370623	5551	16000 GAL 29 Regular
		7.91			
		5.92			
		2.43			
15681 TISONS BLUFFRD	I	96.71	Irrigation 1 - Commercial	09/27/22 - 10/26/22	Commercial Irrigation Service
Detail		18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		48.17	67370625	4458	19000 GAL 29 Regular
		19.79			
		7.03			
		2.82			
16123 TISONS BLUFFRD	I	105.63	Irrigation 1 - Commercial	09/27/22 - 10/26/22	Commercial Irrigation Service
Detail		18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		48.17	83726295	307	21000 GAL 29 Regular
		27.71			
		7.77			
		3.08			
16151 DOWING CREEK DR	I	83.33	Irrigation 1 - Commercial	09/27/22 - 10/26/22	Commercial Irrigation Service
Detail		18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		48.17	74534584	1954	16000 GAL 29 Regular
		7.91			
		5.92			
		2.43			
16211 DOWING CREEK DR	I	217.12	Irrigation 1 - Commercial	09/27/22 - 10/26/22	Commercial Irrigation Service
Detail		18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		48.17	74458033	6756	46000 GAL 29 Regular
		126.71			
		17.02			
		6.32			

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Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:			
16303 HUNTERS HOLLOW TL	I	150.23	Irrigation 1 - Commercial	09/27/22 - 10/26/22	Commercial Irrigation Service			
Detail		Basic Monthly Charge		<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u>	<u>Days Billed</u>	<u>Reading Type</u>
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		67370633	5160	31000 GAL	29	Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		Environmental Charge						
		City of Jacksonville Franchise Fee						
16316 MAGNOLIA GROVE WY	I	176.98	Irrigation 1 - Commercial	09/28/22 - 10/28/22	Commercial Irrigation Service			
Detail		Basic Monthly Charge		<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u>	<u>Days Billed</u>	<u>Reading Type</u>
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		67370626	6626	37000 GAL	30	Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		Environmental Charge						
		City of Jacksonville Franchise Fee						
16331 TISONS BLUFFRD	I	1,314.26	Irrigation 1 - Commercial	09/27/22 - 10/26/22	Commercial Irrigation Service			
Detail		Basic Monthly Charge		<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u>	<u>Days Billed</u>	<u>Reading Type</u>
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		67370634	6594	292000 GAL	29	Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)	1,100.87					
		Environmental Charge	108.04					
		City of Jacksonville Franchise Fee	38.28					
16343 TISONS BLUFFRD	I	234.96	Irrigation 1 - Commercial	09/27/22 - 10/26/22	Commercial Irrigation Service			
Detail		Basic Monthly Charge		<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u>	<u>Days Billed</u>	<u>Reading Type</u>
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		67370632	9063	50000 GAL	29	Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)	142.55					
		Environmental Charge	18.50					
		City of Jacksonville Franchise Fee	6.84					
16356 MAGNOLIA GROVE WY APT IR01	I	127.93	Irrigation 1 - Commercial	09/28/22 - 10/28/22	Commercial Irrigation Service			
Detail		Basic Monthly Charge		<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u>	<u>Days Billed</u>	<u>Reading Type</u>
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		67370624	4529	26000 GAL	30	Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)	47.51					
		Environmental Charge	9.62					
		City of Jacksonville Franchise Fee	3.73					
16365 N MAIN ST APT SG01	E	94.87	Commercial - Electric	09/28/22 - 10/27/22	General Service			
Detail		Basic Monthly Charge		<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u>	<u>Days Billed</u>	<u>Reading Type</u>
Charges:		Energy Charge (\$0.0663 per kWh)		24074025	24252	552 KWH	29	Regular
		Fuel Cost	43.62					
		Environmental Charge	0.34					
		City of Jacksonville Franchise Fee	2.69					
		Gross Receipts Tax	2.37					
16529 TISONS BLUFFRD	E	1,255.72	Commercial - Electric	09/28/22 - 10/27/22	General Service			
Detail		Basic Monthly Charge		<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u>	<u>Days Billed</u>	<u>Reading Type</u>
Charges:		Energy Charge (\$0.0663 per kWh)	535.77	22968209	36804	8081 KWH	29	Regular
		Fuel Cost	638.64	22968209	26.58	26.58 KW	29	Regular
		Environmental Charge	5.01					
		City of Jacksonville Franchise Fee	35.66					
		Gross Receipts Tax	31.39					

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:			
16529 TSONS BLUFFRD	S	721.02	Commercial - Water/Sewer	09/27/22 - 10/26/22	Commercial Sewer Service			
Detail		Basic Monthly Charge		<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u>	<u>Days Billed</u>	<u>Reading Type</u>
Charges:		Sewer Usage Charge		87650993	2557	93000 GAL	29	Regular
		Environmental Charge						
		City of Jacksonville Franchise Fee						
16529 TSONS BLUFFRD	W	243.06	Commercial - Water/Sewer	09/27/22 - 10/26/22	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	2557	93000 GAL	29	Regular
		Environmental Charge						
		City of Jacksonville Franchise Fee						
261 BRADFORD LAKE CR	I	199.28	Irrigation 1 - Commercial	09/27/22 - 10/26/22	Commercial Irrigation Service			
Detail		Basic Monthly Charge		<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u>	<u>Days Billed</u>	<u>Reading Type</u>
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		81523391	4156	42000 GAL	29	Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		Environmental Charge						
		City of Jacksonville Franchise Fee						
79 BRADFORD LAKE CR	I	136.85	Irrigation 1 - Commercial	09/27/22 - 10/26/22	Commercial Irrigation Service			
Detail		Basic Monthly Charge		<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u>	<u>Days Billed</u>	<u>Reading Type</u>
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		83974232	1946	28000 GAL	29	Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		Environmental Charge						
		City of Jacksonville Franchise Fee						

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TISONS LANDING CDD MONTHLY EXPENSE REPORT

BEGINNING 10/10/2022
 ENDING 10/29/2022

DATE	DESCRIPTION	ACCOUNT	AMOUNT	VENDOR
10.10.22	Envelopes & Highlighters	320.57200.52000	\$ 13.00	Amazon
10.11.22	Christmas lights	320.57200.49400	\$ 27.92	Amazon
10.14.22	Christmas lights	320.57200.49400	\$ 181.48	Amazon
10.14.22	Constant Contact for eblast	320.57200.49400	\$ 459.00	Constant Contact
10.16.22	Christmas bows for poles	320.57200.49400	\$ 193.48	Amazon
10.18.22	Basketball Nets	320.57200.46000	\$ 32.14	Amazon
10.18.22	Air filters	320.57200.46000	\$ 36.62	Walmart
10.18.22	Christmas lights	320.57200.49400	\$ 264.65	Amazon
10.19.22	Pool supplies	320.57200.46000	\$ 60.14	Pinch a Penny
10.19.22	Spray Paint for fence	320.57200.46000	\$ 11.20	Home Depot
10.20.22	Cover for amenities tablet	320.57200.52000	\$ 32.88	Amazon
10.21.22	Dividers and file folders	320.57200.52000	\$ 45.36	Amazon
10.21.22	Mouse pad for desk	320.57200.52000	\$ 8.59	Amazon
10.21.22	Key fobs for access	320.57200.52000	\$ 152.62	Amazon
10.25.22	Lumber for shed shelves	320.57200.46000	\$ 147.83	Lowes
10.26.22	Candy for fall event	320.57200.49400	\$ 12.99	Amazon
10.27.22	Candy for fall event	320.57200.49400	\$ 11.89	Amazon
10.28.22	Christmas lights	320.57200.49400	\$ 457.74	Amazon
10.29.22	Donuts for Bagel Tuesday	320.57200.49400	\$ 28.59	Publix
10.29.22	Folding Chairs	320.57200.46000	\$ 326.16	Sams Club
TOTALS			\$2,554.30	

Explanation: Dana Harden, Amenity Manager
 Signature: 



Your Lowe's Receipt

Thanks for shopping at Lowe's. Use this just like you would a paper receipt for proof of purchase, record keeping, returns and more.

LOWE'S HOME CENTERS, LLC
13125 CITY SQUARE DRIVE
JACKSONVILLE, FL 32218

(904) 598-1083

Transaction #: 2704678
Order Date : 10/25/22 09:31:18



Item	Price
7/16 CAT OSB SHEATHING	\$ 45.90
Item #: 12212	
3 @ 15.30	
2-4-8 KD WW SELECT STUD	\$ 47.76
Item #: 6005	
12 @ 3.98	
1LB EXTERIOR SCRW PGP 3 IN BLACK	\$ 10.98
Item #: 2146931	
1 @ 10.98	
2-4-8 TC TREATED #2 PRIME	\$ 32.88
Item #: 196087	
6 @ 5.48	

Invoice 2056 Subtotal \$ 137.52

Invoice 2056 Subtotal \$ 137.52

Subtotal \$ 137.52

Total Tax \$ 10.31

Total \$ 147.83

Total # of items purchased: 22
Excludes fees, services and special order items

Payment: VISA ending in 3429 \$ 147.83

AuthTime 10/25/22 09:30:47

AuthCD 025278

REFID 247202157876

APL Visa Credit

TSI E800

AID A0000000031010

TVR 0080008000

Order Date 10/25/22 09:31:18

Store # 2472

Terminal # 2

Store Manager JOSEPH WARD

This email is sent from an unmonitored mailbox. If you need to speak to someone about your purchase, please call the store using the number at the top of the receipt.



