

*TISON'S LANDING*  
*Community Development District*

*MARCH 2, 2023*

# *AGENDA*

# Tison's Landing Community Development District

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

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February 23, 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, March 2, 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 February 9, 2023 Meeting
  - B. Financial Statements
  - C. Check Register
- IV. Staff Reports
  - A. District Engineer
  - B. District Counsel
  - C. District Manager
  - D. Amenity Manager
  - E. Field Operations Manager
- V. Business Items
  - A. Items for Consideration
    1. Revised Proposal for Tree Removal and Pruning
    2. Proposals for Pool Chemical Controllers

3. Resolution 2023-02, Classifying Surplus Property
  4. Updated Capital Reserve Study
- B. Discussion of Pool Capital Items
- VI. Supervisor Requests / Audience Comments
  - VII. Next Scheduled Meeting – Thursday, April 13, 2023 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida 32218
  - VIII. 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, February 9, 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

Also present were:

Howard McGaffney	District Manager
Gerald Knight	District Counsel
Dana Harden	Vesta Property Services
Tim Harden	Field Operations Manager
Elizabeth Myers	HOA Manager
Daniel Laughlin	GMS, LLC

The following is a summary of the discussions and actions taken at the February 9, 2023 meeting.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. McGaffney called the meeting to order at 6:03 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of Consent Agenda**

- A. Minutes of the January 12, 2023 Meeting**
- B. Financial Statements**
- C. Check Register**

Mr. McGaffney provided a brief overview of the financial statements, noting the check register totals \$987,893.46.

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

**FOURTH ORDER OF BUSINESS                      Staff Reports (1)**

**A. District Engineer – Consideration of Work Authorization for Increase in Hourly Rates**

Mr. McGaffney presented a work authorization from England-Thims & Miller, which reflects an increase in the hourly rates.

Mr. Knight noted he’d like to request the engineer add an additional provision into the work authorization that would meet the requirements of Florida Statutes, Chapter 119 which would require England-Thims & Miller to comply with the provisions of the Public Records Act.

On MOTION by Ms. Alford seconded by Ms. Timmons with all in favor the work authorization from England-Thims & Miller was approved in substantial form with District Counsel authorized to work with the District Engineer to amend the work authorization to include an additional provision regarding public records.

**FIFTH ORDER OF BUSINESS                      Consideration of Proposals for Replacing the Squat Rack in the Gym**

Mr. Harden presented four proposals for replacing the squat rack in the fitness center ranging from \$2,956 to \$5,380. Mr. Kirsch was concerned with the equipment fitting in the available space. The motion was made below to approve a not-to-exceed amount with staff directed to confirm which choice will fit the space best.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor purchasing a squat rack for the fitness center at an amount not to exceed \$4,000 subject to staff confirming the size of the equipment is appropriate for the space was approved.

Mr. McGaffney noted a resolution will be included on the next agenda to surplus the old squat rack.

**SIXTH ORDER OF BUSINESS                      Staff Reports (2)**

**A. District Counsel**

There being nothing to report, the next item followed.



**B. District Manager**

Mr. McGaffney thanked Mr. Laughlin for his service as the District’s Manager. He also informed the Board staff will bring the final capital reserve study to the Board at the next meeting. Lastly, he asked for authorization to work with a board member on drafting the Fiscal Year 2024 budget between meetings.

On MOTION by Mr. Kirsch seconded by Ms. Alford with all in favor authorizing Ms. Timmons to work with District staff on the Fiscal Year 2024 budget was approved.

**C. Amenity Manager - Report**

Ms. Harden gave an overview of upcoming events and informed the Board Ms. Elizabeth Myers, the HOA manager for the community, will be more involved in the amenity functions.

**D. Field Operations Manager**

Mr. Harden gave an overview of maintenance items completed since the last meeting. Included within the operations report are recommendations for thinning and removal of certain trees. Mr. Richardson will work with staff on investigating the needs of the trees in question and a proposal will be added to the March meeting agenda for consideration.

Mr. Harden also informed the Board he has requested quotes to purchase controllers for pool chemicals due to increase in rates from the current pool chemical provider

**NINTH ORDER OF BUSINESS**

**Supervisor      Requests      /      Audience  
Comments**

**Supervisor Requests**

There being none, the next item followed.

**Audience Comments**

Ms. Ann Schaffer, 16164 Magnolia Grove, commented on how nice it is to have a line of sight while walking near the roundabout with the center bushes having been removed.

Ms. Linda Waldhauer, 22 Hunters Hollow Court, asked if the landscape maintenance provider charges the District a fee above and beyond the monthly maintenance fee for projects such as the removal of hedges in the roundabout.

Mr. Harden responded yes.

**EIGHTH ORDER OF BUSINESS**

**Next Scheduled Meeting – Thursday,  
March 2, 2023 at 6:00 p.m. at the Yellow  
Bluff Amenity Center**

**NINTH ORDER OF BUSINESS**

**Adjournment**

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

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

*B.*

# Tison's Landing

## Community Development District

Unaudited Financial Statements  
as of  
January 31, 2023

Board of Supervisors Meeting  
March 2, 2023

**TISON'S LANDING**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
January 31, 2023

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Reserve	
<b><u>ASSETS:</u></b>				
Cash	\$5,681	---	\$45,390	\$51,071
Accounts Receivable	\$260	---	---	\$260
Due From Other Funds	---	\$29,025	---	\$29,025
<b>Investments:</b>				
SBA-Surplus Funds	\$643,161	---	\$48,877	\$692,038
<b>Series 2016-1</b>				
Reserve	---	\$151,328	---	\$151,328
Revenue	---	\$347,756	---	\$347,756
Redemption	---	\$3	---	\$3
<b>Series 2016-2</b>				
Reserve	---	\$42,808	---	\$42,808
Prepayment	---	\$4,892	---	\$4,892
Deposits	\$4,202	---	---	\$4,202
<b>TOTAL ASSETS</b>	<b><u>\$653,304</u></b>	<b><u>\$575,811</u></b>	<b><u>\$94,267</u></b>	<b><u>\$1,323,383</u></b>
<b><u>LIABILITIES:</u></b>				
Accounts Payable	\$14,276	---	---	\$14,276
Due to other Funds	\$29,025	---	---	\$29,025
<b>TOTAL LIABILITIES</b>	<b><u>\$43,301</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$43,301</u></b>
<b><u>FUND BALANCES:</u></b>				
Nonspendable:				
Prepaid items and deposits	\$4,202	---	---	\$4,202
Restricted for:				
Debt service	---	\$575,811	---	\$575,811
Assigned for Captial Reserve	---	---	\$94,267	\$94,267
Unassigned	\$605,801	---	---	\$605,801
<b>TOTAL FUND BALANCES</b>	<b><u>\$610,003</u></b>	<b><u>\$575,811</u></b>	<b><u>\$94,267</u></b>	<b><u>\$1,280,082</u></b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b><u>\$653,304</u></b>	<b><u>\$575,811</u></b>	<b><u>\$94,267</u></b>	<b><u>\$1,323,383</u></b>

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

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended January 31, 2023

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 01/31/23</u>	<u>ACTUAL THRU 01/31/23</u>	<u>VARIANCE</u>
<b><u>REVENUES</u></b>				
Maintenance Assessments - Tax Roll	\$720,022	\$708,942	\$708,942	\$0
Clubhouse Income	\$2,000	\$667	\$4,230	\$3,563
HOA Revenues	\$1,500	\$0	\$0	\$0
Interest Income	\$200	\$67	\$4,117	\$4,050
Miscellaneous Revenues	\$0	\$0	\$132	\$132
<b>TOTAL REVENUES</b>	<b><u>\$723,722</u></b>	<b><u>\$709,675</u></b>	<b><u>\$717,420</u></b>	<b><u>\$7,745</u></b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administrative:</u></b>				
Supervisor Fees	\$12,000	\$3,000	\$2,800	\$200
FICA Taxes	\$918	\$230	\$214	\$15
Engineering Fees	\$3,000	\$1,000	\$0	\$1,000
Arbitrage Rebate	\$1,200	\$0	\$0	\$0
Dissemination Agent	\$1,000	\$333	\$433	(\$100)
Trustee Fees	\$3,725	\$3,725	\$3,717	\$8
Assessment Roll Administration	\$2,500	\$2,500	\$2,500	\$0
Attorney Fees	\$15,000	\$5,000	\$4,868	\$133
Annual Audit	\$3,100	\$3,100	\$3,100	\$0
Management Fees	\$50,000	\$16,667	\$15,000	\$1,667
Computer Time/information Technology	\$1,400	\$467	\$467	(\$0)
Telephone	\$100	\$33	\$104	(\$70)
Postage	\$1,000	\$333	\$15	\$319
Printing & Binding	\$2,000	\$667	\$165	\$501
Insurance	\$10,249	\$10,249	\$9,861	\$388
Legal Advertising	\$1,000	\$1,000	\$493	\$507
Other Current Charges	\$1,000	\$333	\$142	\$192
Website Administration	\$1,400	\$467	\$467	(\$0)
Website Lifestyle	\$3,000	\$1,000	\$1,000	\$0
Office Supplies	\$500	\$167	\$0	\$166
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>TOTAL ADMINISTRATIVE</b>	<b><u>\$114,267</u></b>	<b><u>\$50,445</u></b>	<b><u>\$45,520</u></b>	<b><u>\$4,925</u></b>
<b><u>Field:</u></b>				
Insurance (Property)	\$15,828	\$15,828	\$15,476	\$352
Field Management & Administration (Vesta)	\$31,469	\$10,490	\$10,490	(\$0)
Seasonal Office Staffing	\$13,753	\$4,584	\$4,584	\$0
Security Camera Monitoring (Envera)	\$23,463	\$7,821	\$11,401	(\$3,580)
Security Off Duty (JSO)	\$25,000	\$254	\$254	\$0
Landscape Maintenance (LawnBoy)	\$51,056	\$17,019	\$17,016	\$3
Landscape Mulch	\$15,000	\$0	\$0	\$0
Landscape Fertilization (Agro Pro)	\$19,332	\$6,444	\$6,205	\$239
Landscape Contingency	\$7,500	\$2,500	\$0	\$2,500

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

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended January 31, 2023

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 01/31/23</u>	<u>ACTUAL THRU 01/31/23</u>	<u>VARIANCE</u>
<b><i>Field: (continued)</i></b>				
Irrigation Maintenance	\$10,000	\$3,333	\$0	\$3,333
Lake Maintenance (The Lake Doctor)	\$11,428	\$3,809	\$3,216	\$593
Utilities-Cable (Comcast)	\$2,400	\$800	\$493	\$307
Utilities-Electric (JEA)	\$1,800	\$600	\$305	\$295
Utilities-Irrigation (JEA)	\$30,000	\$10,000	\$9,768	\$232
Refuse Service (Republic Services)	\$4,800	\$1,600	\$1,875	(\$275)
Repairs and Maintenance	\$20,000	\$6,667	\$646	\$6,021
Contingency	\$10,000	\$3,333	\$2,882	\$451
Capital Reserve	\$40,000	\$40,000	\$40,000	\$0
<b>TOTAL FIELD</b>	<b><u>\$332,829</u></b>	<b><u>\$135,083</u></b>	<b><u>\$124,613</u></b>	<b><u>\$10,470</u></b>
<b><i>Amenity</i></b>				
Amenity Manager (Vesta)	\$100,206	\$33,402	\$33,402	\$0
Pool Maintenance (Vesta)	\$30,065	\$10,022	\$10,022	(\$0)
Pool Repair	\$5,000	\$3,178	\$3,178	\$0
Pool Chemicals (PoolSure)	\$11,980	\$3,993	\$4,359	(\$365)
Permit Fees	\$600	\$0	\$0	\$0
Utilities-Cable (Comcast)	\$6,000	\$2,000	\$1,958	\$42
Utilities-Electric (JEA)	\$24,000	\$8,000	\$4,510	\$3,490
Utilities-Water/Sewer (JEA)	\$12,000	\$4,000	\$4,213	(\$213)
Repairs and Maintenance	\$17,000	\$5,667	\$2,792	\$2,875
Janitorial Maintenance (Vesta)	\$30,845	\$10,282	\$10,282	\$0
Janitorial Supplies (Vesta)	\$3,725	\$1,242	\$1,242	(\$0)
Gym Equipment Maintenance	\$1,000	\$333	\$0	\$333
Special Events	\$20,000	\$9,218	\$9,218	\$0
Amenity Supplies	\$5,000	\$1,667	\$1,161	\$506
Contingency	\$9,206	\$3,069	\$0	\$3,069
<b>TOTAL AMENITY</b>	<b><u>\$276,626</u></b>	<b><u>\$96,071</u></b>	<b><u>\$86,335</u></b>	<b><u>\$9,736</u></b>
<b>TOTAL EXPENDITURES</b>	<b><u>\$723,722</u></b>	<b><u>\$281,599</u></b>	<b><u>\$256,469</u></b>	<b><u>\$25,130</u></b>
Excess (deficiency) of revenues over (under) expenditures	<u>\$0</u>	<u>\$428,076</u>	<u>\$460,952</u>	<u>\$32,876</u>
Net change in fund balance	<u>\$0</u>	<u><u>\$428,076</u></u>	<u><u>\$460,952</u></u>	<u><u>\$32,876</u></u>
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$149,051</b>	
<b>FUND BALANCE - Ending</b>	<b><u>\$0</u></b>		<b><u>\$610,003</u></b>	

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

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended January 31, 2023

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 01/31/23</u>	<u>ACTUAL THRU 01/31/23</u>	<u>VARIANCE</u>
<b><u>REVENUES</u></b>				
Interest Income	\$100	\$33	\$651	\$618
Capital Reserve-Transfer In	\$40,000	\$40,000	\$40,000	\$0
<b>TOTAL REVENUES</b>	<b><u>\$40,100</u></b>	<b><u>\$40,033</u></b>	<b><u>\$40,651</u></b>	<b><u>\$618</u></b>
<b><u>EXPENDITURES</u></b>				
Capital Outlay	\$75,133	\$25,044	\$2,800	\$22,244
Miscellaneous Services	\$800	\$267	\$192	\$74
<b>TOTAL EXPENDITURES</b>	<b><u>\$75,933</u></b>	<b><u>\$25,311</u></b>	<b><u>\$2,992</u></b>	<b><u>\$22,319</u></b>
Excess (deficiency) of revenues over (under) expenditures	<u>(\$35,833)</u>	<u>\$14,722</u>	<u>\$37,659</u>	<u>\$22,936</u>
Net change in fund balance	<u>(\$35,833)</u>	<u>\$14,722</u>	<u>\$37,659</u>	<u>\$22,936</u>
<b>FUND BALANCE - Beginning</b>	<b>\$75,937</b>		<b>\$56,609</b>	
<b>FUND BALANCE - Ending</b>	<b><u>\$40,104</u></b>		<b><u>\$94,267</u></b>	



**TISON'S LANDING**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND - SERIES 2016-1 & 2**  
Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended January 31, 2023

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 01/31/23</u>	<u>ACTUAL THRU 01/31/23</u>	<u>VARIANCE</u>
<b><u>REVENUES</u></b>				
Special Assessments - On Roll	\$382,996	\$376,058	\$376,058	\$0
Interest Income	\$0	\$0	\$3,012	\$3,012
<b>TOTAL REVENUES</b>	<b><u>\$382,996</u></b>	<b><u>\$376,058</u></b>	<b><u>\$379,070</u></b>	<b><u>\$3,012</u></b>
<b><u>EXPENDITURES</u></b>				
<b><u>Series 2016-1</u></b>				
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
<b><u>Series 2016-2</u></b>				
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
<b>TOTAL EXPENDITURES</b>	<b><u>\$377,288</u></b>	<b><u>\$76,144</u></b>	<b><u>\$81,144</u></b>	<b><u>(\$5,000)</u></b>
Excess (deficiency) of revenues over (under) expenditures	<u>\$5,709</u>	<u>\$299,914</u>	<u>\$297,926</u>	<u>(\$1,988)</u>
Net change in fund balance	<u>\$5,709</u>	<u>\$299,914</u>	<u>\$297,926</u>	<u>(\$1,988)</u>
<b>FUND BALANCE - Beginning</b>	<b>\$85,399</b>		<b>\$277,885</b>	
<b>FUND BALANCE - Ending</b>	<b><u>\$91,108</u></b>		<b><u>\$575,811</u></b>	

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

<b>Series 2016A-1, Senior Special Assessment Revenue Refunding and Improvement Bonds</b>		
Interest Rate:	2.000%	
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		\$3,455,000.00
	May 1, 2023 (Mandatory)	\$0.00
<b>Current Bonds Outstanding</b>		<b>\$3,455,000.00</b>
<b>Series 2016A-2, Subordinate Special Assessment Revenue Refunding and Improvement Bonds</b>		
Interest Rate:	4.700%	
Maturity Date:	5/1/2037	
Reserve Fund Requirement:	50% Max Annual Debt Service	
Bonds outstanding - 09/30/2022		\$865,000.00
	Nov 1, 2022 (Special Call)	(\$5,000.00)
<b>Current Bonds Outstanding</b>		<b>\$860,000.00</b>
<b>Total Current Bonds Outstanding</b>		<b>\$4,315,000.00</b>

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

Maintenance Assessments - Tax Roll	\$0	\$90,660	\$610,572	\$7,710	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$708,942
Clubhouse Income	\$1,145	\$0	\$1,525	\$1,560	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,230
HOA Revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Income	\$224	\$140	\$1,276	\$2,478	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,117
Miscellaneous Revenues	\$0	\$132	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$132

**Total Revenues**

	<b>\$1,369</b>	<b>\$90,931</b>	<b>\$613,373</b>	<b>\$11,747</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$717,420</b>
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**Administrative:**

Supervisor Fees	\$800	\$0	\$1,000	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,800
FICA Taxes	\$61	\$0	\$77	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$214
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	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$433
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	\$3,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000
Computer Time/information Technology	\$117	\$117	\$117	\$117	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$467
Telephone	\$23	\$58	\$15	\$8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$104
Postage	\$1	\$10	\$0	\$4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15
Printing & Binding	\$53	\$29	\$9	\$74	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$165
Insurance	\$9,761	\$0	\$0	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,861
Legal Advertising	\$100	\$100	\$100	\$193	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$493
Other Current Charges	\$51	\$45	\$30	\$16	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$142
Website Administration	\$117	\$117	\$117	\$117	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$467
Website Lifestyle	\$250	\$250	\$250	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000
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**

	<b>\$23,227</b>	<b>\$5,896</b>	<b>\$10,435</b>	<b>\$5,788</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$45,520</b>
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**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
<b>FIELD:</b>													
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	\$2,622	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,490
Seasonal Office Staffing	\$1,146	\$1,146	\$1,146	\$1,146	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,584
Security Camera Monitoring (Envera)	\$3,032	\$3,319	\$4,043	\$1,008	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,401
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	\$4,254	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,016
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	\$1,611	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,205
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	\$804	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,216
Utilities-Cable (Comcast)	\$123	\$123	\$123	\$123	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$493
Utilities-Electric (JEA)	\$95	\$83	\$55	\$71	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$305
Utilities-Irrigation (JEA)	\$2,927	\$3,417	\$1,654	\$1,770	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,768
Refuse Service (Republic Services)	\$547	\$379	\$381	\$568	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,875
Repairs and Maintenance	\$148	\$167	\$190	\$141	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$646
Contingency	\$0	\$0	\$2,252	\$630	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,882
Capital Reserve	\$0	\$0	\$0	\$40,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,000
<b>TOTAL FIELD</b>	<b>\$32,666</b>	<b>\$17,806</b>	<b>\$19,391</b>	<b>\$54,749</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$124,613</b>

**Amenity**

Amenity Manager (Vesta)	\$8,351	\$8,351	\$8,351	\$8,351	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,402
Pool Maintenance (Vesta)	\$2,505	\$2,505	\$3,494	\$1,517	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,022
Pool Repair	\$0	\$0	\$0	\$3,178	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,178
Pool Chemicals (PoolSure)	\$1,048	\$988	\$988	\$1,334	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,359
Permit Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utilities-Cable (Comcast)	\$487	\$486	\$486	\$499	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,958
Utilities-Electric (JEA)	\$1,256	\$1,074	\$1,007	\$1,173	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,510
Utilities-Water/Sewer (JEA)	\$964	\$1,151	\$1,117	\$981	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,213
Repairs and Maintenance	\$130	\$9	\$2,135	\$518	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,792

