

TISON'S LANDING
Community Development District

FEBRUARY 9, 2023

AGENDA

Tison's Landing Community Development District

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

February 2, 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, February 9, 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 January 12, 2023 Meeting
 - B. Financial Statements
 - C. Check Register
- IV. Staff Reports (1) - District Engineer
- V. Consideration of Proposals for Replacing the Squat Rack in the Gym
- VI. Staff Reports (2)
 - A. District Counsel
 - B. District Manager
 - C. Amenity Manager – Report
 - D. Field Operations Manager – Proposal for Tree Removal
- VII. Supervisor Requests / Audience Comments
- VIII. Next Scheduled Meeting – Thursday, March 2, 2023 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida 32218

IX. 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, January 12, 2023 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
Kemberley Hopkins	Vesta Property Services
Elizabeth Myers	Vesta Property Services
Howard McGaffney	GMS, LLC

The following is a summary of the discussions and actions taken at the January 12, 2023 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

Mr. Ray Fernandez stated I see that you're considering a walking path around the soccer field. A hole in the goal closer to the basketball courts needs some topsoil filled in. I had some practices with some young kids these past few weeks and I had to take them to the middle of the field where it's more even.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the December 8, 2022 Meeting**
- B. Financial Statements**

C. Check Register

Mr. Laughlin provided a brief overview of the financial statements, noting the check register totals \$1,020,132.31. He explained that the check register is higher than normal due to transferring assessment income to the trustee and to the SBA account.

Ms. Henninger joined the meeting at this time.

Mr. Kirsch asked did we lose our battle with AgrowPro given the wasp nest invoices?

Mr. Laughlin responded those were the couple we paid. There were around 10 other invoices that were withheld.

Mr. Kirsch asked is that a continuing service with them?

Mr. Laughlin responded no; they won’t be doing it anymore. We haven’t accrued any more invoices since July.

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

FOURTH ORDER OF BUSINESS

Staff Reports (1)

A. District Engineer

There being nothing to report, the next item followed.

FIFTH ORDER OF BUSINESS

Acceptance of the Fiscal Year 2022 Audit Report

Mr. Laughlin provided the Board with a brief overview of statements provided in the audit report noting there were no concerns mentioned.

On MOTION by Ms. Alford seconded by Ms. Timmons with all in favor the audit report for Fiscal Year 2022 was accepted.

SIXTH ORDER OF BUSINESS

Consideration of Estimates for Walking Path Around Soccer Field

Mr. Laughlin presented four proposals to pour a walking path around the soccer field ranging from \$16,000 to \$49,956. He recommended tabling consideration of the project until the budget can be discussed.

SEVENTH ORDER OF BUSINESS

Approval of Updated Reserve Study

Mr. Laughlin provided a brief overview of the reserve study noting Mr. Harden has provided comments that need to be addressed, such as increasing the estimated amount to resurface the pool.

On MOTION by Ms. Timmons seconded by Ms. Alford with all in favor the capital reserve study was approved subject to updating the estimated cost to resurface the pool.

EIGHTH ORDER OF BUSINESS

Staff Reports (2)

A. District Counsel

There being nothing to report, the next item followed.

B. District Manager

Mr. Laughlin introduced the Board to Mr. McGaffney. He also reminded the Board the budget is scheduled to be approved in the April timeframe, and to be adopted in July. Lastly, Mr. Laughlin informed the Board there is a conflict for the March 9th meeting and asked if they were amenable to moving the meeting to March 2nd. There were no objections from the Board.

On MOTION by Ms. Timmons seconded by Ms. Alford with all in favor moving the March meeting date from March 9, 2023 to March 2, 2023 was approved.

C. Amenity Manager - Report

Ms. Harden gave an overview of events held since the last meeting. She asked the Board to consider increasing the special events budget for the next fiscal year.

D. Field Operations Manager

Mr. Harden gave an overview of maintenance items completed since the last meeting. He also informed the Board that the estimate to remove the hedges in the roundabout came back at \$385 and he has authorized the contractor to move forward with removal. Additionally, Mr. Harden informed the Board it's being recommended to replace the pool filter grids, and to apply a treatment for the rust-colored stains around the returns. Lastly, he mentioned the two-horsepower pool pump appears to be older, so he looked into replacement. He was advised it

could take six months to get the pump in, so he asked the Board their thoughts on proactively replacing old equipment before it dies. Mr. Laughlin suggested ordering backup equipment to keep on hand for when it’s needed.

Ms. Alford asked if it was determined whether the cost of the damaged security camera will be reimbursed by the person that caused the damage. Ms. Harden responded that the camera taken out was a tag reader and it was damaged before it could read the vehicle’s tags.

Mr. Kirsch made the motion below to replace the filter grids but recommended holding off on the treatment for the stains.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor replacing the pool filter grids at an amount not to exceed \$2,200 was approved.

NINTH ORDER OF BUSINESS

Supervisor Requests / Audience Comments

Supervisor Requests

Ms. Timmons brought up Mr. Ray Fernandez’s request to fill in the holes in the field. Mr. Laughlin directed Mr. Harden to look into improvements for the field.

Mr. Richardson stated that the tree growth in the pocket parks is starting to affect the growth of the grass due to the shade. Mr. Kirsch directed Mr. Harden to speak to the landscape contractor about trimming the trees.

Audience Comments

Mr. Ray Fernandez stated that some of the gym equipment needs to be lubricated. He also brought up a sinkhole near the main entrance on the righthand side. Ms. Timmons stated that there is a ticket into the City to get the pothole filled, however they’re six to nine months out for repairs.

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – Thursday, February 9, 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. Henninger with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Tison's Landing

Community Development District

Unaudited Financial Statements
as of
December 31, 2022

Board of Supervisors Meeting
February 9, 2023

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

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<u>ASSETS:</u>				
Cash	\$86,420	---	\$8,265	\$94,685
Accounts Receivable	\$125	---	---	\$125
Due From Other Funds	---	\$24,935	---	\$24,935
Investments:				
SBA-Surplus Funds	\$640,683	---	\$48,689	\$689,372
Series 2016-1				
Reserve	---	\$150,849	---	\$150,849
Revenue	---	\$347,047	---	\$347,047
Redemption	---	\$3	---	\$3
Series 2016-2				
Reserve	---	\$42,672	---	\$42,672
Prepayment	---	\$4,885	---	\$4,885
Deposits	\$4,202	---	---	\$4,202
TOTAL ASSETS	<u>\$731,430</u>	<u>\$570,392</u>	<u>\$56,954</u>	<u>\$1,358,776</u>
<u>LIABILITIES:</u>				
Accounts Payable	\$23,474	---	\$2,800	\$26,274
Accrued Expenditures	\$0	---	---	\$0
Due to other Funds	\$24,935	---	---	\$24,935
TOTAL LIABILITIES	<u>\$48,410</u>	<u>\$0</u>	<u>\$2,800</u>	<u>\$51,210</u>
<u>FUND BALANCES:</u>				
Nonspendable:				
Prepaid items and deposits	\$4,202	---	---	\$4,202
Restricted for:				
Debt service	---	\$570,392	---	\$570,392
Assigned for Captial Projects	---	---	\$54,154	\$54,154
Unassigned	\$678,818	---	---	\$678,818
TOTAL FUND BALANCES	<u>\$683,020</u>	<u>\$570,392</u>	<u>\$54,154</u>	<u>\$1,307,567</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$731,430</u>	<u>\$570,392</u>	<u>\$56,954</u>	<u>\$1,358,776</u>

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

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

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 12/31/22</u>	<u>ACTUAL THRU 12/31/22</u>	<u>VARIANCE</u>
<u>REVENUES</u>				
Maintenance Assessments - Tax Roll	\$720,022	\$701,232	\$701,232	\$0
Clubhouse Income	\$2,000	\$500	\$2,670	\$2,170
HOA Revenues	\$1,500	\$375	\$0	(\$375)
Interest Income	\$200	\$50	\$1,639	\$1,589
Miscellaneous Revenues	\$0	\$0	\$132	\$132
TOTAL REVENUES	<u>\$723,722</u>	<u>\$702,157</u>	<u>\$705,673</u>	<u>\$3,516</u>
<u>EXPENDITURES</u>				
<u>Administrative:</u>				
Supervisor Fees	\$12,000	\$3,000	\$1,800	\$1,200
FICA Taxes	\$918	\$230	\$138	\$92
Engineering Fees	\$3,000	\$750	\$0	\$750
Arbitrage Rebate	\$1,200	\$0	\$0	\$0
Dissemination Agent	\$1,000	\$250	\$350	(\$100)
Trustee Fees	\$3,725	\$3,725	\$3,717	\$8
Assessment Roll Administration	\$2,500	\$2,500	\$2,500	\$0
Attorney Fees	\$15,000	\$3,750	\$4,868	(\$1,118)
Annual Audit	\$3,100	\$3,100	\$3,100	\$0
Management Fees	\$50,000	\$12,500	\$11,250	\$1,250
Computer Time/information Technology	\$1,400	\$350	\$350	(\$0)
Telephone	\$100	\$25	\$96	(\$71)
Postage	\$1,000	\$250	\$11	\$239
Printing & Binding	\$2,000	\$500	\$91	\$409
Insurance	\$10,249	\$10,249	\$9,761	\$488
Legal Advertising	\$1,000	\$1,000	\$300	\$700
Other Current Charges	\$1,000	\$250	\$126	\$124
Website Administration	\$1,400	\$350	\$350	(\$0)
Website Lifestyle	\$3,000	\$750	\$750	\$0
Office Supplies	\$500	\$125	\$0	\$125
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	<u>\$114,267</u>	<u>\$43,828</u>	<u>\$39,733</u>	<u>\$4,096</u>
<u>Field:</u>				
Insurance (Property)	\$15,828	\$15,828	\$15,476	\$352
Field Management & Administration (Vesta)	\$31,469	\$7,867	\$7,867	(\$0)
Seasonal Office Staffing	\$13,753	\$3,438	\$3,438	\$0
Security Camera Monitoring (Envera)	\$23,463	\$10,393	\$10,393	\$0
Security Off Duty (JSO)	\$25,000	\$254	\$254	\$0
Landscape Maintenance (LawnBoy)	\$51,056	\$12,764	\$12,762	\$2
Landscape Mulch	\$15,000	\$0	\$0	\$0
Landscape Fertilization (Agro Pro)	\$19,332	\$4,833	\$4,594	\$239
Landscape Contingency	\$7,500	\$1,875	\$0	\$1,875