Final Details for Order #114-7825656-7736238
Print this page for your records.

Order Placed: October 27, 2022
Amazon.com order number: 114-7825656-7736238
Order Total: \$457.74

Shipped on October 28, 2022

Items Ordered	Price
3 of: <i>Auellfe LED Icicle Lights 20 Tubes 480 Twinkling LED Ice Crystal Icicle Set Outdoor Christmas Decorations Lights, Waterproof Cascading Lights for Christmas, Holiday Decorations, Yard, Garden(White)</i> Sold by: Vikyviky (seller profile)	\$43.99
Condition: New	
6 of: <i>150 LED Red Christmas Lights, 50 Ft Brown Wire Mini Light Sets, Commercial Grade and Seasonal String Lights, for Indoor and Outdoor Party, Garden, Patio.</i> Sold by: League Power (seller profile)	\$17.49
Condition: New	
7 of: <i>150 LED Cool White Christmas Lights, Commercial Grade Decorative Lighting String Green Wire 50 Ft, for Indoor and Outdoor Party, Garden, Patio.</i> Sold by: League Power (seller profile)	\$26.99
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 ending in 3429

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

Item(s) Subtotal: \$425.84
Shipping & Handling: \$0.00

Total before tax: \$425.84
Estimated tax to be collected: \$31.90

Grand Total: \$457.74

Credit Card transactions

Visa ending In 3429: October 28, 2022: \$457.74

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

From: NoReply.Publix@publix.com <NoReply.Publix@publix.com>
Sent: Thursday, October 27, 2022 10:37 AM
To: Dana A. Harden <dharden@vestapropertyservices.com>
Subject: Your Publix order confirmation



When you arrive at Publix, please head to the Bakery department. Simply pick up your order and go!

Publix at DUVAL STATION CENTRE (#19)
731 DUVAL STATION ROAD, SUITE 4
JACKSONVILLE, FL-32218
904-696-3093

Pickup Date / Time: Saturday, 10/29/22 at 7:00 AM Eastern
Pickup Name: Dana Harden
Pickup Number: 19-4387

Ordered: Thursday, 10/27/22 10:37 AM Eastern
Item Count: 1

Product

Caramel Apple Pecan Cupcakes & Donuts
\$28.59
Qty: 1

Estimated Total \$28.59

Estimated prices effective at time of order only and may be subject to variation at time of pickup.

Go to [publix.com](#) to view your order in My Order History

11/10/22, 3:25 PM

Amazon.com - Order 114-6490634-4389039

amazon.com

Final Details for Order #114-6490634-4389039

Print this page for your records.

Order Placed: October 25, 2022
Amazon.com order number: 114-6490634-4389039
Order Total: \$11.89

Shipped on October 26, 2022

Items Ordered	Price
1 of: 1 Bottle Candy Eyeballs Eyes Cake Cupcake Toppers Cookie Decorations Edible Dessert Sprinkles for Halloween Christmas Cake Cupcakes Decoration	\$11.89
Sold by: Homankit (seller profile)	
Condition: New	

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

Shipping Speed:
Two-Day Shipping

Payment information

Payment Method:
Visa ending in 3429

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

Item(s) Subtotal:	\$11.89
Shipping & Handling:	\$0.00

Total before tax:	\$11.89
Estimated tax to be collected:	\$0.00

Grand Total:	\$11.89

Credit Card transactions

Visa ending in 3429: October 26, 2022: \$11.89

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

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11/10/22, 3:26 PM

Amazon.com - Order 114-2444323-2292248

amazon.com

Final Details for Order #114-2444323-2292248

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

Order Placed: October 25, 2022
Amazon.com order number: 114-2444323-2292248
Order Total: \$12.99

Shipped on October 26, 2022

Items Ordered	Price
1 of: <i>50 Set Halloween Vampire Teeth, Plastic Fake Fangs and Round Wiggle Eyes for Kids Adults Cosplay Party Decoration (Black and White)</i>	\$12.99

Sold by: Sumzin (seller profile) | Product question? [ASK SELLER](#)

Condition: New

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa ending in 3429

Item(s) Subtotal: \$12.99

Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$12.99

Estimated tax to be collected: \$0.00

Grand Total: \$12.99

Credit Card transactions

Visa ending in 3429: October 26, 2022: \$12.99

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

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11/10/22, 3:26 PM

Amazon.com - Order 113-0990967-3481808



Final Details for Order #113-0990967-3481808

Print this page for your records.

Order Placed: October 20, 2022
Amazon.com order number: 113-0990967-3481808
Order Total: \$152.62

Shipped on October 21, 2022

Items Ordered	Price
2 of: <i>50 Thin 26 Bit Proximity Key Fobs Weigand Prox Keyfobs Compatible with ISOProx 1386 1326 H10301 Format Readers. Works with The vast Majority of Access</i>	\$70.99
Sold by: Guyi Electronic Technology Co., Ltd. (View 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 ending in 3429

Item(s) Subtotal: \$141.98
Shipping & Handling: \$0.00

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

Total before tax: \$141.98
Estimated tax to be collected: \$10.64

Grand Total: \$152.62

Credit Card transactions

Visa ending in 3429: October 21, 2022: \$152.62

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

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Final Details for Order #113-6358754-2797052

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

Order Placed: October 20, 2022
Amazon.com order number: 113-6358754-2797052
Order Total: \$32.88

Shipped on October 20, 2022

Items Ordered

Price

1 of: *Galaxy Tab S7 FE 12.4-inch Case with Keyboard, 7 Color Backlit Bluetooth Detachable Keyboard with Slim Book Cover for Samsung Galaxy Tab S8+/S8 Plus/S*
Sold by: FARYODI-US ([seller profile](#))

\$35.99

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 ending in 3429

Billing address

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

Item(s) Subtotal: \$35.99
Shipping & Handling: \$0.00
Your Coupon Savings: -\$5.40

Total before tax: \$30.59
Estimated tax to be collected: \$2.29

Grand Total: \$32.88

Credit Card transactions

Visa ending in 3429: October 20, 2022: \$32.88

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

11/10/22, 3:26 PM

Amazon.com - Order 113-2892069-1793042

amazon.com

Final Details for Order #113-2892069-1793042

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

Order Placed: October 20, 2022
Amazon.com order number: 113-2892069-1793042
Order Total: \$8.59

Shipped on October 20, 2022

Items Ordered	Price
1 of: <i>EFISH XX Large Gaming Mouse Map Pad 900x400x3MM (35.40X15.7X0.12 inch),with Non-Slip Base,Waterproof and Foldable Pad,Desktop Pad Suitable for Gamers,Suitable for Desktop,Office and Home,Black</i> Sold by: ALSISK (seller profile) Product question? Ask Seller	\$7.99
Condition: New	

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

Shipping Speed:
Standard Shipping

Payment information

Payment Method:
Visa ending in 3429

Item(s) Subtotal: \$7.99
Shipping & Handling: \$0.00

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

Total before tax: \$7.99
Estimated tax to be collected: \$0.60

Grand Total: \$8.59

Credit Card transactions

Visa ending in 3429: October 20, 2022: \$8.59

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11/10/22, 3:27 PM

Amazon.com - Order 113-0597397-4689001

amazon.com

Final Details for Order #113-0597397-4689001

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

Order Placed: October 20, 2022
Amazon.com order number: 113-0597397-4689001
Order Total: \$45.38

Shipped on October 20, 2022

Items Ordered	Price
1 of: <i>Oxford Blank Write On Binder Dividers, 1/8 Cut Tabs, 3 Hole Punch Dividers in 8 Tab Sets, 80 Dividers, 10 Sets, White (89982)</i>	\$12.22
Sold by: Amazon.com Services LLC	
Condition: New	

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

Shipping Speed:
FREE Prime Delivery

Shipped on October 20, 2022

Items Ordered	Price
1 of: <i>3 Ring Binder, 1.5 Inch Clear View Cover with 2 Inside Pockets Binder, Colored School Supplies 1 1/2 Inch Round Ring Binders, in Pink, Red, Blue, Purple, Green, and Grey, Multicolor (6 PC) - by Enday</i>	\$29.99
Sold by: Emraw Wholesale (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 ending in 3429

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

Item(s) Subtotal:	\$42.21
Shipping & Handling:	\$0.00

Total before tax:	\$42.21
Estimated tax to be collected:	\$3.17

Grand Total:	\$45.38



Final Details for Order #113-5930724-2997045
Print this page for your records.