**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
<b>Amenity (continued)</b>													
Janitorial Maintenance (Vesta)	\$2,570	\$2,570	\$2,570	\$2,570	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,282
Janitorial Supplies (Vesta)	\$310	\$310	\$310	\$310	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,242
Gym Equipment Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Events	\$3,104	\$1,244	\$2,253	\$2,617	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,218
Amenity Supplies	\$579	\$23	\$369	\$191	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,161
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL AMENITY</b>	<b>\$21,304</b>	<b>\$18,711</b>	<b>\$23,080</b>	<b>\$23,239</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$86,335</b>
<b>Total Expenditures</b>	<b>\$77,197</b>	<b>\$42,414</b>	<b>\$52,906</b>	<b>\$83,776</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$256,469</b>
Interfund Transfers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Excess Revenues (Expenditures)	(\$75,828)	\$48,518	\$560,467	(\$72,029)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$460,952

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

Check Run Summary

1/1 - 1/31/23

<u><i>Date</i></u>	<u><i>Check Numbers</i></u>	<u><i>Amount</i></u>
General Fund		
1/9/2023	3194-3204	\$33,574.29
1/13/2023	3205-3206	\$4,090.83
1/18/2023	3207-3208	\$310.00
1/23/2023	3209-3212	\$5,071.05
1/25/2023	3213-3217	\$7,239.30
1/28/2023	3218	\$1,962.71
2/1/2023	3219-3225	\$21,839.04
2/13/2023	3226-3229	\$7,782.91
1/31/2023	3230	\$622.49
	total	<u>\$82,492.62</u>
Capital Reserve		
01/18/23	50	\$2,800.00
	total	<u>\$2,800.00</u>
Total		<u><u>\$85,292.62</u></u>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/09/23	00161	10/31/22	15948	202210 320-53800-46203		AGROWPRO INC.	*	1,491.65		
			OCT 22-	COM TURF/ORNAMENT						
		12/31/22	16221	202212 320-53800-46203			*	16,010.98		
			DEC 22-	COM TURF/ORNAMENT						
		10/31/22	15948	202210 320-53800-46203			V	1,491.65-		
			OCT 22-	COM TURF/ORNAMENT						
		12/31/22	16221	202212 320-53800-46203			V	16,010.98-		
			DEC 22-	COM TURF/ORNAMENT						
									.00	003194
1/09/23	00081	11/30/22	178256	202211 310-51300-31500		BILLING, COCHRAN, LYLES, MAURO & RAMSE	*	1,237.50		
			LEGAL SV THRU 11/30/22							
									1,237.50	003195
1/09/23	00116	12/29/22	88184	202212 320-53800-49100		BOB'S BACKFLOW & PLUMBING SERVICES	*	1,830.00		
			BACKFLOW TEST							
									1,830.00	003196
1/09/23	00012	1/05/23	23-00023	202301 310-51300-48000		DAILY RECORD + OBSERVER LLC	*	99.88		
			BOARD OF SUPERVISORS MTG							
									99.88	003197
1/09/23	00004	1/01/23	436	202301 310-51300-34000		GOVERNMENTAL MANAGMENT'S SERVICES	*	3,750.00		
			JAN 23 -	MGMT FEES						
		1/01/23	436	202301 310-51300-49500			*	116.67		
			JAN 23 -	WEBSITE ADMIN						
		1/01/23	436	202301 310-51300-35100			*	116.67		
			JAN 23 -	IT						
		1/01/23	436	202301 310-51300-31200			*	83.33		
			JAN 23 -	DISSEMINATION						
		1/01/23	436	202301 310-51300-51000			*	.15		
			JAN 23 -	OFFICE SUPPLIES						
		1/01/23	436	202301 310-51300-42000			*	4.08		
			JAN 23 -	POSTAGE						
		1/01/23	436	202301 310-51300-42500			*	74.10		
			JAN 23 -	COPIES						
		1/01/23	436	202301 310-51300-41000			*	7.58		
			JAN 23 -	TELEPHONE						
									4,152.58	003198
1/09/23	00200	12/30/22	1876	202212 320-57200-46000		HENDRY ELECTRICAL CONSTRCTORS INC	*	1,965.00		
			REPAIR DAMAGED WIRING							
									1,965.00	003199
1/09/23	00052	12/21/22	8340	202212 320-57200-46200		LAWNBOY LAWN SERVICES, INC.	*	4,254.00		
			DEC 22 -	LAWN MAINT						
									4,254.00	003200

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/09/23	00142	1/01/23 13129561	202301 320-57200-46400 JAN 23 - POOL SVC	POOLSURE	*	1,334.07	1,334.07 003201
1/09/23	00184	7/14/22 53400360	202210 320-53800-49100 BACKFLOW PREV INSP	SUMMIT FIRE & SECURITY	*	142.00	142.00 003202
1/09/23	00137	1/01/23 63746B	202301 320-53800-46800 JAN 23 - WATER MGMT	THE LAKE DOCTORS, INC.	*	804.00	804.00 003203
1/09/23	00157	1/01/23 406207	202301 320-57200-45105 JAN 23 - AMENITY MANAGER		*	8,350.50	
		1/01/23 406207	202301 320-57200-46400 JAN 23 - POOL MAINTENANCE		*	2,505.42	
		1/01/23 406207	202301 320-53800-34400 JAN 23 - FIELD MGMT		*	2,622.42	
		1/01/23 406207	202301 320-57200-46601 JAN 23 - JANITORIAL MAINT		*	2,570.42	
		1/01/23 406207	202301 320-57200-46602 JAN 23 - JANITORIAL SUPP		*	310.42	
		1/01/23 406207	202301 310-51300-49510 JAN 23 - WEBSITE FEE		*	250.00	
		1/01/23 406207	202301 320-53800-34450 JAN 23 - ADDTL POOL MON	VESTA PROPERTY SERVICE INC.	*	1,146.08	17,755.26 003204
1/13/23	00161	10/31/22 15948	202210 320-53800-46203 OCT 22- COM TURF/ORNAMENT		*	1,491.65	
		12/31/22 16221	202212 320-53800-46203 DEC 22- COM TURF/ORNAMENT	AGROWPRO INC.	*	1,610.98	3,102.63 003205
1/13/23	00142	12/01/22 13129561	202212 320-57200-46400 DEC 22- POOL CHEMICALS	POOLSURE	*	988.20	988.20 003206
1/18/23	00186	1/05/23 377112	202301 320-53800-34502 JAN 23 - ACCESS CONTR SYS	HI-TECH SYSTEMS ASSOCIATES	*	60.00	60.00 003207
1/18/23	00180	1/09/23 2301	202302 320-57200-49400 DEPOSIT FOR DJ SVCS	INDEPENDENCE DISPLAYS, LLC	*	250.00	250.00 003208

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/23/23	00034	1/18/23 17853	202301 310-51300-45000	TRAVELERS CASUALTY	*	100.00	
				EGIS INSURANCE ADVISORS, LLC			100.00 003209
1/23/23	00156	1/01/23 723674	202302 320-57200-34502	ENT2 MAINT 2/1-2/28/23	*	30.61	
		1/01/23 723674	202302 320-57200-34502	ENT2 PULLS 2/1-2/28/23	*	200.00	
		1/01/23 723675	202302 320-57200-34502	UTILITY VIDEO 2/1-2/28/23	*	250.00	
		1/01/23 723675	202302 320-57200-34502	UTILITY MAINT 2/1-2/28/23	*	138.21	
		1/01/23 723676	202302 320-57200-34502	ENT1 MAINT 2/1-2/28/23	*	129.27	
		1/01/23 723676	202302 320-57200-34502	ENT1 PULLS 2/1-2/28/23	*	200.00	
				ENVERA			948.09 003210
1/23/23	00015	1/03/23 89708215	202212 320-53800-43000	ELECTRIC 11/28-12/28/22	*	55.38	
		1/03/23 89708215	202212 320-57200-43000	ELECTRIC 11/28-12/28/22	*	1,007.14	
		1/03/23 89708215	202212 320-53800-43100	IRRIGATION 11/28-12/28/22	*	1,654.12	
		1/03/23 89708215	202212 320-57200-43100	SEWER 11/28-12/28/22	*	839.49	
		1/03/23 89708215	202212 320-57200-43100	WATER 11/28-12/28/22	*	277.54	
				JEA (AUTO PAY)			3,833.67 003211
1/23/23	00157	11/30/22 405485	202211 320-57200-52000	DECORATIONS/VACUUM BELT	*	109.19	
		12/31/22 406383	202212 320-57200-52000	CLEANING	*	80.10	
				VESTA PROPERTY SERVICE INC.			189.29 003212
1/25/23	00081	12/31/22 178629	202212 310-51300-31500	LEGAL SV THRU 12/31/22	*	1,787.50	
				BILLING, COCHRAN, LYLES, MAURO & RAMSE			1,787.50 003213
1/25/23	00116	1/16/23 88553	202301 320-53800-49100	BACKFLOW TEST	*	450.00	
				BOB'S BACKFLOW & PLUMBING SERVICES			450.00 003214
1/25/23	00013	12/01/22 23344	202212 310-51300-32200	AUDIT FYE 9/30/22	*	3,100.00	
				GRAU AND ASSOCIATES			3,100.00 003215
				TISO TISON			TCESSNA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/25/23	00142	2/01/23 13129561	202302 320-57200-46400		FEB 23 - POOL SVC	*	1,334.07	
-----								
POOLSURE								1,334.07 003216
1/25/23	00077	12/16/22 0687-001	202301 320-53800-43200		WASTE 1/1-1/31/23	*	567.73	
-----								
REPUBLIC SERVICES #687 (AUTO PAY)								567.73 003217
1/28/23	00152	1/03/23 44846100	202212 320-57200-49400		CHRISTMAS BREAKFAST	*	285.42	
		1/03/23 44846100	202212 320-57200-49400		CARD GAMES FOR EVENTS	*	26.82	
		1/03/23 44846100	202212 320-57200-46000		CORDLESS VACUUM	*	123.40	
		1/03/23 44846100	202212 320-57200-46000		LEAF RAKE	*	31.15	
		1/03/23 44846100	202212 320-57200-46000		KITTY LITTER FOR GASS SPI	*	8.87	
		1/03/23 44846100	202212 320-57200-49400		ADULT CHRISTMAS LUNCHEON	*	156.07	
		1/03/23 44846100	202212 320-57200-49400		ADULT CHRISTMAS LUNCHEON	*	91.54	
		1/03/23 44846100	202212 320-53800-46000		LIGHTING FOR ENTRANCE	*	174.12	
		1/03/23 44846100	202212 320-57200-49400		GATORATE FOR CHRISTMAS EV	*	17.98	
		1/03/23 44846100	202212 320-53800-46000		REPL BAG FOR LEAF CATCHER	*	15.98	
		1/03/23 44846100	202212 320-57200-49400		GIFT CARDS SANTA GRINCH	*	353.95	
		1/03/23 44846100	202212 320-57200-49400		PIZZA FOR CHRISTMAS EVENT	*	521.02	
		1/03/23 44846100	202212 320-57200-52000		USB DRIVES FOR FARRAH	*	125.10	
		1/03/23 44846100	202212 320-57200-46000		PVC PIECE FOR SHOWER	*	7.04	
		1/03/23 44846100	202212 320-57200-52000		INK FOR PRINTER	*	54.33	
		1/31/23 01312023	202301 320-53800-46000		REFUND	*	30.08-	
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WELLS FARGO CREDIT CARD (AUTO PAY)								1,962.71 003218
2/01/23	00201	1/26/23 11810	202301 320-57200-46550		NEW DE FILTERS	*	2,170.00	
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BIG Z POOL SERVICE LLC								2,170.00 003219

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/01/23	00116	1/31/23 88992	202301 320-53800-49100	BACKFLOW TEST	*	180.00	
							180.00 003220
BOB'S BACKFLOW & PLUMBING SERVICES							
2/01/23	00012	1/26/23 23-00535	202301 310-51300-48000	BOARD OF SUPERVISORS MTG	*	93.13	
							93.13 003221
DAILY RECORD + OBSERVER LLC							
2/01/23	00186	2/01/23 378842	202302 320-53800-34502	FEB 23 - ACCESS CONTR SYS	*	60.00	
							60.00 003222
HI-TECH SYSTEMS ASSOCIATES							
2/01/23	00077	1/16/23 3-0687-0	202302 320-53800-43200	WASTE 2/1-2/28/23	*	366.79	
							366.79 003223
REPUBLIC SERVICES #687 (AUTO PAY)							
2/01/23	00202	1/27/23 2729	202301 320-57200-46550	VGB GRATES IN POOLS	*	995.00	
							995.00 003224
UNITED POOL PROS LLC							
2/01/23	00157	10/31/22 404343	202210 320-57200-46550	DEEP BAG POOL RAKE	*	12.99	
		10/31/22 404343	202210 320-57200-52000	4PK BLACK INK CARTRIDGES	*	58.99	
		10/31/22 404343	202210 320-57200-52000	CHRISTMAS CARD SUPPL/STAM	*	52.92	
		10/31/22 404343	202210 320-53800-46000	SHOCK LIFT SUPP REPL	*	60.65	
		10/31/22 404343	202210 320-53800-46000	GAS SHOCK STRUT	*	33.31	
		2/01/23 406723	202302 320-57200-45105	FEB 23 - AMENITY MANAGER	*	8,350.50	
		2/01/23 406723	202302 320-57200-46400	FEB 23 - POOL MAINTENANCE	*	2,505.42	
		2/01/23 406723	202302 320-53800-34400	FEB 23 - FIELD MGMT	*	2,622.42	
		2/01/23 406723	202302 320-57200-46601	FEB 23 - JANITORIAL MAINT	*	2,570.42	
		2/01/23 406723	202302 320-57200-46602	FEB 23 - JANITORIAL SUPP	*	310.42	
		2/01/23 406723	202302 310-51300-49510	FEB 23 - WEBSITE FEE	*	250.00	
		2/01/23 406723	202302 320-53800-34450	FEB 23 - ADDTL POOL MON	*	1,146.08	
							17,974.12 003225
VESTA PROPERTY SERVICE INC.							

TISO TISON

TCESSNA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/13/23	00203	2/13/23	MKDKQ181	202302	320-57200-60000		MAXFORCE SMITH MACHINE COMMERCIAL FITNESS PRODUCTS, INC	*	1,511.45	1,511.45	003226
2/13/23	00009	2/03/23	0206729	202302	310-51300-31100		ENGINEERING SV THRU 1/28 ENGLAND, THIMS & MILLER	*	153.75	153.75	003227
2/13/23	00004	2/01/23	437	202302	310-51300-34000		FEB 23 - MGMT FEES	*	3,750.00		
		2/01/23	437	202302	310-51300-49500		FEB 23 - WEBSITE ADMIN	*	116.67		
		2/01/23	437	202302	310-51300-35100		FEB 23 - IT	*	116.67		
		2/01/23	437	202302	310-51300-31200		FEB 23 - DISSEMINATION	*	83.33		
		2/01/23	437	202302	310-51300-51000		FEB 23 - OFFICE SUPPLIES	*	2.65		
		2/01/23	437	202302	310-51300-42000		FEB 23 - POSTAGE	*	3.84		
		2/01/23	437	202302	310-51300-42500		FEB 23 - COPIES	*	44.55		
							GOVERNMENTAL MANagements SERVICES			4,117.71	003228
2/13/23	00180	1/09/23	2301-1	202301	320-57200-49400		BAL-DJ SVCS/VALENTINES	*	250.00		
		1/09/23	2302	202301	320-57200-49400		50% DEP EASTER EVENT	*	250.00		
		1/28/23	2306	202301	320-57200-49400		50% DEP 4TH JULY EVENT	*	1,500.00		
							INDEPENDENCE DISPLAYS, LLC			2,000.00	003229
1/31/23	00030	12/25/22	84957412	202301	320-57200-41050		TV/INTERNET 1/4-2/3/23	*	499.14		
		12/28/22	84957412	202301	320-53800-41050		INTERNET 1/2-2/1/23	*	123.35		
							COMCAST (AUTO PAY)			622.49	003230
									TOTAL FOR BANK A	82,492.62	
									TOTAL FOR REGISTER	82,492.62	

TISO TISON TCESSNA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/18/23	00002	12/08/22 1528	202212 600-53800-60000 RESERVE STUDY UPDATE	COMMUNITY ADVISORS, LLC	*	2,800.00	2,800.00 000050
TOTAL FOR BANK C						2,800.00	
TOTAL FOR REGISTER						2,800.00	

**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
15948	10/31/2022	\$1,491.65	11/30/2022	Net 30	

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

BALANCE DUE

**\$1,491.65**

Approved by Tim Harden on 01/03/23

310 538 46203

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
16221	12/31/2022	\$1,610.98	01/30/2023	Net 30	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	<b>Commercial Turf &amp; Ornamental Se</b>	Monthly installment for Turf and ornamental services	1	1,610.98	1,610.98

BALANCE DUE

**\$1,610.98**

Approved by Tim Harden on Jan 2, 2023

320 538 40203



LAW OFFICES

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

ESTABLISHED 1977

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

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

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

WWW.BILLINGCOCHRAN.COM

PLEASE REPLY TO: FORT LAUDERDALE

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

OF COUNSEL

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

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

November 30, 2022

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

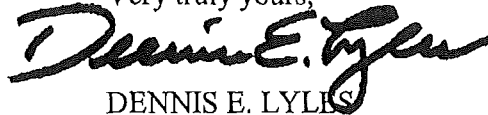
**Re: Tison's Landing CDD**  
**Our File No.: 80.12113**

Dear Rich:

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

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

Very truly yours,



DENNIS E. LYLES  
For the Firm

DEL/sa  
Enclosure

BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.  
 LAS OLAS SQUARE, SUITE 600  
 515 EAST LAS OLAS BOULEVARD  
 FORT LAUDERDALE, FLORIDA 33301  
 (954) 764-7150

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

Page: 1  
 11/30/2022  
 Account No: 80-12113M  
 Statement No: 178256

Attn: MR. RICHARD P. HANS

TISON'S LANDING CDD

Fees

		Hours
11/02/2022		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN WITH ATTACHMENT	0.20
MJP	CORRESPONDENCE TO DANIEL LAUGHLIN WITH ATTACHMENT	0.20
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM DANIEL LAUGHLIN AND REPLY THERETO	0.10
11/03/2022		
GLK	RECEIVE AND REVIEW CORRESPONDENCE (WITH ATTACHMENT ) FROM COURTNEY HOGGE, REVIEW PROPOSED AGENDA OF NOVEMBER 10, 2022 CDD BOARD OF SUPERVISORS MEETING	0.40
11/07/2022		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE WITH ATTACHMENT	0.20
MJP	RECEIPT AND REVIEW OF FURTHER CORRESPONDENCE FROM COURTNEY HOGGE WITH MULTIPLE (X2) ATTACHMENTS	0.30
11/09/2022		
MJP	CORRESPONDENCE TO COURTNEY HOGGE	0.20
MJP	RECEIPT AND REVIEW MULTIPLE (X2) CORRESPONDENCE FROM COURTNEY HOGGE	0.20
11/10/2022		
MJP	CORRESPONDENCE TO DANIEL LAUGHLIN AND COURTNEY HOGGE WITH ATTACHMENT	0.30
MJP	PREPARE INITIAL DRAFT OF AMENDMENT TO POOLSURE AGREEMENT	0.70
11/15/2022		
DEL	RECEIPT AND REVIEW CORRESPONDENCE FROM DISTRICT AUDITOR WITH ATTACHMENT	0.30

TISON'S LANDING CDD

TISON'S LANDING CDD

		Hours		
11/21/2022				
DEL	REVIEW OF FILE, CONFERENCE WITH STAFF AND PREPARATION OF AUDIT RESPONSE TO GRAU & ASSOCIATES	0.60		
MJP	CORRESPONDENCE TO DANIEL LAUGHLIN AND COURTNEY HOGGE	0.20		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN	0.10		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE AND REPLY THERETO	0.20		
11/28/2022				
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DISTRICT MANAGER	0.30		
	For Current Services Rendered	4.50	1,237.50	

Recapitulation

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
DENNIS E. LYLES	PARTNERS	0.90	\$275.00	\$247.50
GERALD L. KNIGHT	PARTNERS	0.40	275.00	110.00
MICHAEL J. PAWELCZYK	PARTNERS	3.20	275.00	880.00

Previous Balance \$1,842.50

Total Current Work 1,237.50

Payments

12/02/2022 PAYMENT RECEIVED - THANK YOU -1,842.50

Balance Due \$1,237.50

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

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

**Invoice  
 88184**

**Invoice Date  
 12/29/2022**

<b>Bill To</b>
Tison's Landing CDD 16529 Tisons Bluff Rd Jacksonville, FL 3221

<b>Job Location</b>
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

<b>P.O. Number</b>	<b>Terms</b>	<b>Due Date</b>
	Net 30	1/28/2023

Serviced	Description	Quantity	Price Each	Amount
12/21/2022	2" Wilkins 975XL S#:2618515 - Potable 16529 Tison's Bluff Rd. Labor 2 Men to replace the existing backflow preventer, clean, flush, test, and certify. Replace badly rusted galvanized piping and insulate backflow preventer and exposed piping.	2	180.00	360.00
	2" Wilkins 975XL2 - New serial# ACM5527	1	785.00	785.00
	Piping & Materials	1	70.00	70.00
	Insulation to protect the device against future freeze damage.	1	50.00	50.00
	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider - Passed	1	0.00	0.00
	Device Subtotal			1,265.00
	1" Wilkins 350 S#: A212619 - Irrigation 16331 Tison's Bluff Rd. Labor to replace the existing backflow preventer, clean, flush, test, and certify.	1.5	90.00	135.00
	1" Wilkins 975XL2 - New serial# ABW8218	1	360.00	360.00
	Piping & Materials	1	30.00	30.00
	Insulation to protect the device against future freeze damage.	1	40.00	40.00
	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider - Passed	1	0.00	0.00
	Device Subtotal			565.00
	Approved By Tim Harden on Dec 29th 2022			
	320 538 491			

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

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

<b>Total</b>	\$1,830.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$1,830.00

# Jacksonville Daily Record

*A Division of*  
**DAILY RECORD & OBSERVER, LLC**

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

## INVOICE

January 5, 2023

Date

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

---

Serial # <u>23-00023D</u>	PO/File # _____	<u>\$99.88</u>
Notice of Board of Supervisor's Meeting		<b>Payment Due</b>
_____		<u>\$99.88</u>
Tison's Landing Community Development District		<b>Publication Fee</b>
_____		_____
Case Number _____		<b>Amount Paid</b>
Publication Dates <u>1/5</u>		
County <u>Duval</u>		

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

If your payment is being  
mailed, please reference  
**Serial # 23-00023D** on your  
check or remittance advice.