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

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

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 12/31/22</u>	<u>ACTUAL THRU 12/31/22</u>	<u>VARIANCE</u>
<i>Field: (continued)</i>				
Irrigation Maintenance	\$10,000	\$2,500	\$0	\$2,500
Lake Maintenance (The Lake Doctor)	\$11,428	\$2,857	\$2,412	\$445
Utilities-Cable (Comcast)	\$2,400	\$600	\$370	\$230
Utilities-Electric (JEA)	\$1,800	\$450	\$234	\$216
Utilities-Irrigation (JEA)	\$30,000	\$7,500	\$7,998	(\$498)
Refuse Service (Republic Services)	\$4,800	\$1,200	\$1,308	(\$108)
Repairs and Maintenance	\$20,000	\$5,000	\$505	\$4,495
Contingency	\$10,000	\$2,500	\$2,252	\$248
Capital Reserve	\$40,000	\$0	\$0	\$0
TOTAL FIELD	<u>\$332,829</u>	<u>\$79,860</u>	<u>\$69,863</u>	<u>\$9,997</u>
<i>Amenity</i>				
Amenity Manager (Vesta)	\$100,206	\$25,052	\$25,052	\$0
Pool Maintenance (Vesta)	\$30,065	\$7,516	\$7,516	(\$0)
Pool Repair	\$5,000	\$1,250	\$0	\$1,250
Pool Chemicals (PoolSure)	\$11,980	\$2,995	\$3,025	(\$30)
Permit Fees	\$600	\$0	\$0	\$0
Utilities-Cable (Comcast)	\$6,000	\$1,500	\$1,459	\$41
Utilities-Electric (JEA)	\$24,000	\$6,000	\$3,337	\$2,663
Utilities-Water/Sewer (JEA)	\$12,000	\$3,000	\$3,232	(\$232)
Repairs and Maintenance	\$17,000	\$4,250	\$2,274	\$1,976
Janitorial Maintenance (Vesta)	\$30,845	\$7,711	\$7,711	\$0
Janitorial Supplies (Vesta)	\$3,725	\$931	\$931	(\$0)
Gym Equipment Maintenance	\$1,000	\$250	\$0	\$250
Special Events	\$20,000	\$6,602	\$6,602	\$0
Amenity Supplies	\$5,000	\$1,250	\$970	\$280
Contingency	\$9,206	\$2,301	\$0	\$2,301
TOTAL AMENITY	<u>\$276,626</u>	<u>\$70,608</u>	<u>\$62,108</u>	<u>\$8,500</u>
TOTAL EXPENDITURES	<u>\$723,722</u>	<u>\$194,296</u>	<u>\$171,704</u>	<u>\$22,593</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$0</u>	<u>\$507,861</u>	<u>\$533,969</u>	<u>\$26,109</u>
Net change in fund balance	<u>\$0</u>	<u><u>\$507,861</u></u>	<u><u>\$533,969</u></u>	<u><u>\$26,109</u></u>
FUND BALANCE - Beginning	\$0		\$149,051	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$683,020</u>	

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL RESERVE FUND

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

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 12/31/22</u>	<u>ACTUAL THRU 12/31/22</u>	<u>VARIANCE</u>
<u>REVENUES</u>				
Interest Income	\$100	\$25	\$463	\$438
Capital Reserve-Transfer In	\$40,000	\$0	\$0	\$0
TOTAL REVENUES	<u>\$40,100</u>	<u>\$25</u>	<u>\$463</u>	<u>\$438</u>
<u>EXPENDITURES</u>				
Capital Outlay	\$75,133	\$18,783	\$2,800	\$15,983
Miscellaneous Services	\$800	\$200	\$117	\$83
TOTAL EXPENDITURES	<u>\$75,933</u>	<u>\$18,983</u>	<u>\$2,917</u>	<u>\$16,066</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(\$35,833)</u>	<u>(\$18,958)</u>	<u>(\$2,455)</u>	<u>\$16,504</u>
Net change in fund balance	<u>(\$35,833)</u>	<u>(\$18,958)</u>	<u>(\$2,455)</u>	<u>\$16,504</u>
FUND BALANCE - Beginning	\$75,937		\$56,609	
FUND BALANCE - Ending	<u>\$40,104</u>		<u>\$54,154</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 December 31, 2022

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 12/31/22</u>	<u>ACTUAL THRU 12/31/22</u>	<u>VARIANCE</u>
<u>REVENUES</u>				
Special Assessments - On Roll	\$382,996	\$371,968	\$371,968	\$0
Interest Income	\$0	\$0	\$1,682	\$1,682
TOTAL REVENUES	<u>\$382,996</u>	<u>\$371,968</u>	<u>\$373,651</u>	<u>\$1,682</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>\$295,825</u>	<u>\$292,507</u>	<u>(\$3,318)</u>
Net change in fund balance	<u>\$5,709</u>	<u>\$295,825</u>	<u>\$292,507</u>	<u>(\$3,318)</u>
FUND BALANCE - Beginning	\$85,399		\$277,885	
FUND BALANCE - Ending	<u>\$91,108</u>		<u>\$570,392</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)
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	\$610,572	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$701,232
Clubhouse Income	\$1,145	\$0	\$1,525	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,670
HOA Revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Income	\$224	\$140	\$1,276	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,639
Miscellaneous Revenues	\$0	\$132	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$132
Total Revenues	\$1,369	\$90,931	\$613,373	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$705,673
Administrative:													
Supervisor Fees	\$800	\$0	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,800
FICA Taxes	\$61	\$0	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$138
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	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$350
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	\$1,788	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,868
Annual Audit	\$0	\$0	\$3,100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,100
Management Fees	\$3,750	\$3,750	\$3,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,250
Computer Time/information Technology	\$117	\$117	\$117	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$350
Telephone	\$23	\$58	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$96
Postage	\$1	\$10	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11
Printing & Binding	\$53	\$29	\$9	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$91
Insurance	\$9,761	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,761
Legal Advertising	\$100	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300
Other Current Charges	\$51	\$45	\$30	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$126
Website Administration	\$117	\$117	\$117	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$350
Website Lifestyle	\$250	\$250	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$750
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	\$10,435	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,733

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	\$2,622	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,867
Seasonal Office Staffing	\$1,146	\$1,146	\$1,146	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,438
Security Camera Monitoring (Envera)	\$3,032	\$3,319	\$4,043	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,393
Security Off Duty (JSO)	\$0	\$0	\$254	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$254
Landscape Maintenance (LawnBoy)	\$4,254	\$4,254	\$4,254	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,762
Landscape Mulch	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscape Fertilization (Agro Pro)	\$1,492	\$1,492	\$1,611	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,594
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	\$804	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,412
Utilities-Cable (Comcast)	\$123	\$123	\$123	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$370
Utilities-Electric (JEA)	\$95	\$83	\$55	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$234
Utilities-Irrigation (JEA)	\$2,927	\$3,417	\$1,654	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,998
Refuse Service (Republic Services)	\$547	\$379	\$381	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,308
Repairs and Maintenance	\$148	\$167	\$190	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$505
Contingency	\$0	\$0	\$2,252	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,252
Capital Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL FIELD	\$32,666	\$17,806	\$19,391	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$69,863

Amenity

Amenity Manager (Vesta)	\$8,351	\$8,351	\$8,351	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,052
Pool Maintenance (Vesta)	\$2,505	\$2,505	\$3,494	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,504
Pool Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Chemicals (PoolSure)	\$1,048	\$988	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,037
Permit Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utilities-Cable (Comcast)	\$487	\$486	\$486	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,459
Utilities-Electric (JEA)	\$1,256	\$1,074	\$1,007	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,337
Utilities-Water/Sewer (JEA)	\$964	\$1,151	\$1,117	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,232
Repairs and Maintenance	\$130	\$9	\$2,135	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,274

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	\$2,570	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,711
Janitorial Supplies (Vesta)	\$310	\$310	\$310	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$931
Gym Equipment Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Events	\$3,104	\$1,244	\$2,253	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,602
Amenity Supplies	\$579	\$23	\$369	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$970
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL AMENITY	\$21,304	\$18,711	\$22,092	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62,108
Total Expenditures	\$77,197	\$42,414	\$51,918	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$171,704
Interfund Transfers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Excess Revenues (Expenditures)	(\$75,828)	\$48,518	\$561,455	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$533,969

C.

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

12/1 - 12/31/22

<u><i>Date</i></u>	<u><i>Check Numbers</i></u>	<u><i>Amount</i></u>
General Fund		
12/6/2022	3174-3183	\$974,460.32
11/22/2022	3184	\$609.34
12/9/2022	3184-3186	\$990.54
12/13/2022	3187-3190	\$8,419.62
12/15/2022	3191	\$30.00
12/21/2022	3192	\$2,073.00
12/28/2022	3193	\$1,310.64
	total	<u>\$987,893.46</u>
Capital Reserve		
n/a		
	total	<u>\$0.00</u>
Total		<u><u>\$987,893.46</u></u>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
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 OVRAGE	*	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
12/06/22	00052	12/02/22	8301	202211	320-57200-46200			NOV 22 - LAWN MAINT	*	4,254.00		
								LAWNBOY LAWN SERVICES, INC.			4,254.00	003178
12/06/22	00137	12/02/22	57385B	202212	320-53800-46800			DEC 22 - WATER MGMT	*	804.00		
								THE LAKE DOCTORS, INC.			804.00	003179
12/06/22	00175	12/03/22	12032022	202212	320-57200-49400			ORNAMENT CALLIGRAPHY	*	500.00		
								SHANNON THOMAS			500.00	003180
12/06/22	00038	12/06/22	12062022	202212	300-20700-10200			TXFER TAX COLLECTIONS	*	347,033.02		
								TISON'S LANDING CDD			347,033.02	003181
12/06/22	00102	12/06/22	12062022	202212	300-15100-10000			TXFER EXCESS FUNDS TO SBA	*	600,000.00		
								TISON'S LANDING CDD			600,000.00	003182
								TISO TISON				
								TCESSNA				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/06/22	00157	12/01/22	405266	202212	320	57200	45105			*	8,350.50		
			DEC 22 - AMENITY MANAGER										
12/01/22		12/01/22	405266	202212	320	57200	46400			*	2,505.42		
			DEC 22 - POOL MAINTENANCE										
12/01/22		12/01/22	405266	202212	320	53800	34400			*	2,622.42		
			DEC 22 - FIELD MGMT										
12/01/22		12/01/22	405266	202212	320	57200	46601			*	2,570.42		
			DEC 22 - JANITORIAL MAINT										
12/01/22		12/01/22	405266	202212	320	57200	46602			*	310.42		
			DEC 22 - JANITORIAL SUPP										
12/01/22		12/01/22	405266	202212	310	51300	49510			*	250.00		
			DEC 22 - WEBSITE FEE										
12/01/22		12/01/22	405266	202212	320	53800	34450			*	1,146.08		
			DEC 22 - ADDTL POOL MON										
									VESTA PROPERTY SERVICE INC.			17,755.26	003183
11/22/22	00030	10/25/22	84957412	202211	320	57200	41050			*	485.99		
			TV/INTERNET 11/4-12/3/22										
		10/28/22	84957412	202211	320	53800	41050			*	123.35		
			ENTRANCE 11/2-12/1/22										
									COMCAST (AUTO PAY)			609.34	003184
12/09/22	00030	11/25/22	84957412	202212	320	57200	41050			*	485.99		
			TV/INTERNET 12/4-1/3/23										
		11/28/22	84957412	202212	320	53800	41050			*	123.35		
			ENTRANCE 12/2-1/1/23										
									COMCAST (AUTO PAY)			609.34	003185
12/09/22	00077	11/16/22	1273260	202212	320	53800	43200			*	381.20		
			WASTE 12/1-12/31/22										
									REPUBLIC SERVICES #687 (AUTO PAY)			381.20	003186
12/13/22	00161	11/30/22	16076	202211	320	53800	46203			*	1,491.65		
			NOV 22- COM TURF/ORNAMENT										
									AGROWPRO INC.			1,491.65	003187
12/13/22	00156	12/01/22	722630	202301	320	57200	34502			*	30.61		
			ENT2 MAINT 1/1-1/31/23										
		12/01/22	722630	202301	320	57200	34502			*	200.00		
			ENT2 PULLS 1/1-1/31/23										
		12/01/22	722631	202301	320	57200	34502			*	250.00		
			UTILITY VIDEO 1/1-1/31/23										
		12/01/22	722631	202301	320	57200	34502			*	138.21		
			UTILITY MAINT 1/1-1/31/23										
		12/01/22	722632	202301	320	57200	34502			*	129.27		
			ENT1 MAINT 1/1-1/31/23										