Order Placed: October 10, 2022
Amazon.com order number: 113-5930724-2997045
Order Total: \$13.00

Shipped on October 10, 2022

Items Ordered

Price	
1 of: <i>BIC Brite Liner Highlighter, Chisel Tip, Assorted Colors, 5-Count, For Broad Highlighting or Fine Underlining</i>	\$2.10
Sold by: Amazon.com Services LLC	

Condition: New

1 of: <i>Clasp Envelopes - 10x13 Inch Brown Kraft Catalog Envelopes with Clasp Closure & Gummed Seal - 28lb Heavyweight Paper Envelopes for Home, Office, Business, Legal or School 15 Pack 10x13, Brown Kraft</i>	\$9.99
Sold by: Business Envelopes (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

Item(s) Subtotal: \$12.09
Shipping & Handling: \$0.00

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

Total before tax: \$12.09
Estimated tax to be collected: \$0.91

Grand Total: \$13.00

Credit Card transactions

Visa ending in 3429: October 10, 2022: \$13.00

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Final Details for Order #113-7230770-4889011

Print this page for your records.

Order Placed: October 10, 2022
Amazon.com order number: 113-7230770-4889011
Order Total: \$209.40

Shipped on October 14, 2022

Items Ordered	Price
4 of: 2 Rolls 2.5 Inch x 6 Yards Red and White Ribbon Christmas Wired Edge Ribbon DIY Craft Ribbon for Christmas Tree Decorations Wreath Bows Wrapping Supplies (Diagonal Stripe)	\$12.99
Sold by: Langargelin (seller profile) Product question? Ask Seller	
Condition: New	

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

Shipping Speed:
Two-Day Shipping

Shipped on October 14, 2022

Items Ordered	Price
9 of: 2 Rolls 2.5 Inch x 6 Yards Red and White Ribbon Christmas Wired Edge Ribbon DIY Craft Ribbon for Christmas Tree Decorations Wreath Bows Wrapping Supplies (Diagonal Stripe)	\$12.99
Sold by: Langargelin (seller profile) Product question? Ask Seller	
Condition: New	

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

Shipping Speed:
Two-Day Shipping

Shipped on October 10, 2022

Items Ordered	Price
2 of: 2 Rolls 2.5 Inch x 6 Yards Red and White Ribbon Christmas Wired Edge Ribbon DIY Craft Ribbon for Christmas Tree Decorations Wreath Bows Wrapping Supplies (Diagonal Stripe)	\$12.99
Sold by: Langargelin (seller profile) Product question? Ask Seller	

10/18/22, 5:47 PM

Amazon.com - Order 113-7230770-4889011

Condition: New

Shipping Address:

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

Shipping Speed:

Two-Day Shipping

Payment information

Payment Method:

Visa | Last digits: 3429

Item(s) Subtotal: \$194.85
Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$194.85
Estimated tax to be collected: \$14.55

Grand Total: \$209.40

Credit Card transactions

Visa ending in 3429: October 14, 2022: \$181.48
Visa ending in 3429: October 10, 2022: \$27.92

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

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10/18/22, 5:47 PM

Amazon.com - Order 113-5601937-8930638



Final Details for Order #113-5601937-8930638

Print this page for your records.

Order Placed: October 16, 2022
Amazon.com order number: 113-5601937-8930638
Order Total: \$264.65

Shipped on October 17, 2022

Items Ordered	Price
2 of: <i>Yipetor 10 Pack 21" Solar Lights Outdoor, LED Garden Stake Landscape Path Light,9 Led with 8 Lighting Modes, Suitable for Outdoor Tree, Window, Christmas Tree, Garden</i> Sold by: WWANGFU (seller profile)	\$38.99
Condition: New	
13 of: <i>2 Rolls 2.5 Inch x 6 Yards Red and White Ribbon Christmas Wired Edge Ribbon DIY Craft Ribbon for Christmas Tree Decorations Wreath Bows Wrapping Supplies (Vertical Stripe)</i> Sold by: Langargelin (seller profile) Product question? Ask Seller	\$12.99
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:	\$246.85
Shipping & Handling:	\$0.00
Your Coupon Savings:	-\$0.65

Total before tax:	\$246.20
Estimated tax to be collected:	\$18.45

Grand Total:	\$264.65

Credit Card transactions Visa ending in 3429: October 17, 2022: \$264.65

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

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10/18/22, 5:47 PM

Amazon.com - Order 113-7970531-8618667



Final Details for Order #113-7970531-8618667

Print this page for your records.

Order Placed: October 16, 2022
Amazon.com order number: 113-7970531-8618667
Order Total: \$193.48

Shipped on October 16, 2022

Items Ordered	Price
2 of: <i>12-Pack Christmas Bows 10"x 26" Handmade with 2.5" Red Velvet Red Wired Edge Ribbon for Indoor Outdoor Decoration Fluffy Not Flat</i>	\$89.99
Sold by: The Handmade Bow (seller profile)	
Condition: New	

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

Shipping Speed:
Standard Shipping

Payment information

Payment Method:
Visa | Last digits: 3429

Item(s) Subtotal: \$179.98
Shipping & Handling: \$0.00

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

Total before tax: \$179.98
Estimated tax to be collected: \$13.50

Grand Total: \$193.48

Credit Card transactions

Visa ending in 3429: October 16, 2022: \$193.48

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

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Final Details for Order #113-2664656-1073065

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

Order Placed: October 17, 2022
Amazon.com order number: 113-2664656-1073065
Order Total: \$32.14

Shipped on October 17, 2022

Items Ordered	Price
2 of: <i>Goalrilla Ultra Heavy Duty All-Weather Nylon Net, White (B2602W)</i> Sold by: Amazon.com Services LLC	\$14.95
Condition: New	

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

Shipping Speed:
FREE Prime Delivery

Payment information

Payment Method:
Visa | Last digits: 3429

Item(s) Subtotal: \$29.90
Shipping & Handling: \$0.00

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

Total before tax: \$29.90
Estimated tax to be collected: \$2.24

Grand Total: \$32.14

Credit Card transactions

Visa ending in 3429: October 17, 2022: \$32.14

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



How doers
get more done.

12111 LEM TURNER RD
JACKSONVILLE, FL 32218 (904) 766-2818

6351 00054 53790 10/19/22 12:08 PM
SALE CASHIER SHERRY

678885198091 SPRAY PAINT <A> 5.98
BEHR CONGO GLS AERO B0012 12OZ
099713049673 RAIL SLEEVE <A> 4.44
1-3/8"X6" EB GALV TOP RAIL SLEEVE

SUBTOTAL 10.42
SALES TAX 0.78
TOTAL \$11.20

XXXXXXXXXXXX3429 VISA USD\$ 11.20
AUTH CODE 019490/5541486 TA
Chip Read
AID A0000000031010 Visa Credit

P.O.#/JOB NAME: FENCE

6351 10/19/22 12:08 PM



6351 54 53790 10/19/2022 6146

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 01/17/2023

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: H89 114220 107923
PASSWORD: 22519 107869

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.

16578 Yellow Bluff Rd
Jacksonville, FL 32226

19-7/8 x 21-1/2 x 1" MERV 8 (MPR 600, FPR 5-6) 1" Air Filters for
AC & Furnace. 4 Pack. Exact Size: 19-7/8 x 21-1/2 x 3/4

Fedex tracking number 279292447325

Sold and shipped by Filters Delivered LLC



Pro Seller

19-7/8 x 21-1/2 x 1" MERV 8 (MPR 600, FPR 5-6) 1" Air Filters for
AC & Furnace. 4 Pack. Exact Size: 19-7/8 x 21-1/2 x 3/4

\$32.98

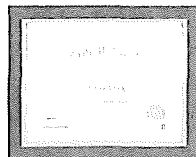
\$32.98/EA

Qty: 1

Order Summary

Subtotal	\$86.62
Taxes	\$0.00
Total	\$86.62

Explore more savings



Mainstays 10x13 Matted to 8.5x11 Black Document Frame

PINCH-A-PENNY POOL-PATIO-SPA

The Perfect People For A Perfect Pool



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For Our Special Offers!