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

Your notice was published on both [jaxdailyrecord.com](http://jaxdailyrecord.com) and [floridapublicnotices.com](http://floridapublicnotices.com).

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

**Preliminary Proof Of Legal Notice**  
*(This is not a proof of publication.)*

*Please read copy of this advertisement and advise us of any necessary corrections before further publications.*

**NOTICE OF BOARD OF  
SUPERVISORS MEETING  
OF THE TISON'S  
LANDING COMMUNITY  
DEVELOPMENT DISTRICT**

Notice is hereby given that the Tison's Landing Community Development District ("District") is scheduled to hold a Board of Supervisors meeting on Thursday, January 12, 2023 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](http://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

Jan. 5 00 (23-00023D)

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

Invoice #: 436

Invoice Date: 1/1/23

Due Date: 1/1/23

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 - January 2023 340		3,750.00	3,750.00
Website Administration - January 2023 495		116.67	116.67
Information Technology - January 2023 351		116.67	116.67
Dissemination Agent Services - January 2023 312		83.33	83.33
Office Supplies 510		0.15	0.15
Postage 420		4.08	4.08
Copies 425		74.10	74.10
Telephone 410		7.58	7.58

**Total** \$4,152.58**Payments/Credits** \$0.00**Balance Due** \$4,152.58



## Hendry Electrical

Tison Landings  
Tison Landings  
16529 Tisons Bluff Rd  
Jacksonville, FL 32218

(904) 612-6668  
tharden@vestapropertyservices.com

INVOICE	#1876
SERVICE DATE	Dec 12, 2022
INVOICE DATE	Dec 30, 2022
DUE	Upon receipt
AMOUNT DUE	<b>\$1,965.00</b>

CONTACT US  
85222 Miner Rd  
Yulee, FL 32097

(904) 314-2544  
chendry@hendryelectrical.net

## INVOICE

Services	qty	unit price	amount
Repair damaged wiring	1.0	\$1,965.00	\$1,965.00
Mount and replace a bad photocell, install a time clock for the island lights, install a GFCI in place of the existing receptacle with weather proof cover, find and replace damaged wire, at the field house install a time clock.			
Subtotal			\$1,965.00
Total Tax			\$0.00
Interest (4%)			\$0.00
<b>Total</b>			<b>\$1,965.00</b>

Approved by Tim Harden on Dec 30.



LawnBoy Lawn Services

PO Box 551203  
Jacksonville, FL 32255

# Invoice

Date	Invoice #
12/21/2022	8340

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	1/20/2023	CC Duval Property, ...

Item	Description	Rate	Serviced	Amount
Maintenance	Installment for monthly services-December 2022  Approved By Tim Harden on Dec 22, 2022  <i>320 572 462</i>	4,254.00		4,254.00
It is our pleasure to serve your lawn and landscaping needs!			<b>Current Charges</b>	\$4,254.00

Please visit our website [www.lawnboyinc.com](http://www.lawnboyinc.com) to learn more about our services and see our before & after Photo Gallery.

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



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

# Invoice

Date 1/1/2023  
Invoice # 131295611702

Terms	Net 20
Due Date	1/21/2023
PO #	

<b>Bill To</b> Tisons Landing CDD 16529 Tisons Bluff Rd Jacksonville FL 32218	<b>Ship To</b> Tisons Landing CDD 16529 Tison Bluff Rd Jacksonville FL 32218
--	---

Item ID	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	1,334.07
	<p>Approved By <i>Timothy Harden</i> on Dec 21, 2022</p> <p>320 512 404</p>			

Reminder - A 5% discount is still available if 2023 is paid in full by 12/31/2022. If you are interested in receiving the 5% discount please email ar@poolsure.com and ask for an annual invoice!

Subtotal 1,334.07  
Shipping Cost (FEDEX GROUND) 0.00  
Total 1,334.07  
Amount Due \$1,334.07

### Remittance Slip

Customer  
13TIS025  
Invoice #  
131295611702

Amount Due \$1,334.07

Amount Paid \_\_\_\_\_

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



131295611702



**Blue Flame**  
Fire Protection  
The hottest team in the industry

ORANGE PARK, FL  
(904) 215-9669

INVOICE	
Invoice No:	534003607
Invoice Date:	7/14/2022
Work Order:	534005077
Complete Date:	7/12/2022
PO Number:	
Alt WO Number:	
Customer ID:	445704
Former ID:	TISONL3937
Terms:	

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

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

Description	Quantity	Rate	Amount
Backflow Preventer Ann Inspection	1.00	60.00	60.00
Admin Charge (Inspection - Sprinkler)	1.00	7.00	7.00
Truck Charge	1.00	75.00	75.00

**Work Description:** Performed (1) annual backflow inspection.  
No discrepancies noted at this time.  
Thank you for your business!

Approved By

*Timothy Harden*

On 12/21/22

10/22  
\$20 538 491

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

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

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

Subtotal:	142.00
Sales Tax:	0.00
Payments:	0.00
<b>Total Due:</b>	<b>\$142.00</b>

Account Inquiries  
ar-sfs@summitfiresecurity.com

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

Cust: 445704

Inv: 534003607

MAKE CHECK PAYABLE TO:

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



The Lake Doctors, Inc.  
Aquatic Management Services

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



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ADDRESSEE

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

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

ACCOUNT NUMBER	DATE	BALANCE
724857	1/1/2023	\$804.00

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

0000000013025200100000000637460000008040002

Please Return this portion with your payment

Invoice 63746B

PO #

Date	Description	Quantity	Amount	Tax	Total
<b>16529 Tisons Bluff Road, Jacksonville, FL Jacksonville, FL 32218</b>					
1/1/2023	Water Management - Monthly		\$804.00	\$0.00	\$804.00
Please remit payment for this month's invoice.					
Approved by Tim Harden on 01/03/23					
				<b>Credits</b>	\$0.00
				<b>Adjustment</b>	\$0.00
					<b>AMOUNT DUE</b>

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/](http://www.lakedoctors.com/contact-us/make-a-payment/)

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



Invoice

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

Invoice # 406207  
Date 1/1/2023  
Terms  
Due Date 1/15/2023  
Memo Monthly Fees

Bill To

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

Description	Quantity	Rate	Amount
Amenity Manager 320 572 45105	1	8,350.50	8,350.50
Pool maintenance " " 464	1	2,505.42	2,505.42
Field management and administration 320 538 344	1	2,622.42	2,622.42
Janitorial maintenance " 320 572 40601	1	2,570.42	2,570.42
Janitorial supplies " " 46602	1	310.42	310.42
Website fee 310 513 49510	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

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
15948	10/31/2022	\$1,491.65	11/30/2022	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 Tim Harden on 01/03/23

310 538 46203

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
16221	12/31/2022	\$1,610.98	01/30/2023	Net 30	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Commercial Turf & Ornamental Se	Monthly installment for Turf and ornamental services	1	1,610.98	1,610.98

BALANCE DUE **\$1,610.98**

Approved by Tim Harden on Jan 2, 2023

*320 538 40203*



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

# Invoice

Date 12/1/2022

Invoice # 131295611162

Terms	Net 20
Due Date	12/21/2022
PO #	

<b>To</b> Tisons Landing CDD 29 Tisons Bluff Rd Jacksonville FL 32218	<b>Ship To</b> Tisons Landing CDD 16529 Tison Bluff Rd Jacksonville FL 32218
--	---

Item ID	Description	Qty	Units	Amount
-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	915.00
Surcharge	WM Surcharge	1	ea	73.20

Approved by Tim Harden on 01/13/2023

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

**Remittance Slip**

Customer  
FIS025  
Invoice #  
1295611162

**Amount Due** \$988.20

**Amount Paid** \_\_\_\_\_

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







**Invoice**

Tallahassee, FL 32308  
2498 Centerville Rd.

Invoice #: 377112  
Invoice Date: 01/05/2023  
Completed: 01/03/2023  
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

Approved by Tim Harden on 01/04/2023

320 538 34502

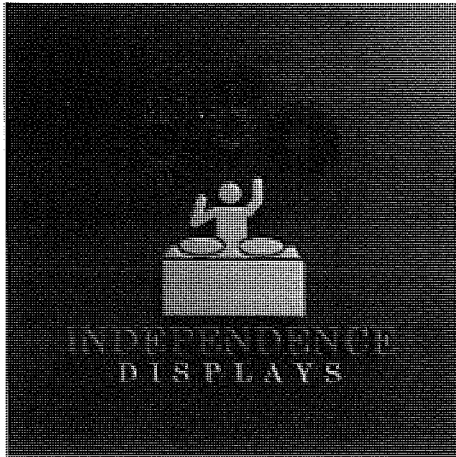
Tech Resolution Note:

Alpha Dog is now powered by Hi-Tech. Welcome to the Hi-Tech Family.

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

<b>Total</b>	\$60.00
<b>Payments</b>	\$0.00
<b>Balance Due</b>	\$60.00



# INVOICE

Date: January 9, 2023  
 INVOICE # 2301

Tisons Landing CDD  
 c/o Dana Harden  
 (904) 757-1547

Event Contact	Event	Payment Terms	Event Date
Daniel Polimeni	YBL Valentines Dinner	50% Deposit, 50% Day of Event	February 11, 2023

Description	Line Total
DJ Services (continuous music, event broadcasts, mood lighting needed)	\$500
Event Address: 16529 Tisons Bluff Road, Jacksonville, FL 32218	\$0
Send Deposit to:	
<b>16360 Tisons Bluff Road</b>	
<b>Jacksonville, FL 32218</b>	
Hand deliver balance to Event Contact on day of event.	
Deposit:	\$250
Balance:	\$250
Total Due:	\$500

Make all checks payable to Independence Displays, LLC  
**Thank you for your business!**

320 572 494



**INVOICE**

<b>Customer</b>	Tisons Landing Community Development District
<b>Acct #</b>	295
<b>Date</b>	01/18/2023
<b>Customer Service</b>	Kristina Rudez
<b>Page</b>	1 of 1

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

Payment Information	
<b>Invoice Summary</b>	\$ 100.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#17853
	106856591

**Thank You**

Please detach and return with payment



Customer: Tisons Landing Community Development District

Invoice	Effective	Transaction	Description	Amount
17853	01/18/2023	Renew policy	Policy #106856591 01/18/2023-01/18/2024 Travelers Casualty & Surety Co of America  Surety Bond -City of Jax - Renew policy Due Date: 1/18/2023	100.00

<b>Total</b>
\$ 100.00

**Thank You**

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

<b>Remit Payment To: Egis Insurance Advisors</b> P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939	<b>Date</b>
	sclimer@egisadvisors.com	01/18/2023

**Envera**

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

<h1>Invoice</h1>	
Invoice Number <b>723674</b>	Date <b>01/01/2023</b>
Customer Number <b>400423</b>	Due Date <b>02/01/2023</b>

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		01/01/2023	02/01/2023

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Entrance 2 - Yellow Bluff Rd, Jacksonville, FL</i>				
1.00	Service & Maintenance 02/01/2023 - 02/28/2023	1.00	\$30.61	\$30.61
1.00	Video Pulls 02/01/2023 - 02/28/2023	1.00	\$200.00	\$200.00
			<b>Subtotal:</b>	<b>\$230.61</b>
			Tax	\$0.00
			Payments/Credits Applied	\$0.00
			<b>Invoice Balance Due:</b>	<b>\$230.61</b>

Date	Invoice #	Description	Amount	Balance Due
1/1/2023	723674	Alarm Monitoring Services	\$230.61	\$230.61

**Envera**

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

<h1>Invoice</h1>	
Invoice Number <b>723674</b>	Date <b>01/01/2023</b>
Customer Number <b>400423</b>	Due Date <b>02/01/2023</b>

Net Due: \$230.61

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

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

REMIT TO:

Envera  
PO Box 2086  
Hicksville, NY 11802

**Envera**

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

<h1>Invoice</h1>	
Invoice Number <b>723675</b>	Date <b>01/01/2023</b>
Customer Number <b>400423</b>	Due Date <b>02/01/2023</b>

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		01/01/2023	02/01/2023

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Utility, Jacksonville, FL</i>				
1.00	Active Video Monitoring 02/01/2023 - 02/28/2023	1.00	\$250.00	\$250.00
1.00	Service & Maintenance 02/01/2023 - 02/28/2023	1.00	\$138.21	\$138.21
			<b>Subtotal:</b>	<b>\$388.21</b>
			<b>Tax</b>	<b>\$0.00</b>
			<b>Payments/Credits Applied</b>	<b>\$0.00</b>
			<b>Invoice Balance Due:</b>	<b>\$388.21</b>

Date	Invoice #	Description	Amount	Balance Due
1/1/2023	723675	Alarm Monitoring Services	\$388.21	\$388.21

**Envera**

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

<h1>Invoice</h1>	
Invoice Number <b>723675</b>	Date <b>01/01/2023</b>
Customer Number <b>400423</b>	Due Date <b>02/01/2023</b>

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

<b>Invoice</b>	
Invoice Number <b>723676</b>	Date <b>01/01/2023</b>
Customer Number <b>400423</b>	Due Date <b>02/01/2023</b>

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		01/01/2023	02/01/2023

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Entrance 1 - Pond Run Rd., Jacksonville, FL</i>				
1.00	Service & Maintenance 02/01/2023 - 02/28/2023	1.00	\$129.27	\$129.27
1.00	Video Pulls 02/01/2023 - 02/28/2023	1.00	\$200.00	\$200.00
			<b>Subtotal:</b>	<b>\$329.27</b>
<b>Tax</b>				\$0.00
<b>Payments/Credits Applied</b>				\$0.00
			<b>Invoice Balance Due:</b>	<b>\$329.27</b>

Date	Invoice #	Description	Amount	Balance Due
1/1/2023	723676	Alarm Monitoring Services	\$329.27	\$329.27

**Envera**

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

<b>Invoice</b>	
Invoice Number <b>723676</b>	Date <b>01/01/2023</b>
Customer Number <b>400423</b>	Due Date <b>02/01/2023</b>

Net Due: \$329.27

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

REMIT TO:

Envera  
PO Box 2086  
Hicksville, NY 11802

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



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

Customer Name: TISONS LANDING CDD

Account #: 8970821539

Cycle: 04 Bill Date: 01/03/23

**TOTAL SUMMARY OF CHARGES**

Electric .....	\$	1,062.52
Irrigation .....		1,654.12
Sewer .....		839.49
Water .....		277.54

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

Total New Charges: ..... \$ 3,833.67



Change your light bulbs to LEDs.



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

1/1 377797/4/121949 0008587 1 I=0000000000

Do not pay. AutoPay will process your payment on 01/25/23.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$5,725.50	-\$5,725.50	\$0.00	\$3,833.67	\$3,833.67

**WE APPRECIATE  
YOUR BUSINESS**

Additional information on reverse side. ➔




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

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

Acct#: 8970821539

Bill Date: 01/03/23

Do not pay. AutoPay will process your payment on 01/25/23.

# 0008587

I=00000000



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

**BILLING AND PAYMENT OPTIONS**

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

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

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

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

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

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

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

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

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

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

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

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

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

**STATEMENT INFORMATION**

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

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

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

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

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

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

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

**Environmental Charge** provides funding for environmental and regulatory programs.

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

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

kgal: 1,000 gallons

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

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

**ADDRESS CORRECTION**

Account #

Tel: [grid]

Address: [grid]

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

E-mail: [grid]



set up to auto pay  
set up e bill

Tisons Landing - JEA

Budget	Vendor/ACCT #	Location	Meter #	October	November	December	January	February	March	April	May	June	July	August	September	Total
Electric	8970821539	16365 N MAIN ST APT SG01	95045373	\$94.87	\$83.42	\$55.38										\$233.67
Electric Total		001.320.538.43000		\$94.87	\$83.42	\$55.38	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$233.67

Electric	8970821539	16529 TISONS BLUFF ROAD	06221889	\$1,255.72	\$1,073.85	\$1,007.14										\$3,336.71
Electric Total		001.320.57200.43000		\$1,255.72	\$1,073.85	\$1,007.14	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,336.71

Budget	Vendor/ACCT #	Location	Meter #	October	November	December	January	February	March	April	May	June	July	August	September	Total
Irrigation	8970821539	15635 TISON BLUFF ROAD	67370623	\$83.33	\$92.25	\$19.47										\$195.05
Irrigation	8970821539	15681 TISON BLUFF ROAD	67370625	\$96.71	\$105.63	\$101.17										\$303.51
Irrigation	8970821539	16123 TISONS BLUFF RD	83726295	\$105.63	\$123.47	\$119.01										\$348.11
Irrigation	8970821539	16151 DOWING CREEK DR	74534584	\$83.33	\$96.71	\$87.79										\$267.83
Irrigation	8970821539	16211 DOWING CREEK DR	74458033	\$217.12	\$243.88	\$217.12										\$678.12
Irrigation	8970821539	16303 HUNTERS HOLLOW TL	67370633	\$150.23	\$172.53	\$154.69										\$477.45
Irrigation	8970821539	16316 MAGNOLIA GROVE WY	67370626	\$176.98	\$190.36	\$185.90										\$553.24
Irrigation	8970821539	16331 TISONS BLUFF RD	67370634	\$1,314.26	\$1,630.91	\$87.79										\$3,032.96
Irrigation	8970821539	16343 TISONS BLUFF RD	67370632	\$234.96	\$243.88	\$212.66										\$691.50
Irrigation	8970821539	16356 MAGNOLIA GROVE WY APT	67370624	\$127.93	\$141.31	\$132.39										\$401.63
Irrigation	8970821539	261 BRADFORD LAKE CR	81523391	\$199.28	\$221.58	\$203.74										\$624.60
Irrigation	8970821539	79 BRADFORD LAKE CR	83874232	\$136.85	\$154.69	\$132.39										\$423.93
Irrigation Total		001.320.538.43100		\$2,926.61	\$3,417.20	\$1,654.12	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,997.93

Budget	Vendor/ACCT #	Location	Meter #	October	November	December	January	February	March	April	May	June	July	August	September	Total
Sewer	8970821539	16529 TISONS BLUFF ROAD	67891772	\$721.02	\$865.82	\$839.49										\$2,426.33
Water	8970821539	16529 TISONS BLUFF ROAD	67891772	\$243.06	\$285.21	\$277.54										\$805.81
Water/Sewer Total		001.320.57200.43100		\$964.08	\$1,151.03	\$1,117.03	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,232.14