TISO TISON

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CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/01/22		722632		202301	320-57200		34502	ENT1 PULLS 1/1-1/31/23	*	200.00		
								ENVERA			948.09	003188
12/13/22	00198	8/23/22	ARS22081	202212	320-53800		34500	JSO FEES	*	130.63		
		9/30/22	ARS22102	202212	320-53800		34500	JSO FEES	*	123.75		
								JACKSONVILLE SHERIFF'S OFFICE			254.38	003189
12/13/22	00015	12/01/22	89708215	202211	320-53800		43000	ELECTRIC 10/26-11/28/22	*	83.42		
		12/01/22	89708215	202211	320-57200		43000	ELECTRIC 10/26-11/28/22	*	1,073.85		
		12/01/22	89708215	202211	320-53800		43100	IRRIGATION 10/26-11/28/22	*	3,417.20		
		12/01/22	89708215	202211	320-57200		43100	SEWER 10/26-11/28/22	*	865.82		
		12/01/22	89708215	202211	320-57200		43100	WATER 10/26-11/28/22	*	285.21		
								JEA (AUTO PAY)			5,725.50	003190
12/15/22	00199	12/13/22	BRANDON	202212	310-51300		49000	COMM FEE BRANDON KIRSCH	*	10.00		
		12/13/22	CEDEILA	202212	310-51300		49000	COMM FEE CEDEILA ALFORD	*	10.00		
		12/13/22	MONICA T	202212	310-51300		49000	COMM FEE MONICA TIMMONS	*	10.00		
								DIVISION OF ELECTIONS			30.00	003191
12/21/22	00169	11/29/22	54658	202211	320-53800		34502	REPL ENTRY TAG CAM&POST	*	2,073.00		
								ENVERA HIDDEN EYES LLC			2,073.00	003192
12/28/22	00152	12/02/22	44846100	202211	320-57200		49400	CHRISTMAS DECOR	*	70.91		
		12/02/22	44846100	202211	320-57200		46000	LIGHT BULBS	*	8.57		
		12/02/22	44846100	202211	320-57200		49400	CHRISTMAS WREATHS FOR EVE	*	279.28		
		12/02/22	44846100	202211	320-57200		52000	CHARGING STATION FOR TABL	*	22.51		
		12/02/22	44846100	202211	320-53800		46000	PVC PIPING	*	32.35		
		12/02/22	44846100	202211	320-53800		46000	PVC PIPING	*	25.03		

TISO TISON

TCESSNA

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #	
12/02/22		44846100	202211 320-57200-49400		BREAKFAST SUPPL EVENT	*	9.72		
12/02/22		44846100	202211 320-57200-49400		SANTA HATS/ORNAMENTS	*	762.06		
12/02/22		44846100	202211 320-53800-46000		TIMERS FOR ENTRANCE	*	24.36		
12/02/22		44846100	202211 320-53800-46000		TIMERS FOR ENTRANCE	*	17.98		
12/02/22		44846100	202211 320-57200-49400		GIFT CARDS FOR GIVE AWAYS	*	122.50		
12/02/22		44846100	202211 320-53800-46000		TIMERS FOR ENTRANCE	*	17.39		
12/02/22		44846100	202211 320-53800-46000		GAS FOR BLOWER	*	7.88		
12/02/22		44846100	202211 320-53800-46000		GAS CANS/2 CYCLE OIL BLOW	*	41.83		
12/02/22		44846100	202211 300-36900-10000		CASH BACK WF	*	131.73-		
WELLS FARGO CREDIT CARD (AUTO PAY)								1,310.64	003193
TOTAL FOR BANK A								987,893.46	
TOTAL FOR REGISTER								987,893.46	

TISO TISON

TCESSNA

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

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

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	Installment for monthly services-November 2022 Approved by: <i>Timothy Harden</i> on 12/02/22 320 572 4162	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

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.

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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

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

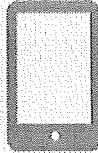
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849574120090613300485995

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Call us anytime

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

Useful information

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Attn: M. Gifford.

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By App

Download the Comcast Business App



In-Store

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

Regular monthly charges \$481.70

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

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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

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574120353462700123356

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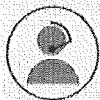
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Attn: M. Gifford.

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By App

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In-Store

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

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

What's included?

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

Visit business.comcast.com/myaccount for more details

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

Hello Landing Tison's,

Thanks for choosing Comcast Business.

Your bill at a glance

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

Previous balance		\$485.99
EFT Payment - thank you	Nov 17	-\$485.99
Balance forward		\$0.00
Regular monthly charges	Page 3	\$481.70
Taxes, fees and other charges	Page 3	\$4.29
New charges		\$485.99

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TISON'S LANDING
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5385 N NOB HILL RD
SUNRISE, FL 33351-4761

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Automatic payment **Dec 16, 2022**

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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

Price Change Notice: As content programmers charge more to carry their networks, our costs continue to rise. Effective December 18th, 2022, your Regional Sports Fee will increase to \$11.35 per month, and your Broadcast TV fee will increase to \$32.55 per month. To learn more about Comcast Business fees, please visit business.comcast.com/understand-your-bill or call us at 800-391-3000.

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.

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: On January 24, 2023, the following channel changes will occur: Primo will only be available in HD; Primo HD will be added to Standard channel 1721. HD channels require HD Technology Fee and X1 TV Box.

COMCAST BUSINESS

Important information regarding Comcast Business services and pricing

Effective December 18, 2022

Dear Comcast Business customer:

At Comcast Business, we are proud of our investments in our network, technology, and people, to provide services to help keep your business prepared for what's next. As we continue to make these investments to bring you exceptional performance and reliability, we continue to make efforts to control costs in this challenging economic environment. Even so, our costs have increased for programming, technology, and service improvements. From time to time, we must pass along cost increases to our customers.

We are writing to inform you of upcoming price increases. The following changes will occur on December 18, 2022. Prices do not include applicable taxes and other fees.

Comcast Business Video

Service	Current Monthly Service Charge		New Monthly Service Charge Effective 12/18/2022:
Video Basic	\$37.95	>	\$42.95
Video Select	\$39.95	>	\$47.95
Video Variety	\$54.95	>	\$64.95
Video Standard	\$74.95	>	\$89.95
Video Preferred	\$99.95	>	\$114.95

Comcast Business Voice

Service	Current Monthly Service Charge		New Monthly Service Charge Effective 12/18/2022:
Directory Listing Management Fee (DLM)	\$3.00	>	\$5.00
Voice Network Investment Fee	\$3.00	>	\$5.00

Comcast Business Internet

Service	Current Monthly Service Charge		New Monthly Service Charge Effective 12/18/2022:
Static IP (1)	\$19.95	>	\$24.95
Static IP (5)	\$24.95	>	\$29.95
Static IP (13)	\$39.95	>	\$44.95

To learn more about Comcast Business fees, please visit business.comcast.com/understand-your-bill or call us at 800-391-3000.

Thank you for being a valued Comcast Business customer.

Sincerely,
Comcast Business

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	Nov 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

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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 **Dec 19, 2022**

Please pay \$123.35

Electronic payment will be applied Dec 19, 2022

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574120353462700123356

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Comcast Business		\$104.90
Packaged services		\$94.95
🕒 Business Internet 35	\$94.95	
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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	

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Video Variety	\$54.95	>	\$64.95
Video Standard	\$74.95	>	\$89.95
Video Preferred	\$99.95	>	\$114.95

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Service	Current Monthly Service Charge		New Monthly Service Charge Effective 12/18/2022:
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Service	Current Monthly Service Charge		New Monthly Service Charge Effective 12/18/2022:
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Thank you for being a valued Comcast Business customer.