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

Sales Receipt

Transaction #: 153359
Account #: 9046126668
Date: 10/19/2022 Time: 9:38:00 AM
Cashier: Daniele Johnson Register #: 1

BILL TO: Tim Harden

Item	Description	Amount
09922006	TAYLOR RGT. #1 DPD 2 OZ	\$18.98
09921073	TAYLOR RGT. #2 DPD 2 OZ	\$18.98
09921164	TAYLOR RGNT #4 PH INDOCT	\$17.98

Sub Total	\$55.94
Sales Tax	\$4.20
Total	\$60.14

VISA Tendered \$60.14
Card: XXXXXXXXXXXXX3429
Auth: 019968
Change Due \$0.00

Bob's Backflow & Plumbing Services, Inc.
 4640 Subchaser Ct, Ste 113
 Jacksonville, FL 32244

Invoice 87671

Invoice Date
12/2/2022

Bill To
Tison's Landing CDD 16529 Tisons Bluff Rd Jacksonville, FL 3221

Job Location
Tison's Landing CDD Various addresses Jacksonville, FL 32218

Bob's Backflow & Plumbing Services, Inc.
 4640 Subchaser Ct, Ste 113
 Jacksonville, FL 32244
 Phone # 904-268-8009 Fax # 904-292-4403

Please detach and return top portion with payment

P.O. Number	Terms	Due Date
	Net 30	1/1/2023

Serviced	Description	Quantity	Price Each	Amount
12/1/2022	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider 16529 Tisons Bluff Rd Irrigation: 2" Wilkins 975XL Serial# 2618515 - Failed 16529 Tisons Bluff Rd Irrigation: 2" Wilkins 950XL Serial# 2629133 - Passed 16316 Magnolia Grove Wy Irrigation: 1" Wilkins 975XL2 Serial# 4650802 - Passed 16211 Dowing Creek Dr Irrigation: 1" Wilkins 950XLT Serial# 3607105 - Passed 16331 Tisons Bluff Rd Irrigation: 1" Wilkins 350 Serial# A212619 - Failed 16343 Tisons Bluff Rd Irrigation: 1" Wilkins 950XLT Serial# 3030401 - Passed 16303 Hunters Hollow Trl Irrigation: 1" Wilkins 950XLT Serial# 2765412 - Passed Proposal will follow for repairs needed to be in compliance with water utility provider. Approved By: <i>Timothy Harden</i> on 12/02/22 320 538 470	7	40.00	280.00

Thank you for your business. We appreciate your prompt payment.

Please make checks payable to Bob's Backflow and include your invoice number.

Total	\$280.00
Payments/Credits	\$0.00
Balance Due	\$280.00

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

December 1, 2022

Date

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

Serial # <u>22-07531D</u>	PO/File # _____	\$99.88
Notice of Board of Supervisor's Meeting		Payment Due
_____		\$99.88
Tison's Landing Community Development District		Publication Fee
_____		Amount Paid
Case Number _____		
Publication Dates <u>12/1</u>		Payment Due Upon Receipt
County <u>Duval</u>		For your convenience, you may remit payment online at www.jaxdailyrecord.com/ send-payment .

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

If your payment is being
mailed, please reference
Serial # 22-07531D 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, December 8, 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

Dec. 1 00 (22-07531D)

Governmental Management Services, LLC

1001 Bradford Way
 Kingston, TN 37763

Invoice

Invoice #: 435
 Invoice Date: 12/1/22
 Due Date: 12/1/22
 Case:
 P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - December 2022 340		3,750.00	3,750.00
Website Administration - December 2022 495		116.67	116.67
Information Technology - December 2022 351		116.67	116.67
Dissemination Agent Services - December 2022 312		83.33	83.33
Copies 425		8.85	8.85
Telephone 410		15.31	15.31
Credit for 10/1/22 Overage 310 513 340		-416.67	-416.67
Total			\$3,674.16
Payments/Credits			\$0.00
Balance Due			\$3,674.16



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 375286
Invoice Date: 12/01/2022
Completed: 12/01/2022
Terms: Due on Aging Date
Bid#:

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

16529 Tisons Bluff Rd

[Click Here to Pay Online!](#)

HiTechFlorida.com

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

320 538 34502

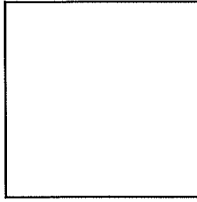
Tech Resolution Note:


Thank you for choosing Hi-Tech!

To review or pay your account online, please visit our online bill payment portal at [Hi-Tech Customer Portal](#). You will need your customer number and billing zip code to create a new login.

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

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



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

12/01/2022

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

Dear Tison's Landing CDD,

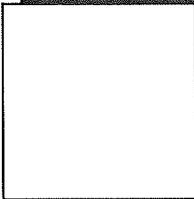
Customer Number: 11885-3
Zipcode: 32218

Invoice #375286 was posted to your account on 12/1/2022.
Attached is a PDF copy for your reference. If you have any questions, please call us at (850) 385-7649.

Please visit our online bill payment portal at [Hi-Tech Customer Portal](#), where you can set up your credit card or bank draft to automatically pay your invoices. You will need your customer number and billing zip code to create a new login.

***** Sign up online today! *****

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LawnBoy Lawn Services

PO Box 551203
Jacksonville, FL 32255

Invoice

Date	Invoice #
12/2/2022	8301

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

Terms	Due Date	Project
Net 30	1/1/2023	CC Duval Property, ...

Item	Description	Rate	Serviced	Amount
Maintenance	Installation for monthly services-November 2022 Approved by: <i>Timothy Harden</i> on 12/02/22 <i>320 572 4162</i>	4,254.00		4,254.00

It is our pleasure to serve your lawn and landscaping needs!	Current Charges \$4,254.00
--	-----------------------------------

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

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

MAKE CHECK PAYABLE TO:



Po Box 20122
Tampa, FL 33622-0122
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

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

TISONS LANDING COMMUNITY DEVELOPMENT
DISTRICT
Tim Harden
475 West Town Pl
SUITE 114
St Augustine, FL 32092

ACCOUNT NUMBER	DATE	BALANCE
724857	12/2/2022	\$804.00

The Lake Doctors
Po Box 20122
Tampa, FL 33622-0122

000000001302520010000000573850000008040007

Please Return this portion with your payment

Invoice 57385B

PO #

Date	Description	Quantity	Amount	Tax	Total	
16529	Tisons Bluff Road, Jacksonville, FL Jacksonville, FL 32218					
12/2/2022	Water Management - Monthly		\$804.00	\$0.00	\$804.00	
Please remit payment for this month's invoice.						
Approved By <i>Timothy Harden</i> on 12/4/2022						
					Credits	\$0.00
					Adjustment	\$0.00
					AMOUNT DUE	

320 538 468

\$804.00

To submit payment by ACH: Ameris Bank // Routing # 061201754 // Account # 2049360148

Customer Account #: 724857
Portal Registration #: 95B1B593

Corporate Address
4651 Salisbury Rd, Suite 15
Jacksonville, FL 32256

Customer Portal Link: www.lakedoctors.com/contact-us/make-a-payment/

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information

INVOICE

Date: 12/03/22
INVOICE # 12032022

To Tison's Landing CDD
Care of Vesta Property Services
16529 Tisons Bluff Rd
Jacksonville, FL 32218

Job	Payment Terms	Due Date
Ornament Calligraphy 12/03/22 + Santa Letters	Due on receipt	12/04/22

Qty	Description	Unit Price	Line Total
2 hours	Ornament Calligraphy at Breakfast with Santa Event – Unlimited Ornaments	125.00	250.00
2 hours	Hand Addressed 'Letters from Santa'	125.00	250.00
Subtotal			500.00
Sales Tax			-
Total			500.00

Make all checks payable to Shannon Thomas

Thank you for your business!

Shannon Thomas 11665 Aaron Rd Jacksonville, FL 32218 Phone: 904-252-2641
thewritingsheep@gmail.com

320 572 494

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
 Special Assessment Receipts Duval County
 Fiscal Year 2023

gross	\$778,402.80	\$412,903.60	\$1,191,306.40
net	\$720,022.59	\$381,935.83	\$1,101,958.42

ASSESSSED THROUGH DUVAL COUNTY

65.34%	34.66%	100.00%
001.36300.10000	022.36300.10000	

TOTAL ASSESSMENT LEVY

DATE	DESCRIPTION	AMOUNT	DISCOUNTS/		Commssion	Prop Appraiser	NET RECEIPTS	General Fund -		Total
			PENALTIES					O&M	Debt Service Fund - Series 2016-1 & 2	
11/04/22	10/19-10/31/22	\$11,397.34	\$452.12		\$222.19	\$160.89	\$10,562.14	\$6,901.33	\$3,660.81	\$10,562.14
11/17/22	11/1-11/13/22	\$19,221.69	\$768.88		\$271.26	\$374.59	\$17,806.96	\$11,635.12	\$6,171.84	\$17,806.96
11/25/22	11/14-11/20/22	\$119,150.48	\$4,766.03		\$1,681.46	\$2,322.00	\$110,380.99	\$72,123.24	\$38,257.75	\$110,380.99
12/05/22	11/21-11/28/22	\$816,025.79	\$32,641.16		\$11,515.75	\$15,902.72	\$755,966.16	\$493,950.32	\$262,015.84	\$755,966.16
12/06/22	11/29-11/30/22	\$115,005.29	\$4,600.24		\$1,622.96	\$2,241.22	\$106,540.87	\$69,614.09	\$36,926.78	\$106,540.87
		\$0.00					\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00					\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00					\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00					\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00					\$0.00	\$0.00	\$0.00	\$0.00
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		\$0.00					\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00					\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00					\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00					\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00					\$0.00	\$0.00	\$0.00	\$0.00
TOTAL		\$1,080,800.59	\$43,228.43		\$15,313.62	\$21,001.42	\$1,001,257.12	\$654,224.10	\$347,033.02	\$1,001,257.12