GRAND TOTAL				\$5,241.28	\$5,725.50	\$3,833.67	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$14,800.45
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11/28 - 12/28



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

SERVICE DETAILS			
<b>Account Name:</b> TISONS LANDING CDD	<b>Account #:</b> 8970821539	<b>Bill Date:</b> 01/03/23	<b>Cycle:</b> 04

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
15635 TISONS BLUFFRD	I	19.47	Irrigation 1 - Commercial	11/28/22 - 12/28/22	Commercial Irrigation Service
<b>Detail</b> Basic Monthly Charge		18.90	<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
<b>Charges:</b> City of Jacksonville Franchise Fee		0.57	67370623	5569	0 GAL 30 Regular
15681 TISONS BLUFFRD	I	101.17	Irrigation 1 - Commercial	11/28/22 - 12/28/22	Commercial Irrigation Service
<b>Detail</b> Basic Monthly Charge		18.90	<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
<b>Charges:</b> Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17	67370625	4499	20000 GAL 30 Regular
Tier 2 Consumption (> 14 kgal @ \$3.96)		23.75			
Environmental Charge		7.40			
City of Jacksonville Franchise Fee		2.95			
16123 TISONS BLUFFRD	I	119.01	Irrigation 1 - Commercial	11/28/22 - 12/28/22	Commercial Irrigation Service
<b>Detail</b> Basic Monthly Charge		18.90	<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
<b>Charges:</b> Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17	83726295	356	24000 GAL 30 Regular
Tier 2 Consumption (> 14 kgal @ \$3.96)		39.59			
Environmental Charge		8.88			
City of Jacksonville Franchise Fee		3.47			
16151 DOWING CREEK DR	I	87.79	Irrigation 1 - Commercial	11/28/22 - 12/28/22	Commercial Irrigation Service
<b>Detail</b> Basic Monthly Charge		18.90	<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
<b>Charges:</b> Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17	74534584	1990	17000 GAL 30 Regular
Tier 2 Consumption (> 14 kgal @ \$3.96)		11.87			
Environmental Charge		6.29			
City of Jacksonville Franchise Fee		2.56			
16211 DOWING CREEK DR	I	217.12	Irrigation 1 - Commercial	11/28/22 - 12/28/22	Commercial Irrigation Service
<b>Detail</b> Basic Monthly Charge		18.90	<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
<b>Charges:</b> Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17	74458033	6854	46000 GAL 30 Regular
Tier 2 Consumption (> 14 kgal @ \$3.96)		126.71			
Environmental Charge		17.02			
City of Jacksonville Franchise Fee		6.32			
16303 HUNTERS HOLLOW TL	I	154.69	Irrigation 1 - Commercial	11/28/22 - 12/28/22	Commercial Irrigation Service
<b>Detail</b> Basic Monthly Charge		18.90	<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
<b>Charges:</b> Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17	67370633	5228	32000 GAL 30 Regular
Tier 2 Consumption (> 14 kgal @ \$3.96)		71.27			
Environmental Charge		11.84			
City of Jacksonville Franchise Fee		4.51			

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Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
16316 MAGNOLIA GROVE WY	I	185.90	Irrigation 1 - Commercial	12/01/22 - 01/03/23	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	6705	39000 GAL 33 Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		Environmental Charge			
		City of Jacksonville Franchise Fee			
16331 TSONS BLUFFRD	I	87.79	Irrigation 1 - Commercial	11/28/22 - 12/28/22	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	6974	17000 GAL 30 Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		Environmental Charge			
		City of Jacksonville Franchise Fee			
16343 TSONS BLUFFRD	I	212.66	Irrigation 1 - Commercial	11/28/22 - 12/28/22	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	9160	45000 GAL 30 Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		Environmental Charge			
		City of Jacksonville Franchise Fee			
16356 MAGNOLIA GROVE WY APT IR01	I	132.39	Irrigation 1 - Commercial	12/01/22 - 01/03/23	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	4585	27000 GAL 33 Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		Environmental Charge			
		City of Jacksonville Franchise Fee			
16365 N MAIN ST APT SG01	E	55.38	Commercial - Electric	11/29/22 - 12/29/22	General Service
Detail		Basic Monthly Charge	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		Energy Charge (\$0.0663 per kWh)	24074025	25265	370 KWH 30 Regular
		Fuel Cost			
		Environmental Charge			
		City of Jacksonville Franchise Fee			
		Gross Receipts Tax			
16529 TSONS BLUFFRD	E	1,007.14	Commercial - Electric	11/29/22 - 12/29/22	General Service
Detail		Basic Monthly Charge	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		Energy Charge (\$0.0663 per kWh)	22968209	54186	8090 KWH 30 Regular
		Fuel Cost	22968209	24.50	24.50 KW 30 Regular
		Environmental Charge			
		City of Jacksonville Franchise Fee			
		Gross Receipts Tax			
16529 TSONS BLUFFRD	S	839.49	Commercial - Water/Sewer	11/28/22 - 12/28/22	Commercial Sewer Service
Detail		Basic Monthly Charge	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		Sewer Usage Charge	87650993	2783	111000 GAL 30 Regular
		Environmental Charge			
		City of Jacksonville Franchise Fee			

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:			
16529 TSONS BLUFFRD	W	277.54	Commercial - Water/Sewer	11/28/22 - 12/28/22	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	2783	111000 GAL	30	Regular
		Environmental Charge						
		City of Jacksonville Franchise Fee						
261 BRADFORD LAKE CR	I	203.74	Irrigation 1 - Commercial	11/28/22 - 12/28/22	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	4246	43000 GAL	30	Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		Environmental Charge						
		City of Jacksonville Franchise Fee						
79 BRADFORD LAKE CR	I	132.39	Irrigation 1 - Commercial	11/28/22 - 12/28/22	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	2005	27000 GAL	30	Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		Environmental Charge						
		City of Jacksonville Franchise Fee						

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*Invoice*

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

Invoice # 405485  
Date 11/30/2022  
  
Terms  
Due Date 12/31/2022  
  
Memo

**Bill To**

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

Description	Quantity	Rate	Amount
Billable Expenses			
Veterans day decorations			40.81
Lid support shocks, vacuum belt			68.38
Total Billable Expenses			109.19

**Total** \$109.19

360 512 520

For customer support, visit [www.amazon.com/contact-us](http://www.amazon.com/contact-us).

**Invoice summary**      *Payment due by December 01, 2022*

Item subtotal before tax	\$ 37.97
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
 Total before tax	 \$ 37.97
Tax	\$ 2.84
 <b>Amount due</b>	 <b>\$ 40.81 USD</b>

<b>Account #</b>	A2DPS3ST4NXTBP
<b>Payment terms</b>	Net 30
 <b>Purchase date</b>	 01-Nov-2022
<b>Purchased by</b>	Elizabeth Myers
<b>Cost center</b>	Northeast
<b>GL code</b>	59010 Pass Thru-DSD, DPFG, Fac
<b>Location</b>	DSD - Tison's Landing
<b>Billable / Non-Billable</b>	Billable

**Pay by**

**Electronic funds transfer (EFT/ACH/Wire)**

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

**Check**

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

**Registered business name**

Vesta Property Services

**Bill to**

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

**Ship to**

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

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

**Invoice details**

Description	Qty	Unit price	Item subtotal before tax	Tax
1 Thank You to Our Heroes Banner Decorations Patriotic Happy Veterans Day Backdrop Background for Greeting Police Military Army Employees Heroes Theme P	2	\$12.99	\$25.98	7.500%

ASIN: B08B4NFG72      Sold by: JIN YONG  
 Order # 111-3795182-5763431

---

Description	Qty	Unit price	Item subtotal before tax	Tax
2 50 PCS American Flag Lapel Pins -50 USA Waving Flag Pins United States US Badge Pins brooch for patriotic display -50 pack	1	\$11.99	\$11.99	7.500%
ASIN: B07Q9J6DYK Sold by: Pujiang Mengxuanzi Fushi Co., Ltd. Order # 111-3795182-5763431				
			Total before tax	\$37.97
			Tax	\$2.84
			<b>Amount due</b>	<b>\$40.81</b>

---

**FAQs****How is tax calculated?**Visit [https://www.amazon.com/gp/help/customer/display.html/ref=hp\\_leftv4\\_sib?ie=UTF8&nodeId=202036190](https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodeId=202036190)**How are digital products and services taxed?**Visit [https://www.amazon.com/gp/help/customer/display.html/ref=hp\\_leftv4\\_sib?ie=UTF8&nodeId=202074670](https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodeId=202074670)



For customer support, visit [www.amazon.com/contact-us](http://www.amazon.com/contact-us).

**Invoice summary** *Due 30 days from receipt of invoice*

Item subtotal before tax	\$ 66.57
Shipping & handling	\$ 0.00
Promos & discounts	(\$ 2.97)
<b>Total before tax</b>	<b>\$ 63.60</b>
<b>Tax</b>	<b>\$ 4.78</b>
<b>Amount due</b>	<b>\$ 68.38 USD</b>

**Billing period** 11/21/22 to 11/27/22  
**Account #** A2DPS3ST4NXTBP  
**Payment terms** Net 30

**Registered business name**  
Vesta Property Services  
**Bill to**  
Vesta Property Services  
Attn: Cheyenne Bardroff  
245 Riverside Avenue  
Suite 300  
Jacksonville, Florida 32202

**Pay by**

**Electronic funds transfer (EFT/ACH/Wire)**

**Account name** Amazon Capital Services, Inc.  
**Bank name** Wells Fargo Bank  
**Bank routing # (ABA)** 121000248  
**Bank account # (DDA)** 41630410417183962  
**SWIFT code (wire transfer)** WFBUIUS6S

**Check**

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

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Email [ar-businessinvoicing@amazon.com](mailto:ar-businessinvoicing@amazon.com) to submit your remittance detail.

**Invoice details**

#	Ship date	PO #	Description	Qty	Unit price	Item subtotal before tax	Tax
1	11/22/22		20 Inch 45lb/200N Per Gas Shock Strut Spring for RV Bed Boat Bed Cover Door Lids Floor Hatch Door Shed Window and Other Custom Heavy Duty Project, A S	2	\$29.69	\$59.38	7.500%
ASIN: B08X4PJ4S5 Sold by: zhengzhou deerta wangluokeji youxiangongsi Order # 114-0797283-6296251 Order date: November 21, 2022							



#	Ship date	PO #	Description	Qty	Unit price	Item subtotal before tax	Tax
2	11/27/22		Vacuum Belts for Hoover Windtunnel T-Series 562289001 AH20065 Replacement Vacuum Cleaner Flat Belt for Hoover UH70200 UH70130 UH70205 UH70210 UH71214  ASIN: B0B8YCY88M Sold by: CHENQIUJU Order # 114-4502823-8657849 Order date: November 26, 2022	1	\$7.19	\$7.19	7.500%
3			Promotions & discounts			(\$2.97)	7.500%
						Total before tax	\$63.60
						Tax	\$4.78
						<b>Amount due</b>	<b>\$68.38</b>

**FAQs****How is tax calculated?**Visit [https://www.amazon.com/gp/help/customer/display.html/ref=hp\\_leftv4\\_sib?ie=UTF8&nodeId=202036190](https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodeId=202036190)**How are digital products and services taxed?**Visit [https://www.amazon.com/gp/help/customer/display.html/ref=hp\\_leftv4\\_sib?ie=UTF8&nodeId=202074670](https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodeId=202074670)



*Invoice*

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

Invoice # 406383  
Date 12/31/2022  
  
Terms  
Due Date 1/31/2023  
  
Memo

**Bill To**

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

Description	Quantity	Rate	Amount
Billable Expenses			
Cleaning			18.18
Cleaning			61.92
Total Billable Expenses			80.10

Total \$80.10

For customer support, visit [www.amazon.com/contact-us](http://www.amazon.com/contact-us).

**Invoice summary** *Due 30 days from receipt of invoice*

Item subtotal before tax	\$ 145.74
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
<b>Total before tax</b>	<b>\$ 145.74</b>
Tax	\$ 10.20
<b>Amount due</b>	<b>\$ 155.94 USD</b>

**Billing period** 12/19/22 to 12/25/22  
**Account #** A2DPS3ST4NXTBP  
**Payment terms** Net 30

**Registered business name**  
 Vesta Property Services  
**Bill to**  
 Vesta Property Services  
 Attn: Accounts Payable  
 245 Riverside Avenue  
 Suite 300  
 Jacksonville, Florida 32202

**Pay by**

**Electronic funds transfer (EFT/ACH/Wire)**

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

**Check**

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

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

**Invoice details**

#	Ship date	PO #	Description	Qty	Unit price	Item subtotal before tax	Tax
1	12/19/22	Harbour Isles	Mutt Mitt Singles - 1000 per case	1	\$99.02	\$99.02	7.000%
			ASIN: B01LWQKTQ0	Sold by: ZW USA INC			
			Order # 113-4715008-7002652				
			Order date: December 19, 2022				

#	Ship date	PO #	Description	Qty	Unit price	Item subtotal before tax	Tax
2	12/19/22	Harbour isles	Ultrasac - 792763 UltraSac 33 Gallon Trash Bags - (Huge 100 Pack/w Ties) - 39' x 33' Heavy Duty Large Professional Quality Black Garbage Bags - Extra  ASIN: B00DH4J0SE Sold by: Amazon.com Services LLC Order # 113-4715008-7002652 Order date: December 19, 2022	1	\$29.73	\$29.73	7.000%
3	12/19/22	boca office	TOPESEL 5 Pack 32GB USB 2.0 Flash Drive Memory Stick Thumb Drives (5 Mixed Colors: Black Blue Green Red Silver)  ASIN: B01LW2NKPZ Sold by: SHENZHENSHI TUOPINSAIER KEJI YOUXIANGONGSI Order # 113-9811636-4202622 Order date: December 19, 2022	1	\$16.99	\$16.99	7.000%
						Total before tax	\$145.74
						Tax	\$10.20
						<b>Amount due</b>	<b>\$155.94</b>

## FAQs

**How is tax calculated?**Visit [https://www.amazon.com/gp/help/customer/display.html/ref=hp\\_leftv4\\_sib?ie=UTF8&nodeId=202036190](https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodeId=202036190)**How are digital products and services taxed?**Visit [https://www.amazon.com/gp/help/customer/display.html/ref=hp\\_leftv4\\_sib?ie=UTF8&nodeId=202074670](https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodeId=202074670)

For customer support, visit [www.amazon.com/contact-us](http://www.amazon.com/contact-us).

**Invoice summary** *Due 30 days from receipt of invoice*

Item subtotal before tax	\$ 884.84
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 884.84
Tax	\$ 58.80
<b>Amount due</b>	<b>\$ 943.64 USD</b>

**Billing period** 12/19/22 to 12/25/22  
**Account #** A2DPS3ST4NXTBP  
**Payment terms** Net 30

**Registered business name**  
 Vesta Property Services  
  
**Bill to**  
 Vesta Property Services  
 Attn: Cheyenne Bardroff  
 245 Riverside Avenue  
 Suite 300  
 Jacksonville, Florida 32202

**Pay by**

<b>Electronic funds transfer (EFT/ACH/Wire)</b>		<b>Check</b>
Account name	Amazon Capital Services, Inc.	Amazon Capital Services
Bank name	Wells Fargo Bank	PO Box 035184
Bank routing # (ABA)	121000248	Seattle, WA 98124-5184
Bank account # (DDA)	41630410417183962	
SWIFT code (wire transfer)	WFBIUS6S	

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**Invoice details**

#	Ship date	PO #	Description	Qty	Unit price	Item subtotal before tax	Tax
1	12/20/22	Amenity Athletics Winter Flag	Franklin Sports Youth Football - 1000 Junior Kids Football - Synthetic Leather Youth Junior Football for Kids - Outdoor All-Weather Footballs - Extra	1	\$60.14	\$60.14	6.500%
ASIN: B07VHFPC5Q Sold by: Amazon.com Services LLC Order # 114-5928584-6881044 Order date: December 19, 2022							

#	Ship date	PO #	Description	Qty	Unit price	Item subtotal before tax	Tax
2	12/21/22	Amenity Athletics Winter Flag	Trained 10 Man Flag Football Set Rubber Connectors & eBook ASIN: B07G8ZWSS3 Sold by: Musicians In Action LLC Order # 112-6147697-4699420 Order date: December 19, 2022	5	\$55.50	\$277.50	6.500%
3	12/22/22	Amenity Athletics Winter Flag	GoSports Football End Zone Pylons - Set of 4, Regulation 18" x 4" Sand Weighted Anchorless Football Field Markers ASIN: B07S4CY1MG Sold by: Amazon.com Services LLC Order # 114-5928584-6881044 Order date: December 19, 2022	4	\$44.24	\$176.96	6.500%
4	12/22/22		Dial Professional Gold Antibacterial Liquid Hand Soap, 1 Gallon Refill Bottle ASIN: B000JK3M0G Sold by: Amazon.com Services LLC Order # 111-7865816-7497067 Order date: December 21, 2022	1	\$19.59	\$19.59	7.500%
5	12/22/22		Evhome Manual Soap Dispenser Kitchen Bathroom Wall Mounted Soap Dispenser Commercial Soap Dispenser for Liquid Containers Shampoo Gel Chamber Plastic ASIN: B07L9C1X4Q Sold by: Chenzhidong Order # 111-6065605-3568207 Order date: December 21, 2022	1	\$18.99	\$18.99	7.500%

#	Ship date	PO #	Description	Qty	Unit price	Item subtotal before tax	Tax
6	12/22/22		Hammerhead Performance HH1506COMP Standard Fine Bag Blue  ASIN: B00HEARPDY Sold by: Recreation Supply Co., Inc. Order # 114-2310172-2257867 Order date: December 22, 2022	2	\$40.58	\$81.16	7.000%
7	12/22/22		Diversey DVO101104494 GP Forward General Purpose Cleaner  ASIN: B09S8BRNK5 Sold by: Amazon.com Services LLC Order # 114-2197992-5430648 Order date: December 22, 2022	2	\$22.25	\$44.50	7.000%
8	12/23/22	Amenity Athletics Winter Flag	WILSON NFL MVP Football - Brown, Peewee  ASIN: B0028R39EM Sold by: Amazon.com Services LLC Order # 114-5928584-6881044 Order date: December 19, 2022	12	\$10.99	\$131.88	6.500%
9	12/23/22	Amenity Athletics Winter Flag	WILSON NFL MVP Football - Brown, Peewee  ASIN: B0028R39EM Sold by: Amazon.com Services LLC Order # 114-5928584-6881044 Order date: December 19, 2022	3	\$10.99	\$32.97	6.500%
10	12/23/22		Lysol Power Toilet Bowl Cleaner Gel, For Cleaning and Disinfecting, Stain Removal, 24oz ( 9 count)  ASIN: B071Y5B63V Sold by: Amazon.com Services LLC Order # 114-7330157-9795424 Order date: December 20, 2022	1	\$19.31	\$19.31	7.500%

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#	Ship date	PO #	Description	Qty	Unit price	Item subtotal before tax	Tax
11	12/23/22		Scotch-Brite Heavy Duty Scour Pads, 8 Pads, Green, 8 Pads	3	\$7.28	\$21.84	7.000%
ASIN: B001KYQBX0 Sold by: Amazon.com Services LLC Order # 114-0286352-7840240 Order date: December 22, 2022							
Total before tax							\$884.84
Tax							\$58.80
<b>Amount due</b>							<b>\$943.64</b>

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**FAQs**

**How is tax calculated?**

Visit [https://www.amazon.com/gp/help/customer/display.html/ref=hp\\_leftv4\\_sib?ie=UTF8&nodeId=202036190](https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodeId=202036190)

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(561) 659-6173 FAX

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PLEASE REPLY TO: FORT LAUDERDALE

December 31, 2022

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

OF COUNSEL

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

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

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

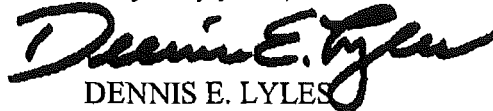
**Re: Tison's Landing CDD  
Our File No.: 80.12113**

Dear Rich:

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

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

Very truly yours,



DENNIS E. LYLES

For the Firm

DEL/sa  
Enclosure

BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.  
 LAS OLAS SQUARE, SUITE 600  
 515 EAST LAS OLAS BOULEVARD  
 FORT LAUDERDALE, FLORIDA 33301  
 (954) 764-7150