Sincerely,
Comcast Business



8619 Western Way
 Jacksonville FL 32256-03606
Customer Service (904) 731-2456
 RepublicServices.com/Support

Account Number 3-0687-0002027
Invoice Number 0687-001273260
Invoice Date November 16, 2022
Previous Balance \$378.87
Payments/Adjustments -\$378.87
Current Invoice Charges \$381.20

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 \$381.20	Payment Due Date December 06, 2022
-------------------------------------	--

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment- Thank You 11/05	5555555	-\$378.87

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 12/01-12/31			\$204.89	\$204.89
Container Refresh 12/01-12/31		1.0000	\$9.00	\$9.00
Total Fuel/Environmental Recovery Fee				\$111.92
Total Franchise - Local				\$55.39
CURRENT INVOICE CHARGES				\$381.20

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8619 Western Way
 Jacksonville FL 32256-03606

Thank You For Choosing Paperless

Total Enclosed

Return Service Requested

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

Total Amount Due	\$381.20
Payment Due Date	December 06, 2022
Account Number	3-0687-0002027
Invoice Number	0687-001273260

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	

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

Invoice



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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
16076	11/30/2022	\$1,491.65	12/30/2022	Net 30	

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

BALANCE DUE

\$1,491.65

Approved by:

Timothy Harden

Nov 30, 2022

320 538 46203

Envera

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

<h1>Invoice</h1>	
Invoice Number 722631	Date 12/01/2022
Customer Number 400423	Due Date 01/01/2023

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		12/01/2022	01/01/2023

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Utility, Jacksonville, FL</i>				
1.00	Active Video Monitoring 01/01/2023 - 01/31/2023	1.00	\$250.00	\$250.00
1.00	Service & Maintenance 01/01/2023 - 01/31/2023	1.00	\$138.21	\$138.21
			Subtotal:	\$388.21
			Tax	\$0.00
			Payments/Credits Applied	\$0.00
			Invoice Balance Due:	\$388.21

320 572 31502

Date	Invoice #	Description	Amount	Balance Due
12/1/2022	722631	Alarm Monitoring Services	\$388.21	\$388.21

Envera

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

<h1>Invoice</h1>	
Invoice Number 722631	Date 12/01/2022
Customer Number 400423	Due Date 01/01/2023

Net Due: \$388.21

Amount Enclosed: _____

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

<h1>Invoice</h1>	
Invoice Number 722632	Date 12/01/2022
Customer Number 400423	Due Date 01/01/2023

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		12/01/2022	01/01/2023

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Entrance 1 - Pond Run Rd., Jacksonville, FL</i>				
1.00	Service & Maintenance 01/01/2023 - 01/31/2023	1.00	\$129.27	\$129.27
1.00	Video Pulls 01/01/2023 - 01/31/2023	1.00	\$200.00	\$200.00
			Subtotal:	\$329.27
			Tax	\$0.00
			Payments/Credits Applied	\$0.00
			Invoice Balance Due:	\$329.27

320 572 34502

Date	Invoice #	Description	Amount	Balance Due
12/1/2022	722632	Alarm Monitoring Services	\$329.27	\$329.27

Envera

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

<h1>Invoice</h1>	
Invoice Number 722632	Date 12/01/2022
Customer Number 400423	Due Date 01/01/2023

Net Due: \$329.27

Amount Enclosed: _____

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

REMIT TO:
Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

<h1>Invoice</h1>	
Invoice Number 722630	Date 12/01/2022
Customer Number 400423	Due Date 01/01/2023

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		12/01/2022	01/01/2023

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Entrance 2 - Yellow Bluff Rd, Jacksonville, FL</i>				
1.00	Service & Maintenance 01/01/2023 - 01/31/2023	1.00	\$30.61	\$30.61
1.00	Video Pulls 01/01/2023 - 01/31/2023	1.00	\$200.00	\$200.00
			Subtotal:	\$230.61
			Tax	\$0.00
			Payments/Credits Applied	\$0.00
			Invoice Balance Due:	\$230.61

320 572 34502

Date	Invoice #	Description	Amount	Balance Due
12/1/2022	722630	Alarm Monitoring Services	\$230.61	\$230.61

Envera

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

<h1>Invoice</h1>	
Invoice Number 722630	Date 12/01/2022
Customer Number 400423	Due Date 01/01/2023

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



ONE CITY. ONE
JACKSONVILLE

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

INVOICE

Bill-To
Tisons Landing
16529
5385 N. Nobhill Road
SUNRISE, FLORIDA 33351

BILLING DEPARTMENT:
Jacksonville Sheriff's Office
501 East Bay Street, Room 206
Jacksonville, FL 32202
JSO.Secondary@jaxsheriff.org
904-630-1953

Invoice Number ARS221021336
Invoice Date 9/30/22

Total	\$123.75
Payments	\$0.00
Credits	\$0.00
Line and Tax Adjustment	\$0.00

Payment Terms 30 Net

Due Date 10/30/22

Balance Due \$123.75

No.	Product	Description	UOM	Quantity	Unit Price	Amount
1		Date Worked:09/03/2022 12:00 to 09/03/2022 19:30 Employee:7658 Jason Mosley Job: Tisons Landing		7.5	\$5.50	\$41.25
2		Date Worked:09/04/2022 12:00 to 09/04/2022 20:00 Employee:7864 John Nobles Job:Tisons Landing		8	\$5.50	\$44.00
3		Date Worked:09/05/2022 12:00 to 09/05/2022 19:00 Employee:7004 Willie Jones Job:Tisons Landing		7	\$5.50	\$38.50
Line Total						\$123.75

320 538 345

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JACKSONVILLE

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

INVOICE

Bill-To

Tisons Landing
16529
5385 N. Nobhill Road
SUNRISE, FLORIDA 33351

BILLING DEPARTMENT:

Jacksonville Sheriff's Office
501 East Bay Street, Room 206
Jacksonville, FL 32202
JSO.Secondary@jaxsheriff.org
904-630-1953

If not paid within 30 days, the invoice becomes delinquent. After 90 days, it goes to collection.
To cancel service, you must send cancellation request in writing to the Billing Dept. shown above.
Amount due will be prorated to the date cancellation notice is received.

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

Invoice Number: ARS221021336

□□□□□□□□□□□□□□

Amount Enclosed: \$ _____

Send payment to

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

Special Instructions

FOR QUESTIONS CONCERNING THE BILL, PLEASE CONTACT
THE BILLING DEPARTMENT SHOWN ABOVE.
To pay online with credit card, debit card or e-check, visit <https://fips.coj.net>

PAST DUE INVOICE

If you have any Questions, contact the Billing Department

City of Jacksonville, Florida



ONE CITY. ONE JACKSONVILLE

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

INVOICE

Bill-To
Tisons Landing
16529
5385 N. Nobhill Road
SUNRISE, FLORIDA 33351

BILLING DEPARTMENT:
Jacksonville Sheriff's Office
501 East Bay Street, Room 206
Jacksonville, FL 32202
JSO.Secondary@jaxsheriff.org
904-630-1953

Invoice Number ARS220819299
Invoice Date 8/23/22

Total \$130.63
Payments \$0.00
Credits \$0.00
Line and Tax Adjustment \$0.00

Payment Terms 30 Net

Due Date 9/22/22

Balance Due \$130.63

No.	Product	Description	UOM	Quantity	Unit Price	Amount
1		Date Worked:07/02/2022 12:00 to 07/02/2022 20:00 Employee:77818 Nelson Rodriguez Job: Tisons Landing		8	\$5.50	\$44.00
2		Date Worked:07/03/2022 12:00 to 07/03/2022 20:00 Employee:79031 Jourdin Bego Job: Tisons Landing		8	\$5.50	\$44.00
3		Date Worked:07/04/2022 12:15 to 07/04/2022 20:00 Employee:63117 Kenon Samuel Job: Tisons Landing		7.75	\$5.50	\$42.63
Line Total						\$130.63

320 538 345

DEC 01 2022

If no Billing Department email ericas@coj.net or call 904-255-5252

PAST DUE INVOICE

If you have any Questions, contact the Billing Department

City of Jacksonville, Florida



ONE CITY. ONE JACKSONVILLE

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

INVOICE

Bill-To

Tisons Landing
16529
5385 N. Nobhill Road
SUNRISE, FLORIDA 33351

BILLING DEPARTMENT:

Jacksonville Sheriff's Office
501 East Bay Street, Room 206
Jacksonville, FL 32202
JSO.Secondary@jaxsheriff.org
904-630-1953

If not paid within 30 days, the invoice becomes delinquent. After 90 days, it goes to collection.
To cancel service, you must send cancellation request in writing to the Billing Dept. shown above.
Amount due will be prorated to the date cancellation notice is received.

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

Invoice Number: ARS220819299

□□□□□□□□□□□□□□

Amount Enclosed: \$ _____

Send payment to

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

Special Instructions

FOR QUESTIONS CONCERNING THE BILL, PLEASE CONTACT
THE BILLING DEPARTMENT SHOWN ABOVE.
To pay online with credit card, debit card or e-check, visit <https://fips.coj.net>

If no Billing Department email ericas@coj.net or call 904-255-5252



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: 12/01/22

TOTAL SUMMARY OF CHARGES

Electric	\$	1,157.27
Irrigation		3,417.20
Sewer		865.82
Water		285.21

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

Total New Charges: \$ 5,725.50



Make sure the built-in power management system on office equipment is activated to ensure power saving during periods of inactivity.



By turning off the faucet, following irrigation restrictions and checking for leaks, you can help preserve our most valuable natural resource.

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Do not pay. AutoPay will process your payment on 12/27/22.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$5,241.28	-\$5,241.28	\$0.00	\$5,725.50	\$5,725.50

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.

Acc#: 8970821539

Bill Date: 12/01/22

Do not pay. AutoPay will process your payment on 12/27/22.

0008552

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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 kgal or less.

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

kgal: 1,000 gallons

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

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

ADDRESS CORRECTION

Account #

Tel: [grid]

Address: [grid]

[grid]

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

E-mail: [grid]



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

SERVICE DETAILS			
Account Name: TISONS LANDING CDD	Account #: 8970821539	Bill Date: 12/01/22	Cycle: 04

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
15635 TISONS BLUFFRD	I	92.25	Irrigation 1 - Commercial	10/26/22 - 11/28/22	Commercial Irrigation Service
Detail	Basic Monthly Charge	18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.44)	48.17	67370623	5569	18000 GAL 33 Regular
	Tier 2 Consumption (> 14 kgal @ \$3.96)	15.83			
	Environmental Charge	6.66			
	City of Jacksonville Franchise Fee	2.69			
15681 TISONS BLUFFRD	I	105.63	Irrigation 1 - Commercial	10/26/22 - 11/28/22	Commercial Irrigation Service
Detail	Basic Monthly Charge	18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.44)	48.17	67370625	4479	21000 GAL 33 Regular
	Tier 2 Consumption (> 14 kgal @ \$3.96)	27.71			
	Environmental Charge	7.77			
	City of Jacksonville Franchise Fee	3.08			
16123 TISONS BLUFFRD	I	123.47	Irrigation 1 - Commercial	10/26/22 - 11/28/22	Commercial Irrigation Service
Detail	Basic Monthly Charge	18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.44)	48.17	83726295	332	25000 GAL 33 Regular
	Tier 2 Consumption (> 14 kgal @ \$3.96)	43.55			
	Environmental Charge	9.25			
	City of Jacksonville Franchise Fee	3.60			
16151 DOWING CREEK DR	I	96.71	Irrigation 1 - Commercial	10/26/22 - 11/28/22	Commercial Irrigation Service
Detail	Basic Monthly Charge	18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.44)	48.17	74534584	1973	19000 GAL 33 Regular
	Tier 2 Consumption (> 14 kgal @ \$3.96)	19.79			
	Environmental Charge	7.03			
	City of Jacksonville Franchise Fee	2.82			
16211 DOWING CREEK DR	I	243.88	Irrigation 1 - Commercial	10/26/22 - 11/28/22	Commercial Irrigation Service
Detail	Basic Monthly Charge	18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.44)	48.17	74458033	6808	52000 GAL 33 Regular
	Tier 2 Consumption (> 14 kgal @ \$3.96)	150.47			
	Environmental Charge	19.24			
	City of Jacksonville Franchise Fee	7.10			