GROSS PERCENT COLLECTED	90.72%	90.72%	90.72%
GROSS REMAINING TO COLLECT	\$72,204.79	\$38,301.02	\$110,505.81
Gross YTD collected	\$706,198.01	\$374,602.58	\$1,080,800.59
Discount/Penalties	\$28,245.57	\$14,982.86	\$43,228.43
Commission	\$10,005.96	\$5,307.66	\$15,313.62
Prop Appraiser	\$13,722.38	\$7,279.04	\$21,001.42
Net YTD collected	\$654,224.09	\$347,033.03	\$1,001,257.12

Assessed on Roll:

	GROSS AMOUNT	PERCENTAGE	ASSESSMENTS	ASSESSMENTS	AMOUNT
	ASSESSED		COLLECTED	TRANSFERRED	TO BE TFR.
O & M	\$778,402.80	65.3403%	\$654,224.09	(\$654,224.09)	\$0.00
DEBT SERVIC	\$412,903.60	34.6597%	\$347,033.02	\$0.00	\$347,033.02
TOTAL	\$1,191,306.40	100.00%	#####	(\$654,224.09)	\$347,033.02

TRANSFERS TO DEBT SERVICE:		
DATE	CHECK #	AMOUNT
TOTAL		\$0.00
Amount due:		\$347,033.02

Tisons' Landing
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
December 6, 2022	\$600,000.00	Patti Powers

Payable to:

Tison's Landing CDD c/o State Board v# 102

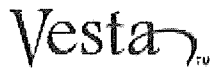
Date Check Needed:

Budget Category:

12/6/2022	001.300.15100.10000
-----------	---------------------

Intended Use of Funds Requested:

TXFER EXCESS FUNDS TO STATE BOARD #322392
<i>(Attach supporting documentation for request.)</i>



Invoice

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

Invoice # 405266
 Date 12/1/2022
 Terms
 Due Date 12/20/2022
 Memo Monthly Fees

Bill To

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

Description	Quantity	Rate	Amount
Amenity Manager 320 538 45105	1	8,350.50	8,350.50
Pool maintenance 320 572 464	1	2,505.42	2,505.42
Field management and administration 538 314	1	2,622.42	2,622.42
Janitorial maintenance 572 46601	1	2,570.42	2,570.42
Janitorial supplies 572 46602	1	310.42	310.42
Website fee 310 513 40510	1	250.00	250.00
Additional pool monitors and FA's 320 538 34450	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		\$486.61
EFT Payment - thank you	Oct 17	-\$486.61
Balance forward		\$0.00
Regular monthly charges	Page 3	\$481.70
Taxes, fees and other charges	Page 3	\$4.29
New charges		\$485.99

Amount due \$485.99

! Thanks for paying by Automatic Payment

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

Need help?

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

Your bill explained

- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.
- This bill shows that you have unreturned equipment fees. Please return your equipment to your nearest UPS Store as soon as possible.

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 **Nov 16, 2022**

Please pay \$485.99

Electronic payment will be applied Nov 16, 2022

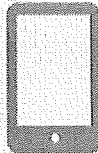
COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574120090613300485995

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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.

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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.

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Online

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By App

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In-Store

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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 \$4.29

Other charges	\$4.29
Regulatory Cost Recovery	\$1.30
Federal Universal Service Fund	\$2.99

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

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

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

Comcast Business TV Update: Effective October 16, 2022, FanDuel TV & FanDuel Racing will be available on the Sports and Entertainment Package.

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	Oct 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 Nov 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?

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST
BUSINESS

141 NW 16TH ST
POMPANO BEACH FL 33060-5250

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

Account number **8495 74 120 3534627**

Automatic payment **Nov 19, 2022**

Please pay \$123.35

Electronic payment will be applied Nov 19, 2022

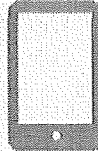
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CHARLOTTE NC 28272-1211

849574120353462700123356

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

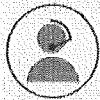
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Get help and support at business.comcast.com/help



Call us anytime

800-391-3000
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Attn: M. Gifford.

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Go paperless and say goodbye to clutter

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

Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



By App

Download the Comcast Business App




In-Store

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

Regular monthly charges		\$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.

FIFTH ORDER OF BUSINESS

**TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2022**

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Tison's Landing Community Development District
Duval County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Tison's Landing Community Development District, Duval County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2022, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about 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 do 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.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated December 22, 2022, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

December 22, 2022

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Tison's Landing Community Development District, Duval County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets plus deferred outflows of resources of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$6,557,945.
- The change in the District's total net position in comparison with the prior fiscal year was (\$159,610), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2022, the District's governmental funds reported combined ending fund balances of \$483,544, a decrease of (\$41,636) in comparison with the prior fiscal year. A portion of fund balance is non-spendable for prepaid items and deposits, assigned for capital reserves, restricted for debt service, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management), recreation and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and debt service fund, both of which are considered major funds.

The District adopts an annual appropriated budget for its general and debt service funds. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets plus deferred outflows of resources exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2022	2021
Assets, excluding capital assets	\$ 498,917	\$ 545,204
Capital assets, net of depreciation	10,406,842	10,749,069
Total assets	10,905,759	11,294,273
Deferred outflows of resources	19,809	21,145
Liabilities, excluding long-term liabilities	78,826	85,832
Long-term liabilities	4,288,797	4,512,031
Total liabilities	4,367,623	4,597,863
Net Position		
Net investment in capital assets	6,137,854	6,258,183
Restricted	214,432	211,075
Unrestricted	205,659	248,297
Total net position	\$ 6,557,945	\$ 6,717,555

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION	
	FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2022	2021
Revenues:		
Program revenues		
Charges for services	\$ 1,033,026	\$ 979,949
Interest revenue	1,048	23
General revenues		
Miscellaneous	11,875	20,011
Unrestricted investment earnings	2,712	454
Total revenues	<u>1,048,661</u>	<u>1,000,437</u>
Expenses:		
General government	132,185	110,732
Physical environment	503,376	472,917
Culture/recreation	414,111	336,666
Interest on long-term debt	158,599	164,373
Total expenses	<u>1,208,271</u>	<u>1,084,688</u>
Change in net position	<u>(159,610)</u>	<u>(84,251)</u>
Net position - beginning	<u>6,717,555</u>	<u>6,801,806</u>
Net position - ending	<u>\$ 6,557,945</u>	<u>\$ 6,717,555</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was \$1,208,271. The majority of the costs of the District's activities were paid by program revenues. Program revenues are comprised primarily of assessments. The remainder of the current fiscal year revenue includes interest revenue and miscellaneous revenue. The increase in revenues over the prior fiscal year is primarily due to an increase in assessments and miscellaneous revenue. In total, expenses increased from the prior fiscal year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2022, the District had \$15,535,488 invested in capital assets. In the government-wide financial statements, depreciation of \$5,128,646 has been taken, which resulted in a net book value of \$10,406,842. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2022, the District had \$4,315,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Tison's Landing Community Development District's Finance Department at 475 West Town Place, Suite 114, St. Augustine, Florida, 32092.

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

	Governmental Activities
ASSETS	
Cash	\$ 31,428
Investments	157,270
Assessments receivable	605
Deposits and prepaids	31,729
Restricted assets:	
Investments	277,885
Capital assets:	
Nondepreciable	5,607,329
Depreciable, net	4,799,513
Total assets	10,905,759
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred charge on refunding (debit)	19,809
Total deferred outflows of resources	19,809
 LIABILITIES	
Accounts payable	15,373
Accrued interest payable	63,453
Non-current liabilities:	
Due within one year	225,000
Due in more than one year	4,063,797
Total liabilities	4,367,623
 NET POSITION	
Net investment in capital assets	6,137,854
Restricted for debt service	214,432
Unrestricted	205,659
Total net position	\$ 6,557,945

See notes to the financial statements

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

<u>Functions/Programs</u>	<u>Program Revenues</u>			Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Governmental Activities
Primary government:				
Governmental activities:				
General government	\$ 132,185	\$ 132,185	\$ -	\$ -
Physical environment	503,376	284,218	-	(219,158)
Culture/recreation	414,111	233,817	-	(180,294)
Interest on long-term debt	158,599	382,806	1,048	225,255
Total governmental activities	<u>1,208,271</u>	<u>1,033,026</u>	<u>1,048</u>	<u>(174,197)</u>
General revenues:				
Miscellaneous				11,875
Unrestricted investment earnings				<u>2,712</u>
Total general revenues				<u>14,587</u>
Change in net position				(159,610)
Net position - beginning				<u>6,717,555</u>
Net position - ending				<u><u>\$ 6,557,945</u></u>