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

Page: 1  
 12/31/2022  
 Account No: 80-12113M  
 Statement No: 178629

Attn: MR. RICHARD P. HANS

TISON'S LANDING CDD

Fees

		Hours
12/05/2022		
GLK	RECEIVE AND REVIEW CORRESPONDENCE (WITH ATTACHMENT ) FROM COURTNEY HOGGE, REVIEW PROPOSED AGENDA OF DECEMBER 8, 2022, CDD BOARD MEETING	0.40
12/06/2022		
MJP	TELEPHONE CONFERENCE WITH HOWARD MCGAFFNEY	0.20
MJP	RECEIPT, REVIEW AND REPLY TO CORRESPONDENCE FROM HOWARD MCGAFFNEY	0.10
12/07/2022		
GLK	RECEIVE AND REVIEW CORRESPONDENCE (WITH ATTACHMENT) FROM DANA HARDEN, TELEPHONE CONFERENCE WITH DANA HARDEN, REVIEW DOCUMENTS RE: NOTICE OF PRESERVATION (TRACY ROMANZ)	0.60
GLK	RECEIVE AND REVIEW FURTHER CORRESPONDENCE (WITH ATTACHMENT) FROM DANA HARDEN RE: VIDEO OF VEHICLE ACCIDENT AT COMMUNITY ENTRANCE (NOTICE OF PRESERVATION), TELEPHONE CONFERENCE WITH DANA HARDEN	0.40
12/08/2022		
MJP	REVIEW POOLSURE'S LATEST REQUEST RE: NEW AGREEMENT	0.20
MJP	REVIEW REQUEST FOR SECURITY FOOTAGE AND PRESERVATION OF EVIDENCE IN ROMANZ CLAIM	0.30
GLK	TELEPHONE CONFERENCE WITH DANA HARDEN, TELEPHONE CONFERENCE WITH DANIEL LAUGHLIN; PREPARE FOR, TRAVEL AND ATTEND MEETING OF THE BOARD OF SUPERVISORS	1.50
MJP	PREPARE NEW ADDENDUM TO POOLSURE AGREEMENT; REVIEW NEW POOLSURE AGREEMENT; CORRESPONDENCE TO COURTNEY HOGGE AND DANIEL LAUGHLIN WITH	

TISON'S LANDING CDD

Page: 2  
12/31/2022  
Account No: 80-12113M  
Statement No: 178629

TISON'S LANDING CDD

		Hours	
	ATTACHMENT	0.50	
12/09/2022	MJP RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE AND REPLY THERETO	0.20	
12/16/2022	MJP TELEPHONE CONFERENCE WITH DANA HARDEN	0.20	
12/19/2022	DEL RECEIPT AND REVIEW CORRESPONDENCE FROM DISTRICT AUDITOR	0.20	
	MJP RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE WITH ATTACHMENTS	0.30	
12/20/2022	DEL REVIEW OF FILE, CONFERENCE WITH STAFF AND PREPARATION OF UPDATED AUDIT RESPONSE TO GRAU & ASSOCIATES	0.40	
	GLK RECEIVE AND REVIEW CORRESPONDENCE FROM DANIEL LAUGHLIN RE: VIDEO REQUESTED BY FARAH AND FARAH	0.30	
	GLK REVIEW FILE, TELEPHONE CONFERENCE WITH DANIEL LAUGHLIN RE: REQUEST FOR VIDEO BY FARAH & FARAH	0.30	
12/27/2022	GLK RECEIVE AND REVIEW MULTIPLE CORRESPONDENCE FROM DANA HARDEN, CORRESPONDENCE FROM DANIEL LAUGHLIN, PREPARE AND SEND CORRESPONDENCE TO DANA HARDEN RE: VIDEO REQUESTED BY FARAH & FARAH	0.40	
	For Current Services Rendered	6.50	1,787.50

Recapitulation				
<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
DENNIS E. LYLES	PARTNERS	0.60	\$275.00	\$165.00
GERALD L. KNIGHT	PARTNERS	3.90	275.00	1,072.50
MICHAEL J. PAWELCZYK	PARTNERS	2.00	275.00	550.00

Previous Balance \$1,237.50

Total Current Work 1,787.50

Payments

01/12/2023 PAYMENT RECEIVED - THANK YOU -1,237.50

Balance Due \$1,787.50

TISON'S LANDING CDD

TISON'S LANDING CDD

Page: 3  
12/31/2022  
Account No: 80-12113M  
Statement No: 178629

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

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

**Invoice  
 88553**

**Invoice Date  
 1/16/2023**

<b>Bill To</b>
Tison's Landing CDD 16529 Tisons Bluff Rd Jacksonville, FL 3221

<b>Job Location</b>
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

<b>P.O. Number</b>	<b>Terms</b>	<b>Due Date</b>
	<b>Net 30</b>	<b>2/15/2023</b>

Serviced	Description	Quantity	Price Each	Amount
1/12/2023	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider	10	45.00	450.00
	16529 Tisons Bluff Rd Irrigation: 2" Wilkins 950XL Serial# 2629133 - Failed			
	16529 Tisons Bluff Rd Potable: 2" Wilkins 975XL2 Serial# ACM5527 - Passed			
	16211 Dowing Creek Dr Irrigation: 1" Wilkins 950XLT Serial# 3607105 - Passed			
	261 Bradford Lake Cir Irrigation: 1" Wilkins 950XLT Serial# 3831232 - Passed			
	79 Bradford Lake Cir Irrigation: 1" Wilkins 950XLT Serial# 3831171 - Passed			
	16356 Magnolia Grove Wy Irrigation: 1" Wilkins 975XL2 Serial# 4563945 - Passed			
	16316 Magnolia Grove Wy Irrigation: 1" Wilkins 975XL2 Serial# 4650802 - Passed			
	16331 Tisons Bluff Rd Irrigation: 1" Wilkins 975XL2 Serial# ABW8218 - Passed			
	16343 Tisons Bluff Rd Irrigation: 1" Wilkins 950XLT Serial# 3030401 - Passed			
	16303 Hunters Hollow Trl Irrigation: 1" Wilkins 950XLT Serial# 2765412 -Passed			

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

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

<b>Total</b>
<b>Payments/Credits</b>
<b>Balance Due</b>

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

**Invoice  
 88553**

**Invoice Date  
 1/16/2023**

<b>Bill To</b>
Tison's Landing CDD 16529 Tisons Bluff Rd Jacksonville, FL 3221

<b>Job Location</b>
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

<b>P.O. Number</b>	<b>Terms</b>	<b>Due Date</b>
	Net 30	2/15/2023

Serviced	Description	Quantity	Price Each	Amount
	Proposal will follow for repairs needed to be in compliance with water utility provider.			

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

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

<b>Total</b>	\$450.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$450.00

# Grau and Associates

951 W. Yamato Road, Suite 280  
Boca Raton, FL 33431-  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 23344  
Date 12/01/2022

---

SERVICE	AMOUNT
Audit FYE 09/30/2022	\$ <u>3,100.00</u>
Current Amount Due	\$ <u>3,100.00</u>

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
3,100.00	0.00	0.00	0.00	0.00	3,100.00

Payment due upon receipt.



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

# Invoice

Date 2/1/2023

Invoice # 131295612394

Terms	Net 20
Due Date	2/21/2023
PO #	

<b>Bill To</b> Tisons Landing CDD 16529 Tisons Bluff Rd Jacksonville FL 32218	<b>Ship To</b> Tisons Landing CDD 16529 Tison Bluff Rd Jacksonville FL 32218
--	---

Item ID	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	1,334.07
Approved by Tim Harden on 1/23/23				
320 572 464				

**Subtotal** 1,334.07  
**Shipping Cost (FEDEX GROUND)** 0.00  
**Total** 1,334.07  
**Amount Due** \$1,334.07

**Remittance Slip**

**Customer**  
13TIS025  
**Invoice #**  
131295612394

**Amount Due** \$1,334.07

**Amount Paid** \_\_\_\_\_

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



131295612394





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

**Account Number** 3-0687-0002027  
**Invoice Number** 0687-001281497  
**Invoice Date** December 16, 2022  
**Previous Balance** \$381.20  
**Payments/Adjustments** -\$381.20  
**Current Invoice Charges** \$567.73

**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.

<b>Total Amount Due</b> \$567.73	<b>Payment Due Date</b> January 05, 2023
-------------------------------------	---

**PAYMENTS/ADJUSTMENTS**

Description	Reference	Amount
Payment - Thank You 12/06	5555555	-\$381.20

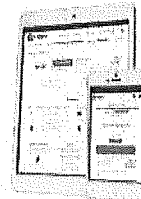
**CURRENT INVOICE CHARGES**

Description	Reference	Quantity	Unit Price	Amount
<b>Tison's Landing Amenity Center 16529 Tisons Bluff Rd PO 9687025-50 Jacksonville, FL Contract: 9687025 (C50)</b>				
<b>1 Waste Container 4 Cu Yd, 1 Lift Per Week</b>				
Waste/Recycling Overage 12/14		1.0000	\$106.45	\$106.45
Pickup Service 01/01-01/31			\$204.89	\$204.89
Container Refresh 01/01-01/31		1.0000	\$9.00	\$9.00
<b>Total Fuel/Environmental Recovery Fee</b>				\$164.90
<b>Total Franchise - Local</b>				\$82.49
<b>CURRENT INVOICE CHARGES</b>				<b>\$567.73</b>

320 538 432

Simple account access at your fingertips.

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



8619 Western Way  
 Jacksonville FL 32256-036060

Thank You For Choosing Paperless

Return Service Requested

**Total Enclosed**

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

**Total Amount Due** \$567.73  
**Payment Due Date** January 05, 2023  
**Account Number** 3-0687-0002027  
**Invoice Number** 0687-001281497

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](http://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](http://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](http://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	

# TISONS LANDING CDD MONTHLY EXPENSE REPORT

Job Number: **11111111**  
 Location: **11111111**

Account	Description	Amount	Category	Sub-Category	Month
111111	General Services	100,000.00	Specialty	General Services	11/1997
111111	Supplies	100,000.00	Specialty	Supplies	11/1997
111111	Travel	100,000.00	Specialty	Travel	11/1997
111111	Printing	100,000.00	Specialty	Printing	11/1997
111111	Telephone	100,000.00	Specialty	Telephone	11/1997
111111	Postage	100,000.00	Specialty	Postage	11/1997
111111	Insurance	100,000.00	Specialty	Insurance	11/1997
111111	Legal	100,000.00	Specialty	Legal	11/1997
111111	Medical	100,000.00	Specialty	Medical	11/1997
111111	Security	100,000.00	Specialty	Security	11/1997
111111	Training	100,000.00	Specialty	Training	11/1997
111111	Advertising	100,000.00	Specialty	Advertising	11/1997
111111	Public Relations	100,000.00	Specialty	Public Relations	11/1997
111111	Research	100,000.00	Specialty	Research	11/1997
111111	Development	100,000.00	Specialty	Development	11/1997
111111	Software	100,000.00	Specialty	Software	11/1997
111111	Hardware	100,000.00	Specialty	Hardware	11/1997
111111	Telecommunications	100,000.00	Specialty	Telecommunications	11/1997
111111	Information Systems	100,000.00	Specialty	Information Systems	11/1997
111111	Engineering	100,000.00	Specialty	Engineering	11/1997
111111	Architecture	100,000.00	Specialty	Architecture	11/1997
111111	Construction	100,000.00	Specialty	Construction	11/1997
111111	Operations	100,000.00	Specialty	Operations	11/1997
111111	Maintenance	100,000.00	Specialty	Maintenance	11/1997
111111	Utilities	100,000.00	Specialty	Utilities	11/1997
111111	Transportation	100,000.00	Specialty	Transportation	11/1997
111111	Waste Management	100,000.00	Specialty	Waste Management	11/1997
111111	Environmental	100,000.00	Specialty	Environmental	11/1997
111111	Compliance	100,000.00	Specialty	Compliance	11/1997
111111	Quality Control	100,000.00	Specialty	Quality Control	11/1997
111111	Customer Service	100,000.00	Specialty	Customer Service	11/1997
111111	Human Resources	100,000.00	Specialty	Human Resources	11/1997
111111	Finance	100,000.00	Specialty	Finance	11/1997
111111	Accounting	100,000.00	Specialty	Accounting	11/1997
111111	Legal	100,000.00	Specialty	Legal	11/1997
111111	Insurance	100,000.00	Specialty	Insurance	11/1997
111111	Real Estate	100,000.00	Specialty	Real Estate	11/1997
111111	Construction	100,000.00	Specialty	Construction	11/1997
111111	Manufacturing	100,000.00	Specialty	Manufacturing	11/1997
111111	Retail	100,000.00	Specialty	Retail	11/1997
111111	Food Service	100,000.00	Specialty	Food Service	11/1997
111111	Healthcare	100,000.00	Specialty	Healthcare	11/1997
111111	Education	100,000.00	Specialty	Education	11/1997
111111	Government	100,000.00	Specialty	Government	11/1997
111111	Non-Profit	100,000.00	Specialty	Non-Profit	11/1997
111111	Other	100,000.00	Specialty	Other	11/1997

Prepared by: *Dana Gardner*  
 Date: *11/1997*

Approved: *Dana Gardner*  
 Title: *Amenity Manager*



50 DUVAL STATION ROAD  
JACKSONVILLE, FL 32218  
904.751.4600

REG#02 TRN#6158 CSHR#2239187 STR#4415

Helped by: ASHLEY

6 19659 09177 4  
1 SDK CRZ FLASH 64GB EACH 38.79T  
6 19659 09177 4  
1 SDK CRZ FLASH 64GB EACH 38.79T  
6 19659 09177 4  
1 SDK CRZ FLASH 64GB EACH 38.79T

3 ITEMS

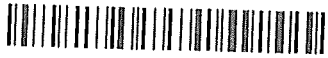
Survey ID #

7256 9679 7324 042 76

SUBTOTAL 116.37  
FL 7.5% TAX 8.73  
TOTAL 125.10  
CHARGE 125.10  
\*\*\*\*\*3429 CH

Visa Credit \*\*\*\*\*3429  
APPROVED# 029649 REF# 021584  
TRAN TYPE: SALE AID: A000000031010  
TC: 4A356221042DB708 TERMINAL# 04179938  
NO SIGNATURE REQUIRED CVM: 5E0300  
TVR(95): 0080008000 TST(9B): E800

CHANGE .00



3504 4152 3636 1580 24  
Returns with receipt, subject to  
CVS Return Policy, thru 02/27/2023  
Refund amount is based on price  
after all coupons and discounts.

DECEMBER 29, 2022 1:17 PM



GET YOUR CVS EXTRACARE CARD

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

We would love to hear your feedback  
on your recent experience with us.  
This survey will take only  
1 minute to complete.

Share Your Feedback

www.CVSHealthSurvey.com

Hablamos español

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

24 HOUR SHOP 24 HOURS AT CVS.COM

DOLLAR GENERAL STORE 419780  
JACKSONVILLE, FL 904-431-7533

VV 3171 80 100.00  
BOOKS \*\*\*\*\*4096  
TAX 4.95  
STORE DISCOUNT 1.00  
AMAZON 25% 100.00  
BARCODE \*\*\*\*\*895  
AMAZON 25% 100.00  
BARCODE \*\*\*\*\*9109  
AMAZON 25% 50.00  
BARCODE \*\*\*\*\*8918  
TOTAL SALE \$353.95  
Visa 3429 CHIP \$353.95  
AUTH 016348  
REF: 0000006692; A.U. 0000000031010

Funds may not be available  
until 60 minutes after purchase

TOTAL SAVINGS

\$51.00  
2022-12-16 09:56:36 19780 01 8305



890690214015999121515218929912100913321115

----- CUT HERE -----  
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX  
\* Complete survey at dgcustorefirst.com \*  
\* For a chance to \*  
\* WIN A \$100 Gift Card \*  
\* Weekly Drawings. Must be 18+ to enter. \*  
\* Survey Code \*  
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

CVS HEALTH  
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

1/14/23, 5:31 PM

Amazon.com - Order 114-6031136-8406621

amazon.com

**Final Details for Order #114-6031136-8406621**

Print this page for your records.

**Order Placed:** December 1, 2022  
**Amazon.com order number:** 114-6031136-8406621  
**Order Total:** \$26.82

**Shipped on December 2, 2022**

**Items Ordered**

1 of: *Building Blocks : Team Building Card Game for Work - 150 Conversation Starters & Ice Breakers to Get to Know Your Coworkers - Office Activities & Training Tool* **Price** \$24.95  
Sold by: Fluytco ([seller profile](#))

Condition: New

**Shipping Address:**

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

**Shipping Speed:**

FREE Prime Delivery

**Payment information**

**Payment Method:**

Visa | Last digits: 3429

Item(s) Subtotal: \$24.95  
Shipping & Handling: \$0.00

**Billing address**

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

Total before tax: \$24.95  
Estimated tax to be collected: \$1.87

**Grand Total: \$26.82**

**Credit Card transactions**

Visa ending in 3429: December 2, 2022: \$26.82

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

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**Final Details for Order #113-7836242-4865030**

Print this page for your records.

**Order Placed:** December 1, 2022  
**Amazon.com order number:** 113-7836242-4865030  
**Order Total:** \$123.40

**Shipped on December 1, 2022**

<b>Items Ordered</b>	<b>Price</b>
1 of: <i>WLUPEL Cordless Vacuum Cleaner, 250W Stick Vacuum Cleaner with 30KPA Powerful Suction, Lightweight Handheld Vacuum LED Display for Carpet and Floor, Pet Hair (Hero 8-Red)</i> Sold by: YvShop ( <a href="#">seller profile</a> ) Condition: New	\$114.79

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

**Shipping Speed:**  
Rush Shipping

**Payment information**

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

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

Item(s) Subtotal:	\$114.79
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
	-----
Total before tax:	\$114.79
Estimated tax to be collected:	\$8.61
	-----
<b>Grand Total:</b>	<b>\$123.40</b>

**Credit Card transactions**                      Visa ending in 3429: December 1, 2022: \$123.40

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



Final Details for Order #114-6372108-7946607

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

Order Placed: December 14, 2022  
Amazon.com order number: 114-6372108-7946607  
Order Total: \$174.12

Shipped on December 14, 2022

Items Ordered	Price
2 of: GLORIOUS-LITE LED Flood Light Outdoor 150W 2 Pack 15000LM LED Work Light Outdoor with Plug 5500K Daylight White, IP66 Waterproof, Outdoor Light for Backyard, Stadium, Garden, Playground Sold by: GL Lighting ( <a href="#">seller profile</a> )	\$80.99
Condition: New	

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

**Shipping Speed:**  
FREE Prime Delivery

Payment information

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

Item(s) Subtotal: \$161.98  
Shipping & Handling: \$0.00

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

Total before tax: \$161.98  
Estimated tax to be collected: \$12.14

**Grand Total: \$174.12**

**Credit Card transactions**      Visa ending in 3429: December 14, 2022: \$174.12

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

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# Publix

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



0019 CCM 057 595

BH ITALIAN WHL SUB	9.49	T F
CHX TNDR WHL SUB	10.49	T
PBX CHX SLD WHL SB	8.49	T F
PBX EGG WHL SUB	8.49	T F
BH HAM WHL SUB	9.49	T F
BH TURKEY WHL SUB	10.49	T F
PBX CHX SLD WHL SB	8.49	T F
PBX EGG WHL SUB	8.49	T F
BH HAM WHL SUB	9.49	T F
PBX MEATBALL W	6.99	T

You Saved 1.80

BH PHILLY SUB WHL	9.79	T
BH PHILLY SUB WHL	9.79	T
BH PHILLY SUB WHL	9.79	T
CHX TNDR WHL SUB	10.49	T
PBX MEATBALL W	6.99	T

You Saved 1.80

BH PHILLY SUB WHL	9.79	T
DC Club Publix Perk	-2.00	T

Order Total	145.04	
Sales tax	11.03	
Grand Total	156.07	
Credit	Payment	156.07
Change	0.00	

Savings Summary

Store Coupon	2.00
Special Price Savings	3.60

```

#####
*   Your Savings at Publix   *
*           5.60             *
#####
  
```

```

#####
#####
  
```

```

#####
#                               #
#   IN THE MARKET              #
#   ... IN GROCERIES?         #
#####
  
```



Oceanway Hardware  
 12936-1 N Main St  
 Jacksonville, FL 32216  
 (904) 757-0977

**CC Sale**

BRIC 074K60V23V47XHEJKO  
 Batch # 0213 Item 0011  
 129302 13 29 16  
 APPR CODE 019504  
 Visa \*\*\*\*\*3429  
 Amount TAP-E  
 APPROVED  
 Visa Credit  
 AID A0000000031010  
 TVR 0000000000