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Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:			
16303 HUNTERS HOLLOW TL	I	172.53	Irrigation 1 - Commercial	10/26/22 - 11/28/22	Commercial Irrigation Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		67370633	5196	36000 GAL	33	Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		Environmental Charge						
		City of Jacksonville Franchise Fee						
16316 MAGNOLIA GROVE WY	I	190.36	Irrigation 1 - Commercial	10/28/22 - 12/01/22	Commercial Irrigation Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		67370626	6666	40000 GAL	34	Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		Environmental Charge						
		City of Jacksonville Franchise Fee						
16331 TISONS BLUFFRD	I	1,630.91	Irrigation 1 - Commercial	10/26/22 - 11/28/22	Commercial Irrigation Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		67370634	6957	363000 GAL	33	Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)	1,382.03					
		Environmental Charge	134.31					
		City of Jacksonville Franchise Fee	47.50					
16343 TISONS BLUFFRD	I	243.88	Irrigation 1 - Commercial	10/26/22 - 11/28/22	Commercial Irrigation Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		67370632	9115	52000 GAL	33	Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)	150.47					
		Environmental Charge	19.24					
		City of Jacksonville Franchise Fee	7.10					
16356 MAGNOLIA GROVE WY APT IR01	I	141.31	Irrigation 1 - Commercial	10/28/22 - 12/01/22	Commercial Irrigation Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		67370624	4558	29000 GAL	34	Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)	59.39					
		Environmental Charge	10.73					
		City of Jacksonville Franchise Fee	4.12					
16365 N MAIN ST APT SG01	E	83.42	Commercial - Electric	10/27/22 - 11/29/22	General Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		Energy Charge (\$0.0663 per kWh)	42.63	24074025	24895	643 KWH	33	Regular
		Fuel Cost	26.68					
		Environmental Charge	0.40					
		City of Jacksonville Franchise Fee	2.37					
		Gross Receipts Tax	2.09					
16529 TISONS BLUFFRD	E	1,073.85	Commercial - Electric	10/27/22 - 11/29/22	General Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		Energy Charge (\$0.0663 per kWh)	616.06	22968209	46096	9292 KWH	33	Regular
		Fuel Cost	385.43	22968209	26.16	26.16 KW	33	Regular
		Environmental Charge	5.76					
		City of Jacksonville Franchise Fee	30.50					
		Gross Receipts Tax	26.85					

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:			
16529 TISONS BLUFF RD	S	865.82	Commercial - Water/Sewer	10/26/22 - 11/28/22	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	2672	115000 GAL	33	Regular
		Environmental Charge						
		City of Jacksonville Franchise Fee						
16529 TISONS BLUFF RD	W	285.21	Commercial - Water/Sewer	10/26/22 - 11/28/22	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	2672	115000 GAL	33	Regular
		Environmental Charge						
		City of Jacksonville Franchise Fee						
261 BRADFORD LAKE CR	I	221.58	Irrigation 1 - Commercial	10/26/22 - 11/28/22	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)		81523391	4203	47000 GAL	33	Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		Environmental Charge						
		City of Jacksonville Franchise Fee						
79 BRADFORD LAKE CR	I	154.69	Irrigation 1 - Commercial	10/26/22 - 11/28/22	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)		83974232	1978	32000 GAL	33	Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		Environmental Charge						
		City of Jacksonville Franchise Fee						

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OATH OF OFFICE

(Art. II, § 5(b), Fla. Const.)

STATE OF FLORIDA

County of Duval

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

Supervisor of the Tison's Landing Community Development District

(Title of Office)

on which I am now about to enter, so help me God.

[NOTE: If you affirm, you may omit the words "so help me God." See § 92.52, Fla. Stat.]

Monica N. Timmons

Signature

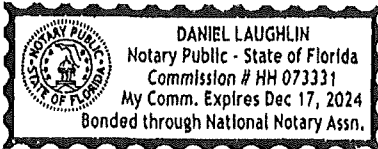
Sworn to and subscribed before me by means of physical presence or
 online notarization, this 8 day of December, 2022.

Daniel Laughlin
Signature of Officer Administering Oath or of Notary Public

Daniel Laughlin
Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known OR Produced Identification

Type of Identification Produced _____



ACCEPTANCE

I accept the office listed in the above Oath of Office.

Mailing Address: Home Office

110410 Magnolia Grove Way
Street or Post Office Box

Jax, Fla 32218
City, State, Zip Code

Monica N. Timmons
Print Name

Monica N. Timmons
Signature

OATH OF OFFICE

(Art. II, § 5(b), Fla. Const.)

STATE OF FLORIDA

County of Duval

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

Supervisor of the Tison's Landing Community Development District
(Title of Office)

on which I am now about to enter, so help me God.

[NOTE: If you affirm, you may omit the words "so help me God." See § 92.52, Fla. Stat.]

Cedelia B. Alfard
Signature

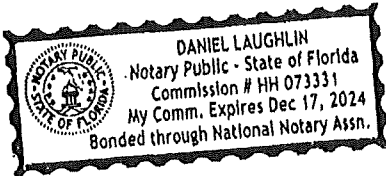
Sworn to and subscribed before me by means of physical presence or
 online notarization, this 8 day of December, 2022.

Daniel Laughlin
Signature of Officer Administering Oath or of Notary Public

Daniel Laughlin
Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known OR Produced Identification

Type of Identification Produced Drivers License



ACCEPTANCE

I accept the office listed in the above Oath of Office.

Mailing Address: Home Office

197 Pond Run Lane
Street or Post Office Box

Jacksonville Florida
City, State, Zip Code 32218

Cedelia B Alfard
Print Name

Cedelia B. Alfard
Signature

OATH OF OFFICE

(Art. II, § 5(b), Fla. Const.)

STATE OF FLORIDA

County of Duval

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

Supervisor of the Tison's Landing Community Development District

(Title of Office)

on which I am now about to enter, so help me God.

[NOTE: If you affirm, you may omit the words "so help me God." See § 92.52, Fla. Stat.]

[Signature]
Signature

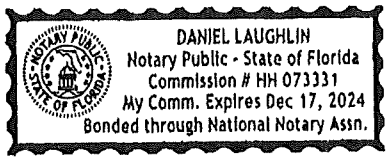
Sworn to and subscribed before me by means of physical presence or
 online notarization, this 8 day of December, 2022.

[Signature]
Signature of Officer Administering Oath or of Notary Public

Daniel Laughlin
Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known OR Produced Identification

Type of Identification Produced _____



ACCEPTANCE

I accept the office listed in the above Oath of Office.

Mailing Address: Home Office

159157 TISON'S BLUFF RD
Street or Post Office Box

JACKSONVILLE FL 32218
City, State, Zip Code

BRANDON KIRSCH
Print Name

[Signature]
Signature



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

Invoice Number 00054658
 Ticket Number 03074573
 Completed Date 11/29/2022
 Payment Amount \$2,073.00

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 Camera Root Cause Vandalism/Accident
 Address 5 POND RUN RD Time on Site 3.75
 Jacksonville, 32226
 United States

Work Performed

Description Return to replace entry Tag camera and post, with housing, WHITE this will require an additional technician
 Work Performed Replaced damaged equipment;Performed system test- Pass;Replaced defective camera(s);Adjusted programming;Adjusted Wiring

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
DTK-MRJPOES	16-DTK-0036	Surge Protection for PoE	1.00	\$95.00	\$95.00
POLE24	18-GEN-0018	24' Post 4 x 4	1.00	\$383.00	\$383.00
CAP 4 X 4	18-GEN-0014	Post Cap 4x4	1.00	\$18.00	\$18.00
TAG CAM ENCL	18-GEN-0004	License Plate Camera Housing	1.00	\$478.00	\$478.00
GU-LPC2011	01-GEO-0003	License Plate Camera - 2 MP	1.00	\$884.00	\$884.00

Subtotal \$2,073.00
 Tax Rate 0.00%
 Tax Amount \$0.00
 Grand Total \$2,073.00

TISONS LANDING CDD MONTHLY EXPENSE REPORT

BEGINNING 11/1/2022
ENDING 12/1/2022

DATE	DESCRIPTION	GL N	GL Description	RETAILER	TOTAL
11.04.22	Christmas Décor	320.57200.49400	Special Events	Walmart	\$ 70.91
11.04.22	Light Bulbs	320.57200.46000	Maint & Repairs	Lowe's	\$ 8.57
11.07.22	Christmas wreaths for entrances	320.57200.49400	Special Events	Amazon	\$ 279.28
11.08.22	Charging station for tablet	320.57200.52000	Amenity Supplies	Amazon	\$ 22.51
11.08.22	PVC Piping	320.57200.46000	Maint & Repairs	Oceanway Hardware	\$ 32.35
11.09.22	PVC Piping	320.57200.46000	Maint & Repairs	Oceanway Hardware	\$ 25.03
11.14.22	Breakfast supplies for event	320.57200.49400	Special Events	Sams	\$ 9.72
11.14.22	Santa hats and ornaments	320.57200.49400	Special Events	Oriental Trading	\$ 762.06
11.23.22		320.57200.46000	Maint & Repairs	Lowe's	\$ 24.36
11.25.22	Timers For entrance	320.57200.46000	Maint & Repairs	Lowe's	\$ 17.98
11.28.22	Gift cards for Give Aways	320.57200.49400	Special Events	Sams	\$ 122.50
11.28.22	Timers For entrance	320.57200.46000	Maint & Repairs	Lowe's	\$ 17.39
12.01.22	Gas for blower	320.57200.46000	Maint & Repairs	Circle K	\$ 7.88
12.01.22	Gas cans and 2 cycle oil for blower	320.57200.46000	Maint & Repairs	Oceanway Hardware	\$ 41.83
TOTALS					\$1,442.37

Explanation:

Signature:

Dana Harden, Amenity Manager



Order Details

Nov 28, 2022
Order 10019141992

\$122.50 (2 items)

Shipping items (2)

DANA HARDEN
16578 YELLOW BLUFF RD
JACKSONVILLE, FL 32226
(904) 571-5848

IHOP \$50 Value eGift Card (Email Delivery) Qty 1 \$37.50
Item 990128233

Panera \$100 Value eGift Card (Email Delivery) Qty 1 \$85.00
Item 980373127

Subtotal (2 items)	\$122.50
Shipping	\$0.00
Product fees	\$0.00
Sales tax	\$0.00
Gift Option	\$0.00

Total \$122.50

VISA VISA *3429 \$122.50

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



[Shop](#)

[Account](#)

[Help](#)

[Contact](#)

Your Order Is in the Works

Hi Dana,

Thank you for recent order at Oriental Trading Company.