See notes to the financial statements

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2022**

	Major Funds		Total Governmental Funds
	General	Debt Service	
ASSETS			
Cash	\$ 31,428	\$ -	\$ 31,428
Investments	157,270	277,885	435,155
Accounts receivable	605	-	605
Deposits and prepaids	31,729	-	31,729
Total assets	<u>\$ 221,032</u>	<u>\$ 277,885</u>	<u>\$ 498,917</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 15,373	\$ -	\$ 15,373
Total liabilities	<u>15,373</u>	<u>-</u>	<u>15,373</u>
Fund balances:			
Nonspendable:			
Prepaids and deposits	31,729	-	31,729
Restricted for:			
Debt service	-	277,885	277,885
Assigned to:			
Capital reserves	48,226	-	48,226
Unassigned	125,704	-	125,704
Total fund balances	<u>205,659</u>	<u>277,885</u>	<u>483,544</u>
Total liabilities and fund balances	<u>\$ 221,032</u>	<u>\$ 277,885</u>	<u>\$ 498,917</u>

See notes to the financial statements

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

Fund balance - governmental funds	\$	483,544
<p>Amounts reported for governmental activities in the statement of net position are different because:</p>		
<p>Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.</p>		
Cost of capital assets	15,535,488	
Accumulated depreciation	<u>(5,128,646)</u>	10,406,842
<p>Deferred charges on refunding of long-term debt are shown as deferred outflows/inflows of resources in the government-wide financial statements; however, this amount is expensed in the governmental fund financial statements. □</p>		
		19,809
<p>Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.</p>		
Accrued interest payable	(63,453)	
Bonds payable	<u>(4,288,797)</u>	<u>(4,352,250)</u>
Net position of governmental activities		<u>\$ 6,557,945</u>

See notes to the financial statements

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Major Funds		Total Governmental Funds
	General	Debt Service	
REVENUES			
Assessments	\$ 650,220	\$ 382,806	\$ 1,033,026
Interest revenue	2,712	1,048	3,760
Miscellaneous revenues	11,875	-	11,875
Total revenues	664,807	383,854	1,048,661
EXPENDITURES			
Current:			
General government	132,185	-	132,185
Physical environment	313,763	-	313,763
Culture/recreation	246,609	-	246,609
Debt Service:			
Principal	-	225,000	225,000
Interest	-	157,852	157,852
Capital outlay	14,888	-	14,888
Total expenditures	707,445	382,852	1,090,297
Excess (deficiency) of revenues over (under) expenditures	(42,638)	1,002	(41,636)
Fund balances - beginning	248,297	276,883	525,180
Fund balances - ending	\$ 205,659	\$ 277,885	\$ 483,544

See notes to the financial statements

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

Net change in fund balances - total governmental funds	\$ (41,636)
Amounts reported for governmental activities in the statement of activities are different because:	
Depreciation on capital assets is not recognized in the governmental fund statement but is reported as an expense in the statement of activities.	(357,115)
Repayment of long-term liabilities are reported as expenditures in the governmental fund statements but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	225,000
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as	
Amortization of deferred amount on refunding	(1,336)
Amortization of original issue discount/premium	(1,766)
Change in accrued interest	2,355
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	<u>14,888</u>
Change in net position of governmental activities	<u>\$ (159,610)</u>

See notes to the financial statements

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Tison's Landing Community Development District ("District") was established by Ordinance 2005-841 enacted by the City Council of Jacksonville, Florida, pursuant to the Uniform Community Development District Act of 1980, and otherwise known as Chapter 190, Florida Statutes, effective August 23, 2005. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the qualified electors of the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. (Operating-type special assessments for maintenance and debt service are treated as charges for services.); and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the "Uniform Method of Collection" under Florida Statutes. Direct collected assessments are due as set forth in the annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the Uniform Method are noticed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Inter-local Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets (Continued)

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure	30
Buildings and improvements	25
Equipment	10

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the upcoming October 1.
- b) A public hearing is conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District's investments were held as follows at September 30, 2022:

	<u>Amortized cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
First American Government Oblig Fd Cl V	\$ 277,885	S&P AAAM	Weighted average of the fund portfolio: 18 days
Investment in Local Government Surplus Funds Trust Fund (Florida PRIME)	<u>157,270</u>	S&P AAAM	Under 90 days
	<u>\$ 435,155</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

External Investment Pool – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.” With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2022, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant’s daily access to 100% of their account value.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2022 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land	\$ 5,607,329	\$ -	\$ -	\$ 5,607,329
Total capital assets, not being depreciated	5,607,329	-	-	5,607,329
Capital assets, being depreciated				
Buildings	3,909,381	-	-	3,909,381
Infrastructure	5,688,380	-	-	5,688,380
Equipment	315,510	14,888	-	330,398
Total capital assets, being depreciated	9,913,271	14,888	-	9,928,159
Less accumulated depreciation for:				
Buildings	2,166,146	137,865	-	2,304,011
Infrastructure	2,442,878	189,613	-	2,632,491
Equipment	162,507	29,637	-	192,144
Total accumulated depreciation	4,771,531	357,115	-	5,128,646
Total capital assets, being depreciated, net	5,141,740	(342,227)	-	4,799,513
Governmental activities capital assets, net	\$ 10,749,069	\$ (342,227)	\$ -	\$ 10,406,842

Depreciation expense was charged to function/programs as follows:

Physical environment	\$ 189,613
Culture/recreation	167,502
	<u>\$ 357,115</u>

NOTE 6 – LONG TERM LIABILITIES

Series 2016

On August 1, 2016, the District issued \$4,520,000 of Senior Special Assessment Revenue Refunding and Improvement Bonds, Series 2016A-1, with interest rates of 2% to 3.6% and \$1,135,000 of Subordinate Special Assessment Revenue Refunding and Improvement Bonds, Series 2016A-2, with a fixed interest rate of 4.7%. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2017 through May 1, 2037.

The Bonds are subject to optional redemption prior to maturity as outlined in the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2022.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2022 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2016	\$ 4,540,000	\$ -	\$ 225,000	\$ 4,315,000	\$ 225,000
Less: Original Issuance Discount	(27,969)	-	(1,766)	(26,203)	-
Total	<u>\$ 4,512,031</u>	<u>\$ -</u>	<u>\$ 223,234</u>	<u>\$ 4,288,797</u>	<u>\$ 225,000</u>

At September 30, 2022, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2023	\$ 225,000	\$ 152,288	\$ 377,288
2024	235,000	146,338	381,338
2025	240,000	139,663	379,663
2026	245,000	132,478	377,478
2027	255,000	124,613	379,613
2028-2032	1,410,000	483,774	1,893,774
2033-2037	1,705,000	201,085	1,906,085
Total	<u>\$ 4,315,000</u>	<u>\$ 1,380,239</u>	<u>\$ 5,695,239</u>

NOTE 7 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 8 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

NOTE 9 – CLAIMS & CONTINGENCIES

In January 2021, a claim was submitted to the District regarding injuries sustained while using the District's amenity center gym. The claim has been forwarded to the District's insurance carrier and is currently under investigation by the adjuster.

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	<u>Budgeted Amounts Original & Final</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget - Positive (Negative)</u>
REVENUES			
Assessments	\$ 648,742	\$ 650,220	\$ 1,478
Interest	300	2,712	2,412
Miscellaneous income	3,500	11,875	8,375
Total revenues	<u>652,542</u>	<u>664,807</u>	<u>12,265</u>
EXPENDITURES			
Current:			
General government	133,053	132,185	868
Physical environment	322,716	313,763	8,953
Culture/recreation	241,673	246,609	(4,936)
Capital outlay	55,800	14,888	40,912
Total expenditures	<u>753,242</u>	<u>707,445</u>	<u>45,797</u>
Excess (deficiency) of revenues over (under) expenditures	(100,700)	(42,638)	58,062
OTHER FINANCING SOURCES			
Carryforward surplus	119,409	-	(119,409)
Total other financing sources	<u>119,409</u>	<u>-</u>	<u>(119,409)</u>
Net change in fund balance	<u>\$ 18,709</u>	<u>(42,638)</u>	<u>\$ (61,347)</u>
Fund balance - beginning		<u>248,297</u>	
Fund balance - ending		<u>\$ 205,659</u>	