CUSTOMER COPY

DOLLAR GENERAL STORE #19780  
 14619 YELLOW BLUFF RD  
 JACKSONVILLE, FL 32226  
 (904) 431-7533

**SALE TRANSACTION**

S LITTER DBL DUTY 58.25  
 33200021285 50.62

Items in Transaction: 1  
 Balance to pay 58.87  
 Visa 58.87

**PAYMENT CARD PURCHASE TRANSACTION**  
 CUSTOMER COPY

Visa Credit \*\*\*\*\*3429  
 Type: Chip Read Auth Code: 006906  
 RID A0000000031010 PAN Seq  
 TVR 0000008000 TST: EC00  
 IAD: 06091203H0R002  
 MID: \*\*\*\*\*27013 TID: \*\*\*\*6000  
 TOTAL PURCHASE 58.87

No Cardholder Verification

Please retain for your records

Save Time Save Money.  
 Every Day! At Dollar General

STORE TILL TRANS. DATE  
 19780 11 18092 12-06-22 10:28 AM  
 Your cashier was: SCD



99902197800110180921



**sam's club**

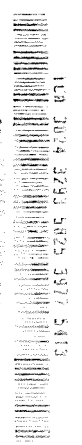
**Self checkout**

CLUB MANAGER LURELLE GILLESPIE  
 (904) 696-8842  
 JACKSONVILLE, FL  
 12/17/22 09:19 6292 08253 093 9093

ITEMS  
 E 9944 CUBAN CORN 11.28 N  
 E 99001070 HJ MINI PROF 10.46 N  
 E 90039408Z COKE MINI F 14.98 E  
 E 401451 FAYGO VLY F 6.98 E  
 E 725545 BREER GRAPL F 9.12 N  
 E 749372 STRAUDEBERG I 10.40 N  
 E 9900091717 SOLTILISSYPT 3.44 K  
 E 930241544 FROMLUPRELF 4.40 N  
 E 9900024571 DONUTS KRCHNF 3.28 N  
 E 900193381 IH UNOV F 91.54  
 SUBTOTAL 91.54

Visa Credit TOTAL 91.54  
 APPROVAL N 012820 VISA TERM 91.54  
 AID A0000000031010  
 PAN 06091203H0R002  
 TST: EC00  
 TID: \*\*\*\*6000  
 CHARGE OFF 0.00

**# ITEMS SOLD 10**



99902197800110180921

Thank You For Choosing  
 Papa John's Pizza  
 Restaurant # 6232

Name: Dayna Burden  
 Address: 701 Duval (at the end of the lot)  
 Jacksonville, FL 32202  
 Phone: (904) 771-9944

Order #: 0001      06/2 Carryout  
 6/16/2012      02:30 PM


- 1  14" Original      11.99
  - Three Cheese Blend
  - 1 Bar He. Sauce Cup
  - 1 Pepperoni/Inf. Peppers
- 1  14" Original      11.99
  - Three Cheese Blend
  - 1 Bar He. Sauce Cup
  - 1 Pepperoni/Inf. Peppers
- 1  14" Original      11.99
  - Three Cheese Blend
  - 1 Bar He. Sauce Cup
  - 1 Pepperoni/Inf. Peppers
- 1  14" Original      11.99
  - Three Cheese Blend
  - 1 Bar He. Sauce Cup
  - 1 Pepperoni/Inf. Peppers
- 1  14" Original      11.99
  - Three Cheese Blend
  - 1 Bar He. Sauce Cup
  - 1 Pepperoni/Inf. Peppers
- 1  14" Original      11.99
  - Three Cheese Blend
  - 1 Bar He. Sauce Cup
  - 1 Pepperoni/Inf. Peppers
- 1  14" Original      11.99
  - Three Cheese Blend
  - 1 Bar He. Sauce Cup
  - 1 Pepperoni/Inf. Peppers
- 1  14" Original      11.99
  - Three Cheese Blend
  - 1 Bar He. Sauce Cup
  - 1 Pepperoni/Inf. Peppers
- 1  14" Original      11.99
  - Three Cheese Blend
  - 1 Bar He. Sauce Cup
  - 1 Pepperoni/Inf. Peppers

Subtotal:      99.50  
 Discount:      188.46  
 Food Tax:      0.00  
 Tip:      0.00  
 Total Tax:      0.00  
 Total:      511.02

10.00 TIP  
 PAPA JOHN'S      921.02  
 Papa John's Restaurant      0.00  
 Office Restaurant      0.00  
 TOTAL Papa Restaurant Discount      0.00

**PINCH-A-PENNY  
POOL-PATIO-SPA**

The Perfect People For A Perfect Pool

 Like Us on Facebook  
For Our Special Offers!

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

**Sales Receipt**

Transaction #: 155394  
Account #: 9046126668  
Date: 12/16/2022 Time: 11:03:11 AM  
Cashier: Nicole Garrahy Register #: 1

BILL TO: Tim Harden

Item	Description	Amount
02122612	REPLANT BAG FOR LEAF V	\$15.98
Sub Total		\$15.98
Sales Tax		\$0.00
Total		\$15.98
VISA TENDERED		\$15.98
Card: XXXXXXXXXX3429		
Auth: 016837		
Change Due		\$0.00

\* 9 0 4 6 1 2 6 6 8 \*

Thank you for shopping  
Pinch A Penny 219  
We hope you'll come back soon!

**Publix**

Duval Station  
731 Duval Station Rd,  
Jacksonville, FL 32218  
Store Manager: Barney Thorwart  
904-696-6093



0019 06M 086 852

G/ADE GLACIER PWDR 8.99 T F  
G/ADE GLACIER PWDR 8.99 T F  
TAX EXEMPT

Order Total 17.98  
Grand Total 17.98  
Credit Payment 17.98  
Change 0.00

TAX FORGIVEN 1.35

Receipt ID: 0019 06M 086 852

PRESID!  
Trace #: 085896  
Reference #: 0430951100  
Acct #: XXXXXXXXXX3429  
Purchase VISA  
Amount: \$17.98  
Auth #: 016837

CREDIT CARD PURCHASE  
A000000031010 Visa Credit  
Entry Method: Cite Read  
Mode: Issuer

Your cashier was Julia S.

12/16/2022 10:56 80019 RM8 0452 0213

Join the Publix Family!  
Apply today at [apply.publix.jobs](http://apply.publix.jobs).  
We're an equal opportunity employer.

Publix Super Markets, Inc.



sam's club

### Self Checkout

CLUB MANAGER LUCILLE GILLESPIE  
(904) 696 - 0042

JACKSONVILLE, FL

12/26/22 14:14 639 06253 092 9092

#### ITEMS

E	235963	BRUCCIANCHI	10.54	N
E	980182450	DOOR MATS	10.90	N
E	980182450	DOOR MATS	10.90	N
E	990612615	CG. BR. HOLLER	11.90	N
E	140766	SUETI TEA	3.10	E
E	140766	SUETI TEA	3.10	E
E	140766	SUETI TEA	3.10	E
E	140766	SUETI TEA	3.10	E
E	859370	CROISSANTS	5.90	N
E	859370	CROISSANTS	5.90	N
E	859370	CROISSANTS	5.90	N
E	980184193	BRUCCIANCHI	7.90	N
E	980184193	BRUCCIANCHI	7.90	N
E	980184193	BRUCCIANCHI	7.90	N
E	980184604	HONEY BREAD	0.36	N
E	980184604	HONEY BREAD	0.36	N
E	980184604	HONEY BREAD	0.36	N
E	199000454	16 40.50	40.50	N
E	990009835	616581/2	5.00	N
E	980189178	VAR. BLEND K	5.70	N
E	534495	12 LF MILK	3.70	N
E	534524	2X RI MILK	3.70	N
E	534517	WHOLE MILK	4.70	N
E	670518	RI PLANT	20.90	N
E	980009707	ROSE 20.90	15.60	E
E	980197100	RI OJ	5.70	N
E	980197100	RI OJ	5.70	N
E	980197100	RI OJ	5.70	N
E	980197100	RI OJ	5.70	N
E	980197100	RI OJ	5.70	N
E	980197100	RI OJ	5.70	N
E	980357980	POST CARD	11.90	E
E	V INST SV	FG 40.30Z	2.00	N
SUBTOTAL			205.42	

TOTAL 205.42

VISA CARD 205.42

Visa Credit \*\*\*\* \* 3429 1 3

APPROVAL # 002957

aid 0600000031010

acc 5761001003989230

TERMINAL # SC011243

CHARGE 00L 0.00

Additional Savings this trip:

Instant Savings: \$2.00

at [samsclub.com](http://samsclub.com) to see your savings

# ITEMS SOLD 32

110 7621 1768 0023 0114 6714 1



\*\*\* PLEASE ENJOY \*\*\*

## PINCH-A-PENNY POOL-PATIO-SPA

The Perfect People For A Perfect Pool



Like Us on Facebook  
For Our Special Offers!

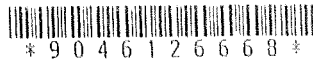
Pinch A Penny 219  
131 Pinal Station Road  
Unit # 101  
Jacksonville, FL 32218  
Phone: 904-379-3621

#### Sales Receipt

Transaction #: 155183  
Account #: 9046126668  
Date: 12/26/2022 Time: 2:42:37 PM  
Cashier: Anthony Hulsay Register #: 1

BILL TO: Tim Harden

Item	Description	Amount
02130011	PRO SERIES HD LEAF WAKE	\$20.90
Sub Total		\$20.90
Sales Tax		\$2.17
Total		\$31.15
VISA TENDERED		\$31.15
Card: XXXXXXXXXXXX3429		
Auth: 006232		
Change Due		\$0.00



\* 9 0 4 6 1 2 6 6 8 \*

Thank you for shopping  
Pinch A Penny 219  
We hope you'll come back soon!



**Big Z Pool Service, LLC**  
 172 Stokes Landing Rd  
 Saint Augustine, FL 32095  
 office@bigzpoolservice.com  
 bigzpoolservice.com

**Invoice 11810**

**BILL TO**  
 Tisons Landing CDD  
 16529 Tison's Bluff Rd  
 Jacksonville, FL 32226

<b>DATE</b> 01/26/2023	<b>PLEASE PAY</b> <b>\$2,170.00</b>	<b>DUE DATE</b> 02/05/2023
---------------------------	--	-------------------------------

PRODUCT/SERVICE	QTY	RATE	AMOUNT
RE: New DE Filters Approved via email: 1/12/23 Completed: 1/26/23			
<b>Job Material:Materials</b> 13.5x24 DE Filter Grids	60	29.50	1,770.00
<b>Labor Rates:Labor</b> Labor, to remove existing filter grids and dispose of, installation of new filter grids, acid wash tank, refill and add de powder.	1	400.00	400.00

Thank you for your business!

For work outside of monthly cleaning services, accepted forms of payment are check, cash or a credit card however the credit card is subject to a 3.5% processing fee.

**TOTAL DUE \$2,170.00**

THANK YOU.

Approved by Tim Harden on 1/27/23

320 512 4650

If you have any questions please give us a call at 904-868-4660!  
 Zach Sullivan  
 Big Z Pool Service, LLC  
 Licensed & Insured CPC#1459355

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

# Invoice 88992

Invoice Date  
1/31/2023

<b>Bill To</b>
Tison's Landing CDD 16529 Tisons Bluff Rd Jacksonville, FL 3221

<b>Job Location</b>
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	3/2/2023

Serviced	Description	Quantity	Price Each	Amount
1/27/2023	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider  16151 Dowing Creek Dr Irrigation: 1" Wilkins 950XLT Serial# 3607090 - Passed  16123 Tisons Bluff Rd Irrigation: 1" Wilkins 975XL2 Serial# 1730114 - Passed  15681 Tisons Bluff Rd Irrigation: 1" Wilkins 975XL2 Serial# 4745685 - Passed  15635 Tisons Bluff Rd Irrigation: 1" Watts 007M1QT Serial# 481111 - Passed  <i>Approved By:</i> <i>Jim Hummel</i> <i>1/31/23</i>  <i>320538 491</i>	4	45.00	180.00

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

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

<b>Total</b>	\$180.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$180.00

# Jacksonville Daily Record

*A Division of*  
DAILY RECORD & OBSERVER, LLC

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

## INVOICE

January 26, 2023

Date

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

---

Serial #	<u>23-00535D</u>	PO/File #	_____	<u>\$93.13</u>
	Notice of Board of Supervisor's Meeting			Payment Due
	_____			<u>\$93.13</u>
	Tison's Landing Community Development District			Publication Fee
	_____			
Case Number	_____			Amount Paid
Publication Dates	<u>1/26</u>			
County	<u>Duval</u>			

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

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

If your payment is being  
mailed, please reference  
**Serial # 23-00535D** on your  
check or remittance advice.

**Your notice was published on both [jaxdailyrecord.com](http://jaxdailyrecord.com) and [floridapublicnotices.com](http://floridapublicnotices.com).**

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

Preliminary Proof Of Legal Notice  
(This is not a proof of publication.)

*Please read copy of this advertisement and advise us of any  
necessary corrections before further publications.*

**NOTICE OF BOARD OF  
SUPERVISORS MEETING  
OF THE TISON'S LANDING  
COMMUNITY**

**DEVELOPMENT DISTRICT**

Notice is hereby given that the Tison's Landing Community Development District ("District") is scheduled to hold a Board of Supervisors meeting on Thursday, February 9, 2023 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](http://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

Jan. 26 00 (23-00535D)





Tallahassee, FL 32308  
2498 Centerville Rd.

Invoice

Invoice #: 378842  
Invoice Date: 02/01/2023  
Completed: 02/01/2023  
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
10313-3 - Access Control System - Tison's Landing CDD - 16529 Tisons Bluff Rd, Jacksonville, FL			
Alarm.com Cloud Access Control	1.00	\$20.00	20.00
ADC-Access-Door-Addon x 4doors	1.00	\$40.00	40.00
Sales Tax			0.00

Approved by TIm Harden on 2/1/2023

320 538 31502

Tech Resolution Note:

AlphaDog is now powered by Hi-Tech. 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



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

**Account Number** 3-0687-0002027  
**Invoice Number** 0687-001291337  
**Invoice Date** January 16, 2023  
**Previous Balance** \$567.73  
**Payments/Adjustments** -\$567.73  
**Current Invoice Charges** \$366.79

**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.

<b>Total Amount Due</b> \$366.79	<b>Payment Due Date</b> February 05, 2023
-------------------------------------	--

**PAYMENTS/ADJUSTMENTS**

Description	Reference	Amount
Payment - Thank You 01/05	5555555	-\$567.73

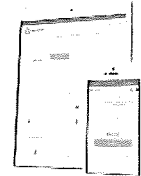
**CURRENT INVOICE CHARGES**

Description	Reference	Quantity	Unit Price	Amount
<b>Tison's Landing Amenity Center 16529 Tisons Bluff Rd PO 9687025-50 Jacksonville, FL Contract: 9687025 (C50)</b>				
<b>1 Waste Container 4 Cu Yd, 1 Lift Per Week</b>				
Pickup Service 02/01-02/28			\$204.89	\$204.89
Container Refresh 02/01-02/28		1.0000	\$9.00	\$9.00
<b>Total Fuel/Environmental Recovery Fee</b>				\$99.60
<b>Total Franchise - Local</b>				\$53.30
<b>CURRENT INVOICE CHARGES</b>				<b>\$366.79</b>

320 538 432

Simple account access at your fingertips.

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



8619 Western Way  
 Jacksonville FL 32256-03606

Thank You For Choosing Paperless

Return Service Requested

**Total Enclosed**

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

**Total Amount Due** \$366.79  
**Payment Due Date** February 05, 2023  
**Account Number** 3-0687-0002027  
**Invoice Number** 0687-001291337

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](http://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](http://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](http://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	

United Pool Pros LLC  
5236 Golf Course Dr  
Jacksonville, FL 32277  
(904) 304-0002  
info@uppjax.com  
http://www.unitedpoolpros.com



## INVOICE

### BILL TO

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

INVOICE # 2729

DATE 01/27/2023

DUE DATE 01/27/2023

TERMS Due on receipt

---

ACTIVITY	QTY	RATE	AMOUNT
<b>Services</b>	1	995.00	995.00
*Replace (2) 12"x12" VGB grates in swimming pool			
*Replace (4) 12"x12" VGB grates in kid pool			
*Provide forms to submit to health department			

---

BALANCE DUE

**\$995.00**

Approved for payment by Tim Harden on 1/27

*360 S 72 46556 vgb grates in pools*



# Invoice

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

Invoice # 406723  
 Date 2/1/2023  
 Terms  
 Due Date 2/28/2023  
 Memo Monthly Fees

**Bill To**

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

Description	Quantity	Rate	Amount
Amenity Manager 320 572 45105	1	8,350.50	8,350.50
Pool maintenance " " 464	1	2,505.42	2,505.42
Field management and administration 320 538 344	1	2,622.42	2,622.42
Janitorial maintenance 320 572 46604	1	2,570.42	2,570.42
Janitorial supplies " " 46604	1	310.42	310.42
Website fee 310 513 46602	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



*Invoice*

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

Invoice # 404343  
Date 10/31/2022  
Terms Net 30  
Due Date 11/30/2022  
Memo

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

Description	Quantity	Rate	Amount
Billable Expenses			
Deep bag pool rake			12.99
4 pk Black Ink cartridges			58.99
Christmas card supplies & stamps			52.92
Shock Lift Support Replacement for Truck Bed Cover			60.65
Gas Shock Strut Spring for Cabinet Dorr RV Bed Boat Cover Lids Floor Hatch			33.31
Total Billable Expenses			218.86

**Total** \$218.86



Invoice

Invoice # 1VHQ-97KQ-TRQJ | October 05, 2022

For customer support, visit [www.amazon.com/contact-us](http://www.amazon.com/contact-us).

**Invoice summary** *Payment due by November 04, 2022*

Item subtotal before tax	\$ 12.99
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
<b>Total before tax</b>	<b>\$ 12.99</b>
Tax	\$ 0.00
<b>Amount due</b>	<b>\$ 12.99 USD</b>

<b>Account #</b>	A2DPS3ST4NXTBP
<b>Payment terms</b>	Net 30
<b>Purchase date</b>	05-Oct-2022
<b>Purchased by</b>	mark johnson
<b>Cost center</b>	Northeast
<b>GL code</b>	51008 Pool Repairs & Supplies
<b>Location</b>	DSD - Tison's Landing
<b>Billable / Non-Billable</b>	Billable

**Pay by**

**Electronic funds transfer (EFT/ACH/Wire)**

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

**Check**

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

**Registered business name**

Vesta Property Services

**Bill to**

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

**Ship to**

mark johnson  
 96042 BASS LN  
 YULEE, FL 32097-6592

Include Amazon invoice number(s) in the descriptive field of your electronic funds transfer payment, or

Email [ar-businessinvoicing@amazon.com](mailto:ar-businessinvoicing@amazon.com) to submit your remittance detail.

**Invoice details**

Description	Qty	Unit price	Item subtotal before tax	Tax
1 Swimline Professional Heavy Duty Deep-Bag Pool Rake, Blue	1	\$12.99	\$12.99	0.000%

ASIN: B000MOIWWM Sold by: Amazon.com Services LLC  
 Order # 111-6193627-9717046

Total before tax	\$12.99
Tax	\$0.00



For customer support, visit [www.amazon.com/contact-us](http://www.amazon.com/contact-us).

**Invoice summary** *Payment due by November 04, 2022*

Item subtotal before tax	\$ 58.99
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
<b>Total before tax</b>	<b>\$ 58.99</b>
Tax	\$ 0.00
<b>Amount due</b>	<b>\$ 58.99 USD</b>

<b>Account #</b>	A2DPS3ST4NXTBP
<b>Payment terms</b>	Net 30
<b>Purchase date</b>	05-Oct-2022
<b>Purchased by</b>	mark johnson
<b>Cost center</b>	Northeast
<b>GL code</b>	61504 Office Supplies
<b>Location</b>	DSD - Tison's Landing
<b>Billable / Non-Billable</b>	Billable

**Pay by**

**Electronic funds transfer (EFT/ACH/Wire)**

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

**Check**

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

**Registered business name**

Vesta Property Services

**Bill to**

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

**Ship to**

mark johnson  
 96042 BASS LN  
 YULEE, FL 32097-6592

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

**Invoice details**

Description	Qty	Unit price	Item subtotal before tax	Tax
1 Epson T288XL-BCS Black High Capacity and Color Standard Capacity Ink Cartridges, C/M/Y/K 4-Pack	1	\$58.99	\$58.99	0.000%

ASIN: B01EB2WKA0 Sold by: Amazon.com Services LLC  
 Order # 111-2007903-2521845

Total before tax	\$58.99
Tax	\$0.00





Invoice

Invoice # 1RFH-PK7J-7MHR | October 06, 2022

For customer support, visit [www.amazon.com/contact-us](http://www.amazon.com/contact-us).