Your Order Details

Order #: [720781568](#)

Date: 11/10/2022

Customer #: 79262844

Shipping Address:

VESTA PROPERTY SERVICES

Dana Harden

16578 Yellow Bluff Rd

Jacksonville, FL 32226

dharden@vestapropertyservices.com

Billing Address:

VESTA PROPERTY SERVICES

Dana Harden

16578 Yellow Bluff Rd

Jacksonville, FL 32226

Order Summary

Item Count: 32

Item Subtotal: \$765.07

Shipping: **\$1.99**

Discount: **-\$5.00**

Total: \$762.06



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

- SALE -

SALES#: FSTLAN02 13 TRANS#: 680304332 11-04-22

932621 GE HAL 35W MR16G5 GE 2.9K 7.97

SUBTOTAL: 7.97

TAX: 0.60

INVOICE 88182 TOTAL: 8.57

VISA: 8.57

VISA: XXXXXXXXXXXX3429 AMOUNT: 8.57 AUTHCD: 004752

CHIP REF ID: 247237182062 11/04/22 09:20:56

TUR : 0080008000

TSI : E800 AID : A0000000031010

STORE: 2472 TERMINAL: 37 11/04/22 09:21:30

OF ITEMS PURCHASED: 1

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



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

Give us feedback @ survey.walmart.com
Thank you! ID #: 7RHM8P192VYN

Walmart 

WM Supercenter
904-751-5552 Mgr. ADAM
13227 CITY SQUARE DR
JACKSONVILLE FL 32218

ST# 03702	OP# 009033	TE# 33	TR# 06327	
WRAP	605030543840		4.98	X
ROLL WRAP	084172884010		4.98	X
WRAP	605030296490		3.98	X
BOW	068981671550		3.48	X
BOW	068981671550		3.48	X
BOW	068981671550		3.48	X
PACKING TAPE	638060653150		4.50	X
CABLE TIE	713153294180		3.26	X
CABLE TIE	713153294180		3.26	X
DESIGNER HO	076308728420		7.64	X
DESIGNER HO	076308728420		7.64	X
DESIGNER HO	076308728420		7.64	X
DESIGNER HO	076308728420		7.64	X

	SUBTOTAL	65.96
TAX1	7.5000 %	4.95
	TOTAL	70.91
	VISA TEND	70.91
	CHANGE DUE	0.00

VISA CREDIT- 3429 I 3 APPR#004479

70.91 TOTAL PURCHASE

REF # 230800866673

TRANS ID - 582308470266350

VALIDATION - MXHZ

PAYMENT SERVICE - E

AID A0000000031010

TC 07881BAB223F6F17

TERMINAL # 23098875

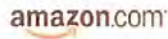
*No Signature Required

11/04/22

09:03:46

ITEMS SOLD 13

TC# 8683 1123 3731 1024 3323



Final Details for Order #113-6436870-2990603

[Print this page for your records](#)

Order Placed: November 3, 2022
Amazon.com order number: 113-6436870-2990603
Order Total: \$279.28

Shipped on November 5, 2022

Items Ordered	Price
2 of: <i>Red Co. 26 Inch Light-Up Christmas Wreath with Pinecones and Evergreen, Solar-Powered LED Lights</i>	\$64.95
Sold by: Red Co Products (US Seller) (seller profile)	
Condition: New	

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

Shipping Speed:
Standard Shipping

Shipped on November 7, 2022

Items Ordered	Price
2 of: <i>Red Co. 26 Inch Light-Up Christmas Wreath with Pinecones and Evergreen, Solar-Powered LED Lights</i>	\$64.95
Sold by: Red Co Products (US Seller) (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 ending in 3429

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

Item(s) Subtotal:	\$259.80
Shipping & Handling:	\$0.00

Total before tax:	\$259.80
Estimated tax to be collected:	\$19.48

Grand Total:	\$279.28

Oceanway Hardware
12635-1 N Main St
Jacksonville, FL 32218
(904) 757-0677

CC Sale

BRIC 07GK2BDESH0U11PUHMR
Batch # 0118 Item 0004
11/09/22 13.38.54
APPR CODE 000853
Visa EMV
*****3429

Amount \$25.03

APPROVED

Visa Credit
AID A0000000031010
TVR 0080008000
TSI E800

CUSTOMER COPY

Oceanway Hardware
12635-1 N Main St
Jacksonville, FL 32218
(904) 757-0677

CC Sale

BRIC 08UK289
Batch # 0118 Item 0012
11/09/22 18.49
APPR CODE
Visa EMV
*****3429

Amount \$32.35

APPROVED

Visa Credit
AID A0000000031010
TVR 0000000000

CUSTOMER COPY

12/1/2022 10:42:40 AM
Order Number: 547605
Circle K 2721430
1357 Main St. N.
Jacksonville, FL 32218
(904) 757-3774

Register: 100 ICR
(DUPLICATE RECEIPT)
(DUPLICATE RECEIPT)

Pay at Pump Sale
Pump # 13 UNL-PRIM
1.956 Gallons @ \$3.949/Gal \$7.88
Sub. Total: \$7.88
Tax: \$0.00
Total: \$7.88
Discount Total: \$0.00
Visa: \$7.88
Change: \$0.00

SALE
Visa
Card Num : (C)
XXXXXX(XXXX)3429
Chip Read

JSD# 7.88

Visa Credit
AID: A0000000031010
TVR: 0000000000
IAD: XXXXXXXXXX
TSI: E800
ARC: 00
ARCIC:
4E12C466E0A0E89

12/01/2022 10:42:14

PIV Bypassed

I agree to pay the
above Total Amount
according to Card
Issuer Agreement.

Thank You
Come Again



Final Details for Order #114-0401609-9209833

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

Order Placed: November 8, 2022
Amazon.com order number: 114-0401609-9209833
Order Total: \$22.51

Shipped on November 8, 2022

Items Ordered	Price
1 of: <i>SooPii Charging Station for Multiple Devices, 4-Port Charger Station with 6 Mixed Charging Cables Included, for Home, Office, Travel</i>	\$24.64
Sold by: SooPii Direct (seller profile)	
Condition: New	

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

Shipping Speed:
FREE Prime Delivery

Payment information

Payment Method:
Visa ending in 3429

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

Item(s) Subtotal:	\$24.64
Shipping & Handling:	\$0.00
Your Coupon Savings:	-\$3.70

Total before tax:	\$20.94
Estimated tax to be collected:	\$1.57

Grand Total: \$22.51

Credit Card transactions Visa ending in 3429: November 8, 2022: \$22.51

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

Oceanway Hardware
12635-1 N Main St
Jacksonville, FL 32218
(904) 757-0677

CC Sale

BRIC: 06UK43AN0TNV558E5DR
Batch # 0160 Item 0008
12/01/22 10:33:58
APPR CODE: 001334
Visa TAP-E
*****3429

Amount \$41.83

APPROVED

Visa Credit
AID: A0000000031010
TVR: 0000000000

CUSTOMER COPY

Shipped on November 8, 2

Payment Information

Cardholder Name: [Faded]
Card Number: [Faded]
Exp. Date: [Faded]
CVV: [Faded]
Billing Address: [Faded]
City: [Faded] State: [Faded] Zip: [Faded]

Merchant Name: [Faded]
Merchant ID: [Faded]
Terminal ID: [Faded]
Batch Number: [Faded]
Transaction ID: [Faded]
Date: [Faded] Time: [Faded]

In view the state of your order, please contact us at [Faded]

Final Details for Order #114-0401609-9209833

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

Order Placed: November 8, 2022
Amazon.com order number: 114-0401609-9209833
Order Total: \$22.51

Shipped on November 8, 2022

Items Ordered

	Price
1 of: <i>SooPii Charging Station for Multiple Devices, 4-Port Charger Station with 6 Mixed Charging Cables Included, for Home, Office, Travel</i>	\$24.64
<small>Sold by: SooPii Direct (seller profile)</small>	

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:	\$24.64
Shipping & Handling:	\$0.00
Your Coupon Savings:	-\$3.70

Total before tax:	\$20.94
Estimated tax to be collected:	\$1.57

Grand Total: \$22.51

Credit Card transactions

Visa ending in 3429: November 8, 2022: \$22.51

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

Dana A. Harden

From: Lowe's Home Improvement <do-not-reply@receipt.lowes.com>
Sent: Monday, November 28, 2022 5:40 PM
To: Dana A. Harden
Subject: Your Lowe's Purchase Receipt



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
9525 REGENCY SQUARE BLVD N
JACKSONVILLE, FL 32225
(904) 855-8088

Transaction # : 16675107
Order Date : 11/28/22 17:38:27



Thank You For Your Military Service



Item	Price
OUTDOOR 2-OUTLET DIAL TIMER	\$ 16.18
Item #: 155550	
17.98 Discount Ea -1.80	
1 @ 16.18	
Invoice 12373 Subtotal	\$ 16.18
<hr/>	
Invoice 12373 Subtotal	\$ 16.18
Subtotal	\$ 16.18
Total Tax	\$ 1.21

Total \$ 17.39

Total Discount: \$1.80

Total # of items purchased: 1
Excludes fees, services and special order items

Payment: VISA ending in 3429 \$ 17.39
AuthTime 11/28/22 17:38:31
AuthCD 028016
REFID 050312373397
TSI E800
AID A0000000031010
TVR 0080008800
Customer Code lite
Order Date 11/28/22 17:38:27
Store # 503
Terminal # 12
Store Manager MARC CARRASQUILLO

Tell us how we did! Enter for a chance to win!