See notes to required supplementary information

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2022	5
Number of independent contractors compensated in September 2022	14
Employee compensation for FYE 9/30/2022 (paid/accrued)	\$10,600.00
Independent contractor compensation for FYE 9/30/2022	\$701,345.62
Construction projects to begin on or after October 1; (>\$65K)	NONE
Budget variance report	See page 22 of annual financial report
Ad Valorem taxes;	Not applicable
Millage rate FYE 9/30/2022	Not applicable
Ad valorem taxes collected FYE 9/30/2022	Not applicable
Outstanding Bonds:	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2022	Operations and maintenance - \$1,031.39 Debt service - see below Phase I Single Family 50' - 65' - \$417.64 Single Family 50' - 65' - \$422.26 Single Family 50' - 65' - \$436.63 Single Family 50' - 65' - \$728.62 Single Family 50' - 65' - \$946.48 Phase II Single Family 50' - 65' - \$422.26 Single Family 50' - 65' - \$436.63 Single Family 50' - 65' - \$728.62 Single Family 50' - 65' - \$946.48
Special assessments collected FYE 9/30/2022	Operations and maintenance - \$650,220.00 Debt service - \$382,806.00
Outstanding Bonds:	
Series 2016, due May 1, 2037	see Note 6 for details



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Tison's Landing Community Development District
Duval County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Tison's Landing Community Development District, Duval County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated December 22, 2022.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

December 22, 2022



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Tison's Landing Community Development District
Duval County, Florida

We have examined Tison's Landing Community Development District, Duval County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2022. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2022.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Tison's Landing Community Development District, Duval County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

December 22, 2022



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Tison's Landing Community Development District
Duval County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Tison's Landing Community Development District, Duval County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated December 22, 2022.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated December 22, 2022, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Tison's Landing Community Development District, Duval County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Tison's Landing Community Development District, Duval County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

December 22, 2022

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2021.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2022.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2022.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2022. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

SIXTH ORDER OF BUSINESS



Phone: (904) 355-1776 · Fax: (904) 355-1467

P.O. Box 43669 · Jacksonville, FL 32203-3669

www.allproasphalt.net

Proposal Submitted To	Work to be performed At
Name: Vesta Property Services Address: City: Jacksonville State: FL Date: 1 January 2023 Bid # H221230-C	Tisons Landing Address: City: Jacksonville State: FL Contact: Tim Harden (904) 612-6668 Email: Tharden@vestapropertyservices.com

We hereby propose to furnish the materials and perform the labor necessary to complete the following:

Dirt Excavation/ Base Installation: Includes (1) mobilization.

- Excavate dirt/ debris 6” in areas discussed and haul debris offsite.
- Grade and compact subgrade.
- Install, grade, and compact 6” of new base material.
- 362 SY @ \$70.00/ SY Subtotal: \$25,340.00

Asphalt Paving: Includes (1) mobilization.

- Pave 1.5” type SP 9.5 asphalt and compact in place with vibratory steel drum and rubber tire rollers.
- 362 SY @ \$68.00/ SY Subtotal: \$24,616.00

Total: \$49,956.00

Minor scuffing or tearing may occur on fresh asphalt. Repair of these items is not included.

All Pro asphalt cannot guarantee against reflective cracking of asphalt placed over existing cracked, shifting, or settling surfaces.

This proposal assumes there are no buried slabs or other obstacles interfering with excavation, if such items are encountered, additional charges may apply.

All Pro Asphalt is not responsible for damage to buried lines, cables, wiring, pipes, utilities, or other obstructions not

clearly marked prior to commencement of work.

Area to be cleared prior to work commencing, customer is responsible for moving of items / vehicles.

All irrigation must be turned off 24 hours prior to work commencing

Down time due to customers responsibilities will be an additional charge.

Changes in quantities exceeding 10% may result in adjustment of unit prices.

Customer is required to have an on-site representative for duration of work.

Terms are net 30 days. A finance charge of 1.5% per month will be assessed on past due balances.

If All Pro is required to take any action to collect any sum due hereunder All Pro shall be entitled to recover its attorney's fees and costs incurred to do so, whether incurred before suit, during suit, post-judgment or on appeal.

This proposal is good for work through: January 2023.

This proposal is priced for one base prep mobilization, each additional at \$2,500.00.

This proposal is priced for one paving mobilization, each additional at \$4,500.00.

Exclusions:

Performance and payment bonds.

Maintenance of traffic & M.O.T. devices (signs & barricades) or provision of traffic officers.

Asphalt, base material, or sub base material testing or coring.

Permitting.

Landscape repairs.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for the above work and completed in a substantial workmanlike manner.

Any alteration or deviation from the above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. ALL PRO ASPHALT is not responsible for failure of final product due to yielding or uneven base exceeding 1/4". ALL PRO ASPHALT cannot guarantee movement of water in sloped areas that evidence less than 2% slope. The quantities referred to are estimated only and payment shall be based on in field measurements. Mobilization and installation is contingent upon review and acceptance of base by ALL PRO ASPHALT personnel.

Respectfully Submitted:

Garhett Harpman

Project Manager

gharpman@allproasphalt.net

(904) 742-3235 - cell

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Date: _____

Signature: _____



Duval Asphalt Products, Inc.
 7544 Phillips Highway
 Jacksonville, FL 32256
 (904) 296-2020
 (904) 296-6574 fax



PROPOSAL: Yellow Bluff Landing Soccer Field

To:	Property:
Vesta Property Services	Yellow Bluff Landing Soccer Field
200 Business Park Circle	16529 Tison Bluff Road
STE 101	Jacksonville, FL 32226
St Augustine, FL 32095	
Phone: (904) 654-6304	

Proposal Date:	Dec 20, 2022	Quote ID:	QUO-01403-X7M1J1 (Rev. 0)
Effective From:	12/20/2022	Effective To:	1/19/2023

Line No.	Product	Price	Approval (your initials)
10	Asphalt Installation Approx. 333 Sq Yds @ \$105.12 / Sq Yd Excavate tope layer of grass and dirt. (approx 2") Dispose of grass and dirt. Compact base with a small steel wheel. Install 4" type SP 9.5 asphalt in two 2" lifts. Unless specified otherwise, this quote and price are only valid to be accepted if the quote is signed and the work completed within 30 days of the effective from date on this quote.	\$35,004.96	

Drainage is not implied or guaranteed by this quote. It is understood that Duval Asphalt will receive compensation for any drainage related work. This quote is figured without adding money for rework of areas lacking sufficient pitch to allow for drainage. As a contingency, \$450 per hour with a 4 hour minimum should be factored for drainage adjustment. 2%, or greater, prevailing pitch is required for complete drainage.

Prime is \$.65 per SY with a 1,500 SY minimum per mob. Anything under 1,500 SY is \$4.75 per GI for material plus a \$500 mob. All Prime is scheduled thru Allen Shirley at (904) 219-7447.

Estimated Total (assuming all line items)	\$35,004.96
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**The terms contained in Exhibit A are hereby fully incorporated
by reference into this proposal**

THIS CONTRACT IS CONTINGENT ONLY UPON CREDIT APPROVAL BY DUVAL ASPHALT PRODUCTS.

TERMS - NET 30 DAYS ANY PAYMENTS NOT RECEIVED BY THAT TIME SHALL BEAR INTEREST AT THE RATE OF 1 1/2 % PER MONTH, AND CUSTOMER ALSO AGREE TO PAY DUVAL ASPHALT PRODUCTS, INC. COST AND EXPENSES OF COLLECTION, FOR ANY BREACH OF THIS PROPOSAL, INCLUDING REASONABLE ATTORNEYS FEES WHETHER OR NOT A SUIT IS FILED. NO RETAINAGE IS TO BE WITHHELD FROM PAYMENTS DUE FROM THIS CONTRACT. ALL PAYMENTS DUE HEREUNDER SHALL BE MADE AT THE OFFICES OF DUVAL ASPHALT PRODUCTS, INC. OR BY MAIL.

ACCEPTANCE OF PROPOSAL - THE ABOVE OR ATTACHED PRICES AND SPECIFICATIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED.

RESPECTFULLY SUBMITTED,

Duval Asphalt Products, Inc.