**Invoice summary** *Payment due by November 05, 2022*

Item subtotal before tax	\$ 52.92
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
<b>Total before tax</b>	<b>\$ 52.92</b>
Tax	\$ 0.00
<b>Amount due</b>	<b>\$ 52.92 USD</b>

<b>Account #</b>	A2DPS3ST4NXTBP
<b>Payment terms</b>	Net 30
<b>Purchase date</b>	05-Oct-2022
<b>Purchased by</b>	mark johnson
<b>Cost center</b>	Northeast
<b>GL code</b>	53206 Special Events Cost
<b>Location</b>	DSD - Tison's Landing
<b>Billable / Non-Billable</b>	Billable

**Pay by**

**Electronic funds transfer (EFT/ACH/Wire)**

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

**Check**

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

**Registered business name**

Vesta Property Services

**Bill to**

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

**Ship to**

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

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

**Invoice details**

Description	Qty	Unit price	Item subtotal before tax	Tax
1 Santa & Reindeer Over Town Christmas Holiday Letterhead - 80 Sheets	1	\$12.95	\$12.95	0.000%

ASIN: B07WPFYFL3  
 Sold by: Desktop Publishing Supplies, Inc.  
 Order # 111-3682887-6046648

Description	Qty	Unit price	Item subtotal before tax	Tax
2 North Pole Self Inking Stamp/Santa Stamp/Reindeer Stamp/Christmas Stamp/Holiday Stamp  ASIN: B0811PRFWW Sold by: Occasions Strategic Accounts, Inc. Order # 111-3682887-6046648	1	\$9.99	\$9.99	0.000%
3 Santa Claus Signature Stamp / 2000 Plus Self Inking Rubber Stamp/Christmas Stamp in Red Imprint  ASIN: B08F9KRFD2 Sold by: Occasions Strategic Accounts, Inc. Order # 111-3682887-6046648	1	\$9.99	\$9.99	0.000%
4 100 Pack #10 Christmas Envelopes Business Colorful Green and Red Envelopes Self-Adhesive Greeting Card Pockets for Mailing Holiday Small Gift Cards In  ASIN: B08C4KWR3N Sold by: Hefeihefutongshangmao Company Limited Order # 111-3682887-6046648	1	\$19.99	\$19.99	0.000%
			Total before tax	\$52.92
			Tax	\$0.00
			<b>Amount due</b>	<b>\$52.92</b>

**FAQs****How is tax calculated?**Visit [https://www.amazon.com/gp/help/customer/display.html/ref=hp\\_leftv4\\_\\_sib?ie=UTF8&nodeId=202036190](https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4__sib?ie=UTF8&nodeId=202036190)**How are digital products and services taxed?**Visit [https://www.amazon.com/gp/help/customer/display.html/ref=hp\\_leftv4\\_\\_sib?ie=UTF8&nodeId=202074670](https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4__sib?ie=UTF8&nodeId=202074670)

For customer support, visit [www.amazon.com/contact-us](http://www.amazon.com/contact-us).**Invoice summary** *Due 30 days from receipt of invoice*

Item subtotal before tax	\$ 99.37
Shipping & handling	\$ 0.00
Promos & discounts	(\$ 2.97)
<b>Total before tax</b>	<b>\$ 96.40</b>
<b>Tax</b>	<b>\$ 7.04</b>
<b>Amount due</b>	<b>\$ 103.44 USD</b>

Billing period 10/17/22 to 10/23/22

Account # A2DPS3ST4NXTBP

Payment terms Net 30

**Registered business name**

Vesta Property Services

**Bill to**

Vesta Property Services

Attn: Cheyenne Bardroff

245 Riverside Avenue

Suite 300

Jacksonville, Florida 32202

**Pay by****Electronic funds transfer (EFT/ACH/Wire)**

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

**Check**

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

Include Amazon invoice number(s) in the descriptive field of your electronic funds transfer payment, or

Email [ar-businessinvoicing@amazon.com](mailto:ar-businessinvoicing@amazon.com) to submit your remittance detail.

**Invoice details**

#	Ship date	PO #	Description	Qty	Unit price	Item subtotal before tax	Tax
1	10/18/22		Halloween Skull Mask with Moving Jaw Scary Full Head Skeleton Headgear Creepy Biochemical Mask Realistic Latex Horror Mask	1	\$39.99	\$39.99	7.000%
ASIN: BOBD87N8DS Sold by: aorunjianengkejiyouxiangongsi Order # 113-1132444-1698628 Order date: October 11, 2022							

#	Ship date	PO #	Description	Qty	Unit price	Item subtotal before tax	Tax
2	10/20/22		27"45lb Per Gas Strut Shock Lift Support Replacement for Truck Bed Cover Undercover Topper Pickup Tonneau Cover and other Heavy Duty Application, Set  ASIN: B08FJ1T4QC Sold by: zhengzhou deerta wangluokeji youxiangongsi Order # 114-5058883-7031410 Order date: October 19, 2022	2	\$29.69	\$59.38	7.500%
3			Promotions & discounts			(\$2.97)	7.500%
						Total before tax	\$96.40
						Tax	\$7.04
						<b>Amount due</b>	<b>\$103.44</b>

## FAQs

**How is tax calculated?**Visit [https://www.amazon.com/gp/help/customer/display.html/ref=hp\\_leftv4\\_sib?ie=UTF8&nodeId=202036190](https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodeId=202036190)**How are digital products and services taxed?**Visit [https://www.amazon.com/gp/help/customer/display.html/ref=hp\\_leftv4\\_sib?ie=UTF8&nodeId=202074670](https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodeId=202074670)

For customer support, visit [www.amazon.com/contact-us](http://www.amazon.com/contact-us).**Invoice summary** *Due 30 days from receipt of invoice*

Item subtotal before tax	\$ 30.99
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
<b>Total before tax</b>	<b>\$ 30.99</b>
<b>Tax</b>	<b>\$ 2.32</b>
<b>Amount due</b>	<b>\$ 33.31 USD</b>

Billing period 10/24/22 to 10/30/22

Account # A2DPS3ST4NXTBP

Payment terms Net 30

**Registered business name**

Vesta Property Services

**Bill to**

Vesta Property Services

Attn: Cheyenne Bardroff

245 Riverside Avenue

Suite 300

Jacksonville, Florida 32202

**Pay by****Electronic funds transfer (EFT/ACH/Wire)**

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

**Check**

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

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

**Invoice details**

#	Ship date	PO #	Description	Qty	Unit price	Item subtotal before tax	Tax
1	10/29/22		20 Inch 67lb/300N Per Gas Shock Strut Spring for Cabinet Dorr RV Bed Boat Cover Lids Floor Hatch Door Shed Window and Other Custom Heavy Duty Project,	1	\$30.99	\$30.99	7.500%
ASIN: B091378J5K Sold by: zhengzhou deerta wangluokeji youxiangongsi Order # 114-8440701-4409828 Order date: October 28, 2022							

# CommercialFitnessProducts

# INVOICE

5034 N Hiatus Road, Sunrise, FL 33351

Office:  
 Cell: 904- 562-8318  
 Email: mark@commfitnessproducts.com  
 Fax: 239-938-1462

INVOICE # MKDKQ181  
 Date: Feb 13, 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	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	Additional Installation Service Fee for Stairs and/or Elevator	\$150.00	\$150.00
		Tax Exempt - CDD		

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

<b>Subtotal</b>	\$2,734.00
<b>State Tax</b>	\$0.00
<b>Freight</b>	\$288.89
<b>Grand Total</b>	\$3,022.89

<b>Deposit Due</b>	\$1,511.45
--------------------	------------

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

BodyCraft SPX Spin Bike: 10 Year Frame, 3 Year Parts, 1 Year Wear Items, 90 Days 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.

Invoice # : MKDKQ181  
Invoice 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: \_\_\_\_\_



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

February 03, 2023  
 Project No: 02005.17000  
 Invoice No: 0206729

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

**Professional Services rendered through January 28, 2023**

Phase 01 2018 General Consulting Services  
 Review Bond for sign renewal discussions and emails.

**Professional Personnel**

			Hours	Rate	Amount	
Senior Engineer/Senior Project Manager						
Lockwood, Scott	1/7/2023		.75	205.00	153.75	
Totals			.75		153.75	
<b>Total Labor</b>						<b>153.75</b>
<b>Total this Phase</b>						<b>\$153.75</b>
-----						
Phase	02	Storm Water Analysis				
<b>Total this Phase</b>						<b>0.00</b>
-----						
Phase	XP	Expenses				
<b>Total this Phase</b>						<b>0.00</b>
<b>Invoice Total this Period</b>						<b>\$153.75</b>

**England-Thimys & Miller, Inc.**

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS  
 14775 Old St. Augustine Road • Jacksonville, Florida 32258 • tel 904-642-8990 • fax 904-646-9485  
 CA-00002884 LC-0000316



**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

Invoice #: 437  
Invoice Date: 2/1/23  
Due Date: 2/1/23  
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 - February 2023 340		3,750.00	3,750.00
Website Administration - February 2023 495		116.67	116.67
Information Technology - February 2023 51		116.67	116.67
Dissemination Agent Services - February 2023 312		83.33	83.33
Office Supplies 510		2.65	2.65
Postage 120		3.84	3.84
Copies 128		44.55	44.55

**Total** \$4,117.71

**Payments/Credits** \$0.00

**Balance Due** \$4,117.71



# INVOICE

Date: January 28, 2023  
INVOICE # 2306

Yellow Bluff Landing HOA  
c/o Dustin Stahle  
(717)-979-8972

Event Contact	Event	Payment Terms	Event Date
Daniel Polimeni	Yellow Bluff Landing 4 <sup>th</sup> of July Market & Fireworks Show	50% Deposit, 50% Day of Event	July 4, 2023

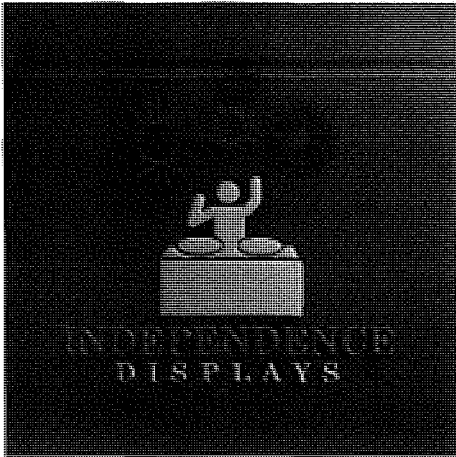
Description of Services	Price
15 Minute Pyromusical - Promotional Rate split 50/50 with Yellow Bluff Landing HOA Normal Rate - \$2000/minute. Minimum 5 minutes. \$500 per min after 5 minutes CDD/HOA will provide construction dumpster for removal of expended firework debris.	\$2000
Market Event - Promotional Rate split 50/50 with Yellow Bluff Landing HOA Normal Rate - \$5000 per event Includes: Setup, Take Down, Clean up, Marketing, Booking of Food Trucks and Vendors	\$1000
Market event will run from 12:00pm - 7:00pm.	\$0
Music services are provided.	\$0
Trash containers are NOT included.	\$0
Security will be provided by Independence Displays.	\$0
Liability insurance policies will be provided for the Market Event and the Fireworks show separately.	\$0
Deposit:	\$1500
Balance:	\$1500
Total Due:	\$3000

Make all checks payable to Independence Displays, LLC

**Mail Deposit to:**  
**16360 Tisons Bluff Road**  
**Jacksonville, FL 32218**

**Thank you for your business!**

Independence Displays, LLC Jacksonville, FL (516) 382-4876 danny.polimeni@gmail.com



# INVOICE

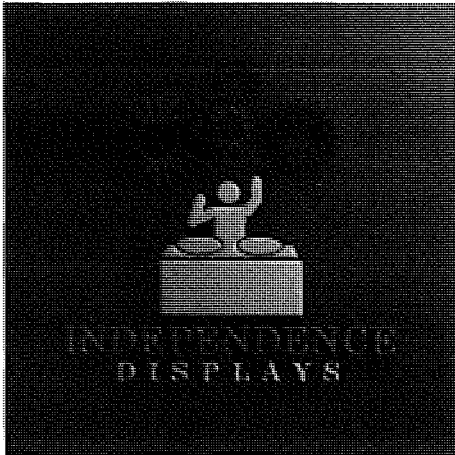
Date: January 9, 2023  
 INVOICE # 2301

Tisons Landing CDD  
 c/o Dana Harden  
 (904) 757-1547

Event Contact	Event	Payment Terms	Event Date
Daniel Polimeni	YBL Valentines Dinner	50% Deposit, 50% Day of Event	February 11, 2023

Description	Line Total
DJ Services (continuous music, event broadcasts, mood lighting needed)	\$500
Event Address: 16529 Tisons Bluff Road, Jacksonville, FL 32218	\$0
Send Deposit to:	
<b>16360 Tisons Bluff Road</b>	
<b>Jacksonville, FL 32218</b>	
Hand deliver balance to Event Contact on day of event.	
Deposit:	\$250
Balance:	\$250
Total Due:	\$500

Make all checks payable to Independence Displays, LLC  
**Thank you for your business!**



# INVOICE

Date: January 9, 2023  
 INVOICE # 2302

Tisons Landing CDD  
 c/o Dana Harden  
 (904) 757-1547

Event Contact	Event	Payment Terms	Event Date
Daniel Polimeni	YBL Easter Event	50% Deposit, 50% Day of Event	April 8, 2023

Description	Line Total
DJ Services (continuous music, event broadcasts, no lighting needed)	\$500
Event Address: 16529 Tisons Bluff Road, Jacksonville, FL 32218	\$0
Send Deposit to:	
<b>16360 Tisons Bluff Road</b>	
<b>Jacksonville, FL 32218</b>	
Hand deliver balance to Event Contact on day of event.	
Deposit:	\$250
Balance:	\$250
Total Due:	\$500

Make all checks payable to Independence Displays, LLC  
**Thank you for your business!**

# 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	Dec 17	-\$485.99
<b>Balance forward</b>		<b>\$0.00</b>
Regular monthly charges	Page 3	\$494.70
Taxes, fees and other charges	Page 3	\$4.44
<b>New charges</b>		<b>\$499.14</b>
<b>Amount due</b>		<b>\$499.14</b>

← Your bill explained

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

**!** Thanks for paying by Automatic Payment  
 Your automatic payment on Jan 16, 2023, will include your amount due, plus or minus any payment related activities or adjustments, and less any credits issued before your bill due date.

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

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 **Jan 16, 2023**  
**Please pay \$499.14**

Electronic payment will be applied Jan 16, 2023

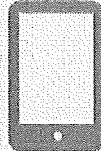
COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211

849574120090613300499145

## Download the Comcast Business App

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

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



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

## Need help? We're here for you



### Visit us online

Get help and support at [business.comcast.com/help](https://business.comcast.com/help)



### Call us anytime

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

## Useful information

### Moving?

We can help ensure it's a smooth transition. Visit [business.comcast.com/learn/moving](https://business.comcast.com/learn/moving) to learn more.

### Accessibility:

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

## Ways to pay



### No more mailing monthly checks

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



### Go paperless and say goodbye to clutter

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

## Additional billing information

### More ways to pay:



#### Online

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



#### By App

Download the Comcast Business App



#### In-Store

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

**Regular monthly charges \$494.70**

<b>Comcast Business services</b>	<b>\$384.30</b>
TV Standard	\$59.95
Business Video. Includes \$30.00 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 \$53.90**

Directory Listing Management Fee	\$5.00
Voice Network Investment	\$5.00
Broadcast TV Fee	\$32.55
Regional Sports Fee	\$11.35

**Taxes, fees and other charges \$4.44**

<b>Other charges</b>	<b>\$4.44</b>
Regulatory Cost Recovery	\$1.33
Federal Universal Service Fund	\$3.11

What's included?



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



**TV:** Keep your employees informed and customers entertained



**Voice Numbers:** (904)757-1547

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

You've saved \$30.00 this month with your service discount.

Additional information

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

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

# Hello Tisons Landing Community,

Thanks for choosing Comcast Business.

Your bill at a glance		
For 5 POND RUN LN, MAIN GATE, JACKSONVILLE, FL, 32218-8982		
Previous balance		\$123.35
EFT Payment - thank you	Dec 20	-\$123.35
<b>Balance forward</b>		<b>\$0.00</b>
Regular monthly charges	Page 3	\$123.35
Taxes, fees and other charges		\$0.00
<b>New charges</b>		<b>\$123.35</b>
<b>Amount due</b>		<b>\$123.35</b>

← Your bill explained

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

**! Thanks for paying by Automatic Payment**

Your automatic payment on Jan 19, 2023, will include your amount due, plus or minus any payment related activities or adjustments, and less any credits issued before your bill due date.

**Need help?**

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

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

Please write your account number on your check or money order

Do not include correspondence with payment

**COMCAST  
BUSINESS**

141 NW 16TH ST  
POMPANO BEACH FL 33060-5250

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

Account number **8495 74 120 3534627**

Automatic payment **Jan 19, 2023**

**Please pay \$123.35**

**Electronic payment will be applied Jan 19, 2023**

COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211

849574120353462700123356



## Download the Comcast Business App

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

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



## Faster speeds. More solutions. Bigger savings.

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

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

## Need help? We're here for you



### Visit us online

Get help and support at [business.comcast.com/help](https://business.comcast.com/help)



### Call us anytime

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

## Useful information

### Moving?

We can help ensure it's a smooth transition. Visit [business.comcast.com/learn/moving](https://business.comcast.com/learn/moving) to learn more.

### Accessibility:

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

## Ways to pay



### No more mailing monthly checks

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



### Go paperless and say goodbye to clutter

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

## Additional billing information

### More ways to pay:



#### Online

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



#### By App

Download the Comcast Business App



#### In-Store

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

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

What's included?



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

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

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



10459 Hunters Creek Court  
 Jacksonville, Florida 32256

**Invoice**

Date	Invoice #
12/8/2022	1528
Project #	1881

Bill To

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

Description	Amount
Reserve Study Update  <i>33 600 538 60000</i>	2,800.00

E-mail	
csheppard@communityadvisors.com	
Phone #	904-303-3275

<b>Pay This Amount</b>	<b>\$2,800.00</b>
------------------------	-------------------

Terms	Due on receipt
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*FOURTH ORDER OF BUSINESS*

*D.*



Submitted by: Elizabeth Myers and Tim Harden on February 21<sup>st</sup>, 2023

### AMENITIES REPORT

Event Recap:

February 11<sup>th</sup> – Valentine Event



We catered Olive Garden and resident (Danny) DJ did a great job spinning all the hits.

February 15<sup>th</sup> – Bagel Event



Upcoming Events:

- **Bagel Event:** March 15<sup>th</sup> and 30<sup>th</sup>, come out for some warm yummy treats and conversation.
- **Yard Sale Weekend:** Saturday, March 11<sup>th</sup> and Sunday, March 12<sup>th</sup> weather permitting.
- **Easter Event:** Sunday, April 2<sup>nd</sup> – Easter Bunny, Egg Hunts, Bounce Houses, Yard Games, Food Trucks, and more.

Submitted by: Elizabeth Myers and Tim Harden on February 21<sup>st</sup>, 2023

## Facilities Maintenance Activities

Cover of splash feature in kiddie pool was repainted:

Before:



After:



Several crooked road signs were straightened and concreted into place:

Before:



After:





Submitted by: Elizabeth Myers and Tim Harden on February 21<sup>st</sup>, 2023

**Electrical boxes that were hanging loosely were secured and caulked:**

Before:



After:



**Estimates for installation of Tisons owned chemical feeders and controllers:**

1. **Big Z Pools Inc - \$10,028** (Please see estimate that was submitted as part of meeting agenda)
2. **United Pool Pros - \$8,640** (Please see estimate submitted as part of meeting agenda)

\*still awaiting estimate of chemical storage containers from Hawkins Chemical. Current containers belong to Poolsure and will be removed upon termination of service.