[START SURVEY](#)

* SHARE YOUR FEEDBACK!
* ENTER FOR A CHANCE TO BE *
* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! *
* ¡ENTRE EN EL SORTEO MENSUAL
* PARA SER UNO DE LOS CINCO GANADORES DE \$500!
*
* ENTER BY COMPLETING A SHORT SURVEY
* WITHIN ONE WEEK AT: www.lowes.com/survey *
* Y O U R I D #123736 050303 326371
*
* NO PURCHASE NECESSARY TO ENTER OR WIN.
* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER.
* OFFICIAL RULES & WINNERS AT: www.lowes.com/survey

Thank you for shopping at Lowe's.
To see our return policy, visit Lowe.com/returns



sam's club

Self Checkout

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

11/14/22 16:53 7807 08253 091 9091

Elizabeth

E	980275921	CHEESE DANISH	3.74	N
E	689236	TURNOVER	5.98	N
		SUBTOTAL	9.72	

TOTAL 9.72

VISA TEND 9.72

Visa Credit **** * 3429 I 3

APPROVAL # 014454

AID 0000000031010

AAC 88CC551996705472

TERMINAL # SC010202

CHANGE DUE 0.00

Visit samsclub.com to see your savings

ITEMS SOLD 2

TCR 1398 8973 6156 8821 7358



*** MEMBER COPY ***

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

- SALE -

SALES#: 52472UED 4743697 TRANS#: 10392102 11-25-22

155550 OUTDOOR 2-OUTLET DIAL TIN 17.98

SUBTOTAL: 17.98
TAX: 0.00
INVOICE 10282 TOTAL: 17.98
VISA: 17.98

VISA: XXXXXXXXXXXX3429 AMOUNT:17.98 AUTHCD: 025361
CHIP REFID:247210071134 11/25/22 11:02:21
APL: Visa Credit TVR: 0080000000
AID: A000000031010 TSI: E800
STORE: 2472 TERMINAL: 10 11/25/22 11:03:02
OF ITEMS PURCHASED: 1
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



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

STORE MANAGER: JOSEPH WARD

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

* SHARE YOUR FEEDBACK! *
* ENTER FOR A CHANCE TO BE *
* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! *
* ENTRE EN EL SORTEO MENSUAL *
* PARA SER UNO DE LOS CINCO GANADORES DE \$500! *
* *
* ENTER BY COMPLETING A SHORT SURVEY *
* WITHIN ONE WEEK AT: www.loves.com/survey *
* Y D U R I D #102023 247293 294589 *
* *
* NO PURCHASE NECESSARY TO ENTER OR WIN. *
* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. *
* OFFICIAL RULES & WINNERS AT: www.loves.com/survey *

STORE: 2472 TERMINAL: 10 11/25/22 11:03:02



LOVE'S HOME CENTERS, LLC
9525 REGENCY SQUARE BLVD N
JACKSONVILLE, FL 32225 (904) 855-8088

- MILITARY - PERSONAL USE SALE -

- SALE -

SALES#: F5ILAN02 13 TRANS#: 16675107 11-28-22

155550 OUTDOOR 2-OUTLET DIAL TIN 16.18
17.98 DISCOUNT EACH -1.80

SUBTOTAL: 16.18
TAX: 1.21
INVOICE 12573 TOTAL: 17.39
VISA: 17.39

TOTAL DISCOUNT: 1.80

THANK YOU FOR YOUR
MILITARY SERVICE

VISA: XXXXXXXXXXXX3429 AMOUNT:17.39 AUTHCD: 028016
CHIP REFID:050312373397 11/28/22 17:38:31
CUSTOMER CODE: 11te
TVR: 0090008800

AID: A0000000031010 TSI: E800
STORE: 503 TERMINAL: 12 11/28/22 17:38:27
OF ITEMS PURCHASED: 1
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



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

STORE MANAGER: MARC CARRASQUILLO

LOVE'S PRICE PROMISE

FIFTH ORDER OF BUSINESS

Tisons Squat Rack Replacement Bid Summary

	<u>Vendor</u>	<u>Equipment</u>	<u>Amount</u>	
#1	Fitness Pro	True FS-30 Smith Machine	\$3,450	*includes disposal of current rack
	Comments - 50% due at time of order, balance due upon installation Only includes four stubs for holding weights, current equipment has twelve Warranty - Frame 10yrs, Parts 5yrs, Labor 1 yr, Paint 3mo Includes vertical guide bars like current squat rack			
#2	Fitness Pro	Hoist CF3364 Power Cage	\$2,956	*includes disposal of current rack
	Comments - Includes Olympic Bar for \$550 50% due at time of order, balance due upon installation Only includes six stubs for holding weights, current equipment has twelve Warranty - Frame 10yr, Moving Parts 5yr, Bearings/Pulleys 3 yr, Paint/Cables 1yr Does not include vertical guide bars like current squat rack			
#3	Commercial Fitness	Max Force Smith	\$3,023	*disposal of current rack not included
	Comments - 50% due at time of order, balance due upon installation Only includes six stubs for holding weights, current equipment has twelve Includes vertical guide bars like current squat rack Warranty - Lifetime on welds, All other parts 3yr			
#4	Commercial Fitness	Maxtrix Magnum Smith	\$5,380	*disposal of current rack not included
	Comments - 50% due at time of order, balance due upon installation Only includes eight stubs for holding weights, current equipment has twelve Includes vertical guide bars like current squat rack Warranty - frame 10yr, pulleys and bearings 5yr, other parts 3 yr, cables and springs 1 yr			

In the event that we have to purchase an additional weight rack, we can get one on Amazon that has four stubs and holds up to 300 lbs. for around \$40.

#1 True FS-30



#2 Hoist CF3364



#3 Max Force Smith



#4 Matrix Magnum Smith Machine



Matrix Magnum Smith Machine



Allways Improving LLC dba Fitness Pro
 1400 Village Square Blvd #3-293
 Tallahassee, FL 32312
 (850) 523-8882
 tracy@wearefitnesspro.com
 www.wearefitnesspro.com

Quote



1400 Village Square #3-293
 Tallahassee, FL 32312
 850-523-8882

Tim Harden
 Tison's Landing
 Yellow Bluff
 16529 Tison's Bluff Rd
 Jacksonville, FL 33218

Tim Harden
 Tison's Landing
 Yellow Bluff
 16529 Tison's Bluff Rd
 Jacksonville, FL 33218

9131	01/13/2023	
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PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

True FS-30 Smith Machine	True FS-30 Smith Machine	1	2,990.00	2,990.00T
Equipment Disposal	Equipment Disposal of existing Smith Rack	1	125.00	125.00T
Freight/Delivery/Installation	Freight/Delivery/Installation	1	335.00	335.00T

SUBTOTAL	3,450.00
TAX (0)	0.00
TOTAL	\$3,450.00

50% payment of total invoice is due at time of approval. Equipment will be ordered upon receipt of payment. Final payment is due at time of installation.

PREFERRED PAYMENT METHOD

ACH or E-Check

There is a 2.9% processing fee for all credit card payments. Should you wish to pay by ACH or e-check, there are no additional fees.

* Please note that a 30% restocking fee plus shipping, if applicable, will be charged on all equipment orders canceled after approval for purchase has been given. Contact: Bruce Miller 407.461.1506 bruce@wearefitnesspro.com

All quotes valid for 30 days. Additional delivery fees may apply - check with your sales rep for details.

Accepted By

Accepted Date

Allways Improving LLC dba Fitness Pro
 1400 Village Square Blvd #3-293
 Tallahassee, FL 32312
 (850) 523-8882
 tracy@wearefitnesspro.com
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9132	01/13/2023	
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PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

Description	Quantity	Unit Price	Total Price
Hoist CF-3364-A Power Cage	1	1,999.00	1,999.00T
Equipment Disposal	1	125.00	125.00T
Freight/Delivery/Installation	1	282.00	282.00T
OB864star Olympic Bar Heavy Weight Capacity w/ Center knurling	1	550.00	550.00T

*****	SUBTOTAL	2,956.00
	TAX (0)	0.00
	TOTAL	\$2,956.00

50% payment of total invoice is due at time of approval. Equipment will be ordered upon receipt of payment. Final payment is due at time of installation.

*****PREFERRED PAYMENT METHOD*****

ACH or E-Check

There is a 2.9% processing fee for all credit card payments. Should you wish to pay by ACH or e-check, there are no additional fees.

* Please note that a 30% restocking fee plus shipping, if applicable, will be charged on all equipment orders canceled after approval for purchase has been given. Contact: Bruce Miller 407.461.1506 bruce@wearefitnesspro.com

All quotes valid for 30 days. Additional delivery fees may apply - check with your sales rep for details.

Accepted By

Accepted Date



PROPOSAL

5034 N Hiatus Road, Sunrise, FL 33351

Office: PROPOSAL # MKDKQ181
 Cell: 904- 562-8318 Date: Jan 26, 2023
 Email: mark@commfitnessproducts.com Expiration Date: 2/26/2023
 Fax: 239-938-1462

BILL TO: Tisons Landing
 16529 Tisons Bluff Rd
 Jacksonville, FL 32218

SHIP TO: Tisons Landing
 16529 Tisons Bluff Rd
 Jacksonville, FL 32218

ATN Tim Harden
 Phone (904) 757-1547
 Email tharden@vestapropertyservices.com

ATN Tim Harden
 Phone (904) 757-1547
 Email tharden@vestapropertyservices.com

Prepared By	P.O. Number	Ship Via	F.O.B. Point	Payment Terms	Install Date
Mark Smilek	Will Advise	Best Way	Origin	50% Deposit, 50% COD	

QTY	MODEL	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	E3063	MaxForce Smith	\$2,299.00	\$2,299.00
1	Delivery/Install	Inside Delivery, Assembly & Installation - 1st Floor, No Stairs, Elevator or Long Carry Distance (additional fees apply for stairs or elevator)	\$285.00	\$285.00
1	Delivery/Install Surcharge	Additional Installation Service Fee for Stairs and/or Elevator	\$150.00	\$150.00
		<i>Tax Exempt - CDD</i>		

<i>Frame Color</i>	Standard Silver
<i>Upholstery Color</i>	Standard Black
<i>Notes</i>	Customer is responsible for removal & disposal of existing equipment unless otherwise noted. CFP does not provide anchoring or wall mounting.

Subtotal	\$2,734.00
State Tax	\$0.00
Freight	\$288.89
Grand Total	\$3,022.89

Lead Times

Due to global supply chain disruption, lead times may be extended. For current lead times, contact your CFP representative.

For Delivery Staff

Date:	Amount Collected:	Check No.:
Received By: (Print Name and Sign)		

Terms and Conditions

Acceptance of Proposal

The stated prices, specifications, and conditions are satisfactory and are hereby accepted by the undersigned. This proposal becomes a binding contract when signed. Commercial Fitness Products is authorized to provide the materials as specified. Payment will be made as outlined above, if not finance charges may apply. Special Orders require a 50% Non-Refundable Deposit. Restocking charge fee is 25% on all cancelled orders. Changes in

Scheduled Installations

CFP will make every effort to deliver & install on Purchaser's required date.

Should Purchaser be unable to accept delivery after confirmed Ship Date or scheduled Installation Date, due to - readiness of the site, availability of payment, electrical connections, flooring installation, or other such issues, Redelivery & Storage Charges will apply. Fees will be assessed from volume of equipment, site location, and length of storage.

Confidentiality

Purchaser will keep all of the pricing terms and conditions of this Agreement confidential and Purchaser will neither disclose the existence of this Agreement nor the terms of this Agreement to any third Party except to those employees of Purchaser who need to know such terms for the purpose of effecting the transaction.

Additional Terms of Sale

Prices are guaranteed for 30 Days only. Product and Freight pricing based upon purchase of the total package. Until products are paid for in full ownership of products remains as CFP. Customer grants to, and Commercial Fitness Products, Inc. shall retain, a security interest in and lien on all Products sold to Customer. Per industry safety standards CFP hereby notifies Purchaser of the need to locate treadmills with a 2-meter-long clear zone behind each treadmill.