Jason Webb

E-mail: jwebb@duvalasphalt.com

ACCEPTED BY:

Signature _____

Name _____

Title _____

Date _____

Exhibit A

1. Any damage to our work will be repaired on a cost plus 20% basis.
 2. All work is guaranteed to be installed as specified. Duval Asphalt warrants the installation of pavement / sealcoating against defects in material and workmanship for (1) year from date of completion.
 3. Asphalt is a flexible pavement, unless otherwise noted, Duval Asphalt does not guarantee against ponding water or make provisions for the repair of such areas under this contract.
 4. Duval Asphalt requires a representative of your company be on-site during project operations in order to resolve any related issues.
 5. Changes to contract quantity in excess of 10 percent (10%) will result in adjustment of unit prices.
 6. Permits, bonds, testing, layout, saw cutting, maintenance of traffic, and striping, are not included unless otherwise noted in the scope of this contract.
 7. Dumpsters must be removed from pavement surface and irrigation systems must be turned off 24 hours prior to start of project. Any delay or change in schedule by owner or owner's representative after Duval Asphalt has mobilized on site, such as base not being ready or wet pavement due to irrigation being left on, will result in a re-mobilization charge of \$3,500 for paving and \$1,250 for sealcoating. Quotes based on one mobilization unless stated otherwise.
 8. Changes to a project that require additional days of work are to be priced on an individual basis. The mobilization charge above in #7 is not sufficient or applicable to add additional days of work.
 9. A two-week notice is required, prior to start of project, to schedule job. It is understood that the schedule is subject to change due to inclement weather.
 10. Duval Asphalt is not responsible for damage to underground utilities caused by the normal prosecution of our work.
 11. Installation of new asphalt surfaces will not prevent reflective cracking; no warranty is stated or implied.
 12. Adequate curing period must be allowed in order to minimize scuffing and tearing. Scuffing and tearing of the asphalt will occur in the hot summer months, no warranty is stated or implied.
 13. Duval Asphalt does not guarantee against surface defects (i.e., cracking, ponding, settling, etc.) resulting from base installed by others, or areas where inadequate base is discovered.
 14. Duval Asphalt recommends the removal and replacement of oil and other solvent deteriorated asphalt. We do not guarantee sealcoat adhesion to raised and exposed aggregate, pavements with coquina shell, concrete areas with spilled mortar or other films or coatings, extremely dirty areas or areas containing mold or mildew.
 15. Sealed areas shall be barricaded to all traffic. Duval Asphalt is not responsible for damages to sealed areas, sidewalks, or tracking of sealer due to foot traffic and or vehicle traffic crossing barricaded areas. Barricades may be opened to traffic no less than 24 hours after application.
 16. Cost of towing vehicles is the responsibility of owner or management. There will be a charge of \$250 per hour for sealcoat, and \$750 per hour and any trucking delay charges for paving and patching.
 17. The removal of unsuitable material such as much, marl, clay, organic material, sand, etc. or the replacement of clean fill, and the removal of vegetation is not included in this contract unless otherwise stated.
 18. Quote based on normal non-union rates, no payroll transcripts required, no retainage will be withheld from payments to this contract. Final payment based on in-place measurements unless otherwise stated as "total investment". Duval Asphalt is an EOE in accordance with 41CFR 60-250.4(m), 60-741.4 and 61.250.
 19. Contracts are bid at specific thickness, additional material needed to complete project due to curb being cut to deep, base not smooth and level, or unforeseen problems will be billed according to contract.
 20. Should customer cancel this contract before work begins, the parties agree that 20% of the proposed contract price will be payable to Duval Asphalt as liquidated damages (not as penalty) representing the reasonable admin. Expenses incurred on the project and lost profit.
 21. If during normal completion of scope, inadequate base is discovered, the customer can proceed and void any warranty in affected area and incur no additional cost. If corrective action is elected, cost will be determined on a case-by-case basis and will result in additional cost for labor and material.
 22. This quote assumes no testing will be performed and no DOT, or DOT style specifications will be required. DOT specifications cannot be achieved on any project outside DOT roadways built entirely with DOT approved processes and material.
 23. Price is based on Duval Asphalt retaining all milled asphalt material to use for recycled content. If prime or owner elect to retain any or all of the milled material, asphalt price is subject to change to reflect the need for virgin material substitute.
- IT IS ANTICIPATED THAT, WHEN RESURFACING PAVEMENTS CONSTRUCTED WITH AN INVERTED CROWN, SOME ROLLER MARKING WILL BE VISIBLE IN THE FINISHED SURFACE.

Agreed: _____ (please initial) Date: _____

Job Information Sheet

(Please complete entirely with addresses and phone numbers)

____ Private (not bonded)
____ Bonded Private or State (bonded by general contractor)
____ Federal Work (Miller Act)

ATTACH NOTICE OF COMMENCEMENT

(If one has been recorded)

Project Name: Yellow Bluff Landing Soccer Field
Address: 16529 Tison Bluff Road Jacksonville FL 32226
Description (if available): Lot: _____ Block: _____ OR Book: _____
Page: _____ Township: _____ Range _____ County _____

Your Company Name: Vesta Property Services
Address: 200 Business Park Circle STE 101
City: St Augustine State: FL Zip: 32095
Phone #: (904) 654-6304

General Contractor: _____
Address: _____
Phone #: _____

Name of Company your Contract is with: _____
Address: _____
Phone #: _____

Property Owner: _____
Address: _____
Phone #: _____

Bonding Company and/or Bond Agent: _____
Address: _____
Phone #: _____

Bank Name or Funding Source: _____
Address: _____
Contact Name: _____ Phone #: _____

Contract Amount: _____ RETAINAGE: _____ %

SOUTHEAST REGIONAL CONSTRUCTION | CBC1257486

ESTIMATE

904.219.4488

southeastregional1999@yahoo.com

1/04/2023

Property: 16529 Tison Bluff rd

440 Irex Rd

Atlantic Beach, FL 32233

Description	Quantity	Unit Price	Cost
650 x 5 of sidewalk around soccer field			
			\$16,000.00
		Subtotal	\$16,000.00
	Contractor fee	0.00%	\$0.00
Remaining balance		Total	\$16,000.00

Prepared By: Larry Brown Jr, Thank you for your business.

Notes: **Any unforeseen work will be an additional charge. We are not responsible for any underground utilities or wires on the property**

1. This estimate includes labor and materials.
2. Price is subject to change due to material cost

Vesta Property Services
16529 Tisons Bluff Rd
Jacksonville, FL 32218

12/26/2022

Project Name: Yellow Bluff Landing - Soccer Field Concrete Sidewalk

Company: SJD Consultants, Inc

Name of Authorized Person:

Steven Davis, President / CEO

Phone Number: 904.710.9952

E-Mail: sjrdavis@sjdconsultants.com

Federal EIN #: 47-3442835

Dear Selection Committee,

The core team of SJD CONSULTANTS, INC is proud to submit one proposal in response to the project referenced above.

Scope of work. We propose to furnish all labor, material, equipment, and services to grade and install approximately 333 square yards of 5' concrete sidewalk for the referenced project above.

Adherence to Schedule. As you review our submittal, please note that we will exemplify our ability to understand the steps necessary to be 100% immediately responsive to the needs of the community through our understanding of the importance of this project. At SJD we understand our clients' policies and procedures, project needs, and ability to deliver candidates who are qualified, certified, and prepared to get the job **successfully completed the first time, and within budget.**

Bid Proposal. The cost / price per quantity will cover the total price of work to be performed.

Proven Safety. SJD is certified in Advanced MOT, Disaster Relief, Confined Space, First Aid, Construction Safety, JEA Safety, Fall prevention and OSHA 30.

Additional Notes. Estimate is valid for 30-days. Excludes:

1. Concrete Pumping
2. Relocating or damage to underground utilities
3. Sodding

SJD CONSULTANTS, INC
Email: sjrdavis@sjdconsultants.com
Phone Number: 904-710-9952

Soccer Field 5' Sidewalk	
Total Base Bid	\$ 24,000.00

On behalf of my team, I wish to thank you in advance for your time and thoughtful consideration.

Best regards,

Steven Davis Jr., Principal-In-Charge

SJD Consultants, Inc.

SEVENTH ORDER OF BUSINESS

C.



Submitted by: Kemberly Hopkins & Tim Harden On December 28, 2022

Amenities Report

December Event Recap:

On December 3rd the community enjoyed having Breakfast with Santa. Residents got to take family pictures beside a roaring fire and enjoy a feast which included pancakes, bacon, sausage. On December 16th the community enjoyed an evening Christmas event. Activities included a hayride, human hamster ball races, pizza, bounce houses, a snowball fight on the tennis court and another opportunity for fireside pictures with Santa.

Upcoming Events:

On February 11th we are having an adult Valentines dinner. We will have great food, and a DJ so, come out and dance the night away. This is a good opportunity to get to know your neighbors.

Facilities Maintenance Activities

Debris pile on JEA right of way behind home on Magnolia Grove:

- Debris was comprised of rotted out pallets and leftover pavers. It appears that the refuse is left over from a paver patio installation by the former residents. Staff removed and disposed of the debris so that the area can be mowed next time the right of way is mowed.



Trailer loaded with rotten pallets and leftover pavers.

Electrical problem at Main St entrance:

- Staff hired Hendry Electric to come out and diagnose the lack of power on the island at the Main St entrance. The wire at the base of the camera that was recently replaced was damaged and that was shorting out the circuit. The damaged wire was replaced, and power has been restored. The damage was most likely caused by the impact to the post when the camera was initially hit. Envera is not likely at fault.

Soap dispenser replacement:

- The soap dispenser in the handicap stall in the men's restroom was not distributing any soap so a new one was ordered and installed.

Lights on signs at both entrances:

- The colored lights on the signs at both entrances have been replaced with white lights.

Water line rupture on pool deck:

- The water line supplying the shower at the splash feature pool was damaged by the overnight freezing temperatures. A shut-off valve has been installed and broken pipe will be replaced in order to restore shower to working condition.



Pic of damaged water line.

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.