If you have any questions regarding this report please contact Tim Harden, [tharden@vestapropertyservices.com](mailto:tharden@vestapropertyservices.com) for field operations. Elizabeth Myers, [myers@vestapropertyservices.com](mailto:myers@vestapropertyservices.com) for amenities. You can also call 904-757-1547.







Submitted by: Elizabeth Myers and Tim Harden on February 21<sup>st</sup>, 2023

*FIFTH ORDER OF BUSINESS*

*A.*

*1.*



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
Service Item #1 - Blackjack Oak Removals  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.	\$2,025.00
Service Item #2 - Live Oak Removals  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.	\$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
<b>TOTAL</b>	<b>\$4,860.00</b>

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: \_\_\_\_\_

2.

United Pool Pros LLC  
5236 Golf Course Dr  
Jacksonville, FL 32277  
(904) 304-0002  
info@upjax.com  
http://www.unitedpoolpros.com



## Proposal

### ADDRESS

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

PROPOSAL # 1306  
DATE 02/10/2023  
EXPIRATION DATE 03/10/2023

---

ACTIVITY	QTY	RATE	AMOUNT
<b>Services</b> Install the following on main swimming pool: * CAT2000 assembly to control ORP and PH * (2) Stenner pumps for ORP and PH  Install the following on kid pool: * CAT2000 assembly to control ORP and PH * (2) Stenner pumps for ORP and PH	1	8,460.00	8,460.00
TOTAL			<b>\$8,460.00</b>

Accepted By

Accepted Date



**Big Z Pool Service, LLC**  
 172 Stokes Landing Rd  
 Saint Augustine, FL 32095  
 office@bigzpoolservice.com  
 bigzpoolservice.com

**Estimate 3517**

<b>ADDRESS</b> Yellow Bluff Landing Amenity Center c/o Vesta Property Services 16529 Tison's Bluff Rd Jacksonville, FL 32226	DATE 02/14/2023	<b>TOTAL</b> <b>\$10,028.00</b>	EXPIRATION DATE 03/14/2023
---	--------------------	------------------------------------	----------------------------------

PRODUCT/SERVICE	QTY	RATE	AMOUNT
RE: Chemical Controller Purchase Option			
NOTE: with the purchase option from removing the lease plan and owning your own setup, you will be responsible for obtaining your own chemical provider, but if you remove the controllers off of Poolsure with buying them, you can switch from a Water Management Account to a Billable Account from Poolsure which will save you money as you only pay for what you call in or email in to order versus an automatic schedule or that opens up a window to switch to a different provider like Hawkins if your interested.			
<b>Job Material:Materials</b> Complete Chemical Controller System Including: flow cell and probes	2	3,237.00	6,474.00
<b>Job Material:Materials</b> 4, 45M-5 Stennar Pumps 2-Chlorine 2-PH	4	766.00	3,064.00
<b>Labor Rates:Labor</b> Labor, to mount and install controller along with running all new tubing.	1	490.00	490.00
Deposit and Approval Notice: a signed copy of the estimate is required along with a 50% deposit to order materials. The final payment is due net7 for terms.			
Deposit: \$5014.00			

If you have any questions please give us a call at 904-868-4660!  
 Zach Sullivan  
 Big Z Pool Service, LLC  
 Licensed & Insured CPC#1459355

---

TOTAL

\$10,028.00

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THANK YOU.

Accepted By

Accepted Date

If you have any questions please give us a call at 904-868-4660!

Zach Sullivan

Big Z Pool Service, LLC

Licensed & Insured CPC#1459355



Quote Number 00005618

# PROPOSAL

Created Date 2/21/2023  
Expiration Date 3/23/2023

Prepared By Brian Zielinski  
Email bzielinski@poolsure.com  
Phone (800) 858-7665

### Contact Information

Contact Name Tim Harden  
Email tharden@vestapropertyservices.com

### Address Information

Bill To Name	Tisons Landing CDD	Ship To Name	Tisons Landing CDD
Bill To	16529 Tisons Bluff Rd Jacksonville, FL 32218 US	Ship To	16529 Tison Bluff Rd Jacksonville, FL 32218 US

Product	Sales Price	Quantity	Total Price
100 Gallon Tank (VT0100-28)	\$279.00	1.00	\$279.00
225 Gallon Vertical tank	\$566.85	1.00	\$566.85
WTC Controller Package (Purchase)	\$2,800.00	2.00	\$5,600.00

## Thank You!

3.



## RESOLUTION 2023-02

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT CLASSIFYING CERTAIN TANGIBLE PERSONAL PROPERTY OF THE DISTRICT AS SURPLUS AND AUTHORIZING THE DISTRICT MANAGER TO SELL OR DISPOSE OF SAID EQUIPMENT AS EXPEDITIOUSLY AS POSSIBLE IN ACCORDANCE WITH CHAPTER 274, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Board of Supervisors of the Tison's Landing Community Development District (collectively, the "District") owns certain tangible personal property, including a squat rack (gym equipment), as more fully described in Exhibit "A", incorporated herein and made a part hereof (the "Property"); and

**WHEREAS**, said Property is no longer useful to the District and the continued use of such Property is no longer economical or efficient, or said Property no longer serves a useful function; and

**WHEREAS**, the District desires to classify and declare said Property on Exhibit "A" as surplus property; and

**WHEREAS**, the District desires to authorize the District Manager to sell or dispose of said Property as appropriate and in accordance with Chapter 274, Florida Statutes, governing the disposal of surplus tangible personal property by local governments, including special districts.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT, THAT:**

**Section 1.** The above recitals are true and correct and incorporated herein as if set forth in full herein.

**Section 2.** The District Manager is hereby authorized to take the necessary and appropriate steps to sell at auction or dispose as appropriate and in accordance with Chapter 274, Florida Statutes, said Property.

**Section 3.** All sections, or parts thereof, which conflict herewith, are, to the extent of such conflict, superseded and repealed. In the event that any portion of this Resolution is found to be unconstitutional or improper, it shall be severed herein and shall not affect the validity of the remaining portions of this Resolution.

**Section 4.** This Resolution shall take effect immediately upon its adoption.

**PASSED AND ADOPTED BY THE BOARD OF SUPERVISORS OF THE TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT, THIS 2ND DAY OF MARCH, 2023.**

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair

**EXHIBIT "A"**

**PROPERTY DECLARED SURPLUS**



RETURN WASH... AND...

THIS CURR...  
ORD...  
ANY...  
TH...

THIS MACHINE IS  
CURRENTLY OUT OF  
ORDER. SORRY FOR  
ANY INCONVENIENCE  
THIS MAY CAUSE.  
THANKS,  
STAFF

4.

# Executive Summary

## Account Information

Account Name	<b>Tison's Landing CDD</b>	Account Number	<b>1881</b>
City	<b>Jacksonville</b>	Last Site Visit	<b>November, 21 2022</b>
State	<b>Florida</b>	Report Date	<b>December, 8 2022</b>
In Service Date	<b>January, 1 2008</b>	Report Version	<b>1</b>
Total Units	<b>1</b>	Fiscal Year Start	<b>October, 1 2023</b>
Study Level	<b>Level II Reserve Study Update</b>	Fiscal year End	<b>September, 30 2024</b>

---

## Reserve Fund Information

Current Component Replacement Cost	<b>\$824,001</b>
Number of Components	<b>51</b>
Reserve Fund Beginning Balance	<b>\$96,709</b>
Billing Term	<b>Annually</b>

---

## Component Funding (Straight Line)

Recommended First Year Reserve Fund Contribution	<b>\$113,265</b>
Interest Rate on Reserve Deposits	<b>0%</b>
Inflation Rate on Replacement Cost	<b>3%</b>

---

## Pooled Cash (Current Funding Plan)

Current Year Reserve Fund Contribution	<b>\$40,000</b>
Interest Rate on Reserve Deposits	<b>Variable</b>
Inflation Rate on Replacement Cost	<b>Variable</b>
Annual Contribution Increases	<b>3.0%</b>

---

## Pooled Cash (Recommended Funding Plan)

Recommended First Year Reserve Fund Contribution	<b>\$76,361</b>
Interest Rate on Reserve Deposits	<b>Variable</b>
Inflation Rate on Replacement Cost	<b>Variable</b>
Annual Contribution Increases	<b>1.0%</b>

---

## Comments

- Current funding level is not adequate for future component replacement.
- Recommended funding plan requires larger contributions for adequate funding.

**Tison's Landing CDD**  
**Financial Summary - Recommended Funding Plan**

Beginning Balance: \$96,709

Fully Funded: \$454,755

Tax Rate:0%

Year	Replacement Cost	Inflation Rate	Annual Reserve Contribution	Other Income	Interest Rate	Net Interest	Projected Expenditure	Year End Balance	Year End Fully Funded	Year End % Funded
23-24	824,001	3.0%	76,361	0	1.50%	2,255	22,740	152,585	496,119	31%
24-25	848,721	3.0%	77,125	0	1.50%	3,353	6,180	226,883	557,315	41%
25-26	874,183	3.0%	77,896	0	1.50%	4,235	22,423	286,592	605,257	47%
26-27	900,408	3.0%	78,675	0	1.50%	5,175	20,262	350,180	658,494	53%
27-28	927,420	3.0%	79,462	0	1.50%	5,958	32,446	403,154	702,543	57%
28-29	955,243	3.0%	80,257	0	1.50%	6,677	38,256	451,832	743,660	61%
29-30	983,900	3.0%	81,059	0	1.50%	7,660	22,209	518,342	804,323	64%
30-31	1,013,417	3.0%	81,870	0	1.50%	8,705	19,845	589,072	871,077	68%
31-32	1,043,820	3.0%	82,688	0	1.50%	8,279	119,814	560,226	839,302	67%
32-33	1,075,134	3.0%	83,515	0	1.50%	1,714	529,480	115,975	386,583	30%
33-34	1,107,388	3.0%	84,351	0	1.50%	2,884	8,063	195,146	459,365	42%
34-35	1,140,610	3.0%	85,194	0	1.50%	4,056	9,966	274,429	534,476	51%
35-36	1,174,828	3.0%	86,046	0	1.50%	4,788	41,256	324,008	581,759	56%
36-37	1,210,073	3.0%	86,906	0	1.50%	5,598	37,686	378,827	636,351	60%
37-38	1,246,375	3.0%	87,775	0	1.50%	1,713	352,422	115,893	370,680	31%
38-39	1,283,767	3.0%	88,653	0	1.50%	2,872	13,087	194,331	448,902	43%
39-40	1,322,280	3.0%	89,540	0	1.50%	4,114	9,628	278,356	535,450	52%
40-41	1,361,948	3.0%	90,435	0	1.50%	4,338	79,561	293,568	555,053	53%
41-42	1,402,806	3.0%	91,340	0	1.50%	4,635	75,899	313,644	581,582	54%
42-43	1,444,891	3.0%	92,253	0	1.50%	5,812	18,412	393,298	670,760	59%
43-44	1,488,237	3.0%	93,175	0	1.50%	7,135	10,837	482,771	773,136	62%
44-45	1,532,884	3.0%	94,107	0	1.50%	6,929	114,966	468,841	774,133	61%
45-46	1,578,871	3.0%	95,048	0	1.50%	7,995	30,918	540,965	864,615	63%
46-47	1,626,237	3.0%	95,999	0	1.50%	8,970	38,963	606,971	952,499	64%
47-48	1,675,024	3.0%	96,959	0	1.50%	6,805	250,294	460,440	828,411	56%
48-49	1,725,275	3.0%	97,928	0	1.50%	8,139	15,787	550,720	945,296	58%
49-50	1,777,033	3.0%	98,908	0	1.50%	9,550	12,940	646,238	1,071,870	60%
50-51	1,830,344	3.0%	99,897	0	1.50%	10,654	35,843	720,947	1,181,997	61%
51-52	1,885,254	3.0%	100,896	0	1.50%	8,405	261,516	568,732	1,066,432	53%
52-53	1,941,812	3.0%	101,905	0	1.50%	8,893	77,767	601,763	1,140,211	53%



**Tison's Landing CDD  
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<b>Misc. Site Components</b>								
Asphalt Mill & Overlay - Parking Lot	2008	32-33	25	0	9	2,748 Square Yards	18.00	49,464
Monument Sign Refurbishment Allowance	2022	36-37	15	0	13	1 Lump Sum	4,000.00	<u>4,000</u>
Misc. Site Components - Total								\$53,464
<b>Fencing &amp; Gates</b>								
Aluminum Fence 4 Ft - Playground	2008	32-33	25	0	9	280 Linear Feet	38.00	10,640
Aluminum Fence 4 Ft - Splash Pool	2008	37-38	30	0	14	96 Linear Feet	38.00	3,648
Aluminum Fence 5 Ft - Pool Perimeter	2008	37-38	30	0	14	452 Linear Feet	42.00	18,984
Aluminum Fence/Gate - Entry	2008	32-33	25	0	9	1 Lump Sum	2,400.00	2,400
Chain Link Fence 10 Ft - Tennis Courts	2008	32-33	25	0	9	384 Linear Feet	38.00	14,592
Chain Link Fence 4 Ft - Dog Park	2008	32-33	25	0	9	294 Linear Feet	22.00	6,468
Chain Link Fence 4 Ft - Tennis Courts	2008	23-24	25	-9	0	70 Linear Feet	22.00	1,540
Vinyl Privacy Fence - Dumpster	2008	27-28	20	0	4	64 Linear Feet	52.00	<u>3,328</u>
Fencing & Gates - Total								\$61,600
<b>Site Lighting</b>								
Light Bollards - Pool	2008	32-33	25	0	9	18 Each	460.00	8,280
Light Pole Fixtures - Parking Lot	2008	32-33	25	0	9	8 Each	730.00	5,840
Light Poles - Tennis Courts	2008	32-33	25	0	9	12 Each	2,400.00	<u>28,800</u>
Site Lighting - Total								\$42,920
<b>Misc. Building Components</b>								
Aluminum Gutters & DS	2008	37-38	30	0	14	200 Linear Feet	11.00	2,200
Locker Room Refurbishment Allowance	2008	31-32	20	4	8	1 Lump Sum	50,000.00	50,000
Pool Restroom Refurbishment Allowance	2008	32-33	25	0	9	1 Lump Sum	4,000.00	4,000
Vinyl Ceilings	2008	37-38	30	0	14	3,800 Square Feet	6.80	<u>25,840</u>
Misc. Building Components - Total								\$82,040
<b>Roofing</b>								
Raised Seam Metal Roof - Clubhouse	2008	37-38	30	0	14	8,700 Square Feet	8.20	71,340
Raised Seam Metal Roof - Picnic Pavilion	2008	37-38	30	0	14	600 Square Feet	8.20	4,920
Raised Seam Metal Roof - Site Pavilions	2008	37-38	30	0	14	1,800 Square Feet	8.20	14,760
Raised Seam Metal Roof - Tennis Pavilion	2008	37-38	30	0	14	600 Square Feet	8.20	<u>4,920</u>
Roofing - Total								\$95,940
<b>Painting</b>								
Exterior/Roof Painting - Amenity/Pavilions	2022	31-32	10	0	8	12,400 Square Feet	2.10	<u>26,040</u>
Painting - Total								\$26,040
<b>Cabinets &amp; Tops</b>								
Cabinets & Tops - Club Room	2008	32-33	25	0	9	14 Linear Feet	322.00	<u>4,508</u>
Cabinets & Tops - Total								\$4,508

**Tison's Landing CDD  
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<b>Flooring</b>								
Flooring Allowance - Clubhouse	2008	32-33	25	0	9	800 Square Feet	5.20	4,160
Rubber Flooring - Fitness Room	2022	36-37	15	0	13	65 Square Yards	48.00	<u>3,120</u>
Flooring - Total								\$7,280
<b>Furniture Fixtures &amp; Equipment</b>								
Appliance Package	2008	25-26	15	3	2	1 Lump Sum	5,000.00	5,000
Camera System	2018	32-33	15	0	9	1 Lump Sum	25,000.00	25,000
Expanded Metal Park Benches	2008	29-30	22	0	6	7 Each	1,400.00	9,800
Expanded Metal Picnic Tables	2008	29-30	22	0	6	2 Each	1,400.00	2,800
Fitness Equipment Allowance (Annual)	2008	23-24	1	0	0	1 Lump Sum	2,000.00	2,000
Furniture Allowance - Clubhouse	2008	27-28	15	5	4	1 Lump Sum	4,500.00	4,500
Patio/Pool Furniture Allowance (Annual)	2018	23-24	1	0	0	1 Each	4,000.00	<u>4,000</u>
Furniture Fixtures & Equipment - Total								\$53,100
<b>HVAC</b>								
Heat Pump 1	2008	23-24	12	0	0	4 Tons	1,600.00	6,400
Heat Pump 2	2008	23-24	12	2	0	4 Tons	1,600.00	<u>6,400</u>
HVAC - Total								\$12,800
<b>Plumbing</b>								
Water Cooler - Pool	2021	34-35	12	2	11	1 Each	1,200.00	1,200
Water Coolers - Fitness	2008	23-24	15	0	0	2 Each	1,200.00	<u>2,400</u>
Plumbing - Total								\$3,600
<b>Swimming Pool</b>								
Concrete Pavers - Pool Deck	2008	37-38	30	0	14	9,150 Square Feet	8.15	74,572
Play Equipment Allowance - Splash Pool	2008	27-28	20	0	4	1 Lump Sum	15,000.00	15,000
Pool Resurfacing/Tile - Family Pool	2021	32-33	12	0	9	3,100 Square Feet	18.00	55,800
Pool Resurfacing/Tile - Splash Pool	2016	28-29	12	0	5	1,500 Square Feet	18.00	<u>27,000</u>
Swimming Pool - Total								\$172,372
<b>Tennis Courts</b>								
Asphalt Replacement	2008	32-33	25	0	9	1,608 Square Yards	38.00	61,104
Asphalt Resurfacing (Color Coat)	2021	26-27	5	0	3	1,608 Square Yards	7.80	<u>12,542</u>
Tennis Courts - Total								\$73,646
<b>Playground</b>								
Plastic Play Surface Border	2016	37-38	22	0	14	264 Linear Feet	22.00	5,808
Play Equipment Allowance	2018	32-33	15	0	9	1 Lump Sum	52,000.00	52,000
Spring Riders	2018	32-33	15	0	9	2 Each	1,600.00	3,200
Swings - Single Post 2 Bay	2018	32-33	15	0	9	1 Lump Sum	5,800.00	<u>5,800</u>
Playground - Total								\$66,808

**Tison's Landing CDD  
Component Inventory**

Description	<i>Date in Service</i>	<i>Replacement Year</i>	<i>Useful</i>	<i>Adjustment</i>	<i>Remaining</i>	<i>Units</i>	<i>Unit Cost</i>	<i>Current Cost</i>
<b>Basketball Court</b>								
Asphalt Replacement	2008	32-33	25	0	9	1,267 Square Yards	38.00	48,146
Asphalt Resurfacing (Color Coat)	2021	25-26	5	0	2	1,267 Square Yards	8.00	10,136
Poles & Goals	2008	32-33	25	0	9	4 Each	2,400.00	<u>9,600</u>
Basketball Court - Total								<u>\$67,882</u>
<b>Components Not Included</b>								
Maintenance Building								<i>Unfunded</i>
Soccer Goals								<i>Unfunded</i>
Components Not Included - Total								
Total Asset Summary								<u>\$824,001</u>

## DEFINITIONS

**Adjustment to Useful Life:** Typical useful life projections are used for each component. The adjustment is used to modify that life projection for earlier or later replacement. It only applies to the current replacement cycle.

**Cash Flow Method:** A method of determining reserve contributions that are “pooled” to fund replacement cost as needed without restricting funds to any one component.

**Component Method:** A funding method that fully funds each reserve component then sums those for the annual contribution.

**Current Funding Plan:** The funding plan currently used at the time of this analysis with updated component inventory and financial assumptions. This allows you to see how the current contribution level funds future component replacement.

**Effective Age:** Difference of useful and remaining useful life.

**Fully Funded Balance:** Represents the cost of used component life represented by the formula.

$$\text{FFB} = (\text{Current Cost} \times \text{Effective Age}) / \text{Useful Life}$$

**Interest Contribution:** The interest that should be earned on invested reserves.

**Percent Funded:** Ratio of reserve balance to fully funded balance.

**Remaining Life:** Number of years a component is projected to continue to function.

**Threshold Funding:** This plan maintains fund balance above a predetermined threshold dollar or percent funded amount.

**Useful Life:** The estimated useful life of an asset based upon industry standards, manufacturer specification, visual inspection, location, usage, association standards and prior history. aa