Purchaser shall indemnify CFP against any and all losses, liabilities, damages and expenses which may incur as a

Technology

Purchaser is responsible for providing power & technology requirements, as stated below. Failure to have any or all

Power Requirements - treadmills require a dedicated 20amp circuit with non-looped ground & neutral wires with a NEMA 5-20R receptacle. Bikes, Ellipticals ClimbMills & Steppers can be "daisy-chained" with up to four (4) units on a single receptacle.

TV Signal - unencrypted digital via RG6 COAX Cable. Each TV requires an RG6 patch cable with F-Type compression fitting. OPTV requirements vary - please check with A/V Technician & Cable/SAT provider.

Network - Hardline connection preferred, and required for some incidents - please check with A/V Technician & Internet provider. WiFi, 5Mbps per console MAX download usage -No Splash Page or Secondary Authentication

Warranties

Matrix CV Warranty: Frame & Drive Motor - 7 Yrs, Parts & Labor - 3 Yrs. Bikes & Ellipticals: Frame Construction (excludes finish) - 10 Yrs, Brake & Drive System - 3 Yrs, Flywheel Assembly - 3 Years. Service provided by

Matrix Strength (Ultra, Versa, Aura, Magnum, Varsity, Connexus) Warranty:Frame - 10 Yrs, Parts - 5 Yrs., Labor - 3Yrs., Upholstery/Cables/Springs/ Grips - 1Yr.

Matrix Strength (G1 Strength): Warranty:Frame - 10 Yrs, Parts - 1 Yrs., Labor - 1Yrs., Upholstery/Cables/Springs/ Circle Fitness Cardio of 3 yrs parts and 1 yr labor.

InFlight Fitness: Lifetime warranty on the frame and welds. One year warranty on cables, pulleys and moving parts.

BodyCraft Treadmills & Ellipticals: 10 year- Frame, 5 year- Parts.1 Year - Labor

BodyCraft Upright & Recumbent Bikes: 10 year- Frame . 5 year- Parts , 2 Year - Labor

Pre-Owned Equipment Warranty: 30 Days Parts & Labor



Please initial that you acknowledge and accept the 'Terms and Conditions' of this proposal.

Make payments to the order of:
Commercial Fitness Products, Inc.
Fed-Ex, UPS, USPS etc.
Commercial Fitness Products, Inc.
5034 N Hiatus Rd
Sunrise, FL 33351

Wire Transfer Bank Information Available
Upon Request.

Proposal # :	MKDKQ181
Proposal Amount:	\$3,022.89
Payment Terms:	50% Deposit, 50% COD
Deposit Amount:	\$1,511.45
Balance:	\$1,511.44
Signature	_____
Print Name:	_____
Facility Name:	_____
Date of Acceptance:	_____



PROPOSAL

5034 N Hiatus Road, Sunrise, FL 33351

Office:

Cell: 904- 562-8318

Email: mark@commfitnessproducts.com

Fax: 239-938-1462

PROPOSAL # F-987098M

Date: Jan 26, 2023

Expiration Date: 2/26/2023

BILL

TO: Tisons Landing
16529 Tisons Bluff Rd
Jacksonville, FL 32218

SHIP

TO: Tisons Landing
16529 Tisons Bluff Rd
Jacksonville, FL 32218

ATN Tim Harden
Phone (904) 757-1547
Email tharden@vestapropertyservices.com

ATN Tim Harden
Phone (904) 757-1547
Email tharden@vestapropertyservices.com

Prepared By	P.O. Number	Ship Via	F.O.B. Point	Payment Terms	Install Date
Mark Smilek	Will Advise	Best Way	Origin	50% Deposit, 50% COD	

QTY	MODEL	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	MG-PL62	Matrix Magnum Smith Machine	\$4,495.00	\$4,495.00
1	Delivery/Install	Inside Delivery, Assembly & Installation - 1st Floor, No Stairs, Elevator or Long Carry Distance (additional fees apply for stairs or elevator)	\$285.00	\$285.00
1	Delivery/Install Surcharge	Additional Installation Service Fee for Stairs and/or Elevator	\$150.00	\$150.00
		<i>Tax Exempt - CDD</i>		

<i>Frame Color</i>	Standard Silver
<i>Upholstery Color</i>	Standard Black
<i>Notes</i>	Customer is responsible for removal & disposal of existing equipment unless otherwise noted. CFP does not provide anchoring or wall mounting.

Subtotal	\$4,930.00
State Tax	\$0.00
Freight	\$449.50
Grand Total	\$5,379.50

Lead Times

Due to global supply chain disruption, lead times may be extended. For current lead times, contact your CFP representative.

For Delivery Staff			
Date:	Amount Collected:	Check No.:	
Received By: (Print Name and Sign)			

Terms and Conditions

Acceptance of Proposal

The stated prices, specifications, and conditions are satisfactory and are hereby accepted by the undersigned. This proposal becomes a binding contract when signed. Commercial Fitness Products is authorized to provide the materials as specified. Payment will be made as outlined above, if not finance charges may apply. Special Orders require a 50% Non-Refundable Deposit. Restocking charge fee is 25% on all cancelled orders. Changes in

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Should Purchaser be unable to accept delivery after confirmed Ship Date or scheduled Installation Date, due to - readiness of the site, availability of payment, electrical connections, flooring installation, or other such issues, Redelivery & Storage Charges will apply. Fees will be assessed from volume of equipment, site location, and length of storage.

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Technology

Purchaser is responsible for providing power & technology requirements, as stated below. Failure to have any or all

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Pre-Owned Equipment Warranty: 30 Days Parts & Labor



Please initial that you acknowledge and accept the 'Terms and Conditions' of this proposal.

Make payments to the order of:
Commercial Fitness Products, Inc.
Fed-Ex, UPS, USPS etc.
Commercial Fitness Products, Inc.
5034 N Hiatus Rd
Sunrise, FL 33351

Wire Transfer Bank Information Available
Upon Request.

Proposal # :	F-987098M
Proposal Amount:	\$5,379.50
Payment Terms:	50% Deposit, 50% COD
Deposit Amount:	\$2,689.75
Balance:	\$2,689.75
Signature	_____
Print Name:	_____
Facility Name:	_____
Date of Acceptance:	_____

SIXTH ORDER OF BUSINESS

C.



Submitted by: Dana Harden & Tim Harden on January 30, 2023

Amenities Report

Event Recap:

In January the only events were the coffee and bagels. This continues to be a widely attended event.

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

Holes on soccer field:

- There were holes in front of the goal on the west end of the soccer field. Staff brought in a half yard of fill dirt and leveled out the spot to make it safer for resident use.

Visibility at Pond Run round-a-bout:

- Staff had landscaping remove the second row of shrubs in the roundabout on Pond Run Ln. This was done to increase visibility and ensure the safety of pedestrians and drivers passing through the intersection.

Backflow Preventer Testing:

Currently backflow preventers are being tested at various times during the year. Staff has requested that JEA schedule testing for all backflow preventers one time annually. This will make the testing more economical and save the District money in the long run. The District was behind on scheduled testing so Bob's Backflow came back out to get all testing caught up.

Sink Faucet replacement:

- Staff replaced both faucets in the men's restroom. The faucet in the kitchen area of the social room was also replaced.



Estimates for new squat rack for gym:

- Fitness Pro – Hoist CF3364 Power Cage \$2,956
- Fitness Pro – True FS-30 Smith Machine \$3,450
- Commercial Fitness – Max Force Smith \$3,023
- Commercial Fitness – Matrix Magnum Smith \$5,380

See details of each proposal that was submitted as part of the meeting agenda.

Pool maintenance issues:

- All 60 filter grids were replaced on Main Pool by Big Z Pools for \$2,170
- The Health Department visited and informed us that the pool drain covers in both pools were due to be replaced this year. Staff hired United Pool Pros to

perform this service. The bids submitted for this work was as follows:

- Henderson Pools for \$2,400
- Big Z Pools for \$1,308
- United Pool Pros for \$995
- The Health Department also noted that the flow meters in the main pool were not working. We were given 30 days to correct. Staff will be able to purchase and install the new flow meters.

Thinning of trees at pocket park:

- There are seven live oak trees in the pocket park at 15681 Tisons Bluff Rd. The recommended spacing for Live Oak trees is 40 feet. These trees have grown up and are intertwined with one another. When trees are overcrowded, they end up competing with one another for the nutrients in the soil. Thinning the trees in this park will help the remaining trees to be healthier and live longer. Staff recommends removing the three trees in the center of the park. This will leave two trees in the front of the park and two trees in the back. The estimates we have for cutting these trees down, hauling away the debris and grinding the stumps are as follows:
 - Yellowstone Landscape for \$2,835
 - Forshee's Tree Service for \$2,700
- There are three other pocket parks that were planted with Blackbeard Oaks. These Oaks are not as hearty as the Live Oaks. There is some mistletoe in these trees which is an indicator of internal decay. It is recommended that we keep our eyes on these trees. If they continue to decay we may have to remove them.



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



D.



Proposal #277059

Date: 01/19/2023

From: Kyle Kubik

Proposal For

Yellow Bluff Landing
c/o

main:
mobile:

Location

16529 Tisons Bluff Road
Jacksonville , FL 32218

Property Name: Yellow Bluff Landing

Tree Removal Services

Terms:

DESCRIPTION	AMOUNT
<p>Service Item #1 - Blackjack Oak Removals</p> <p>Remove Three (3) Declining/Decaying Blackjack Oak Trees, Located in Pocket Park at Hunters Hollow Road. Grind Resulting Stumps to Surface Grade, and All Wood Chips to Remain. Oaks Have Mistletoe Present, Signaling Internal Decay. Dispose of Debris.</p>	\$2,025.00
<p>Service Item #2 - Live Oak Removals</p> <p>Remove Three (3) Live Oak Trees, Located in Pocket Park Across from 15638 Tison Bluff Road. Grind Resulting Stumps to Surface Grade, and All Wood Chips to Remain. Removal of Oaks to Open Area, and Allow for Additional Clearance of Remaining Live Oaks. Dispose of Debris.</p>	\$2,835.00

Client Notes

Removal of Oak Trees as Listed Above, Located at Pocket Parks in Community. Collect and Dispose of All Resulting Debris Off Site Upon Completion of Removals. Tree Work to be Executed in a Timely Manner, and Per Current Industry & ANSI Z300 Standard Practices. All Labor, Equipment, and Disposal Fees are Included in Proposal.

Service Item #1
Blackjack Oak Removals



Service Item #1
Blackjack Oak Removals



Service Item #2
Live Oak Removals



Service Item #2
Live Oak Removals



Service Item #2
Live Oak Removals



Signature

x

SUBTOTAL	\$4,860.00
SALES TAX	\$0.00
TOTAL	\$4,860.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Assigned To

Print Name: _____

Kyle Kubik

Office:

kkubik@yellowstonelandscape.com

Title: _____

Date: _____