

TISON'S LANDING
Community Development District

APRIL 13, 2023

AGENDA

Tison's Landing Community Development District

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

April 6, 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, April 13, 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 March 2, 2023 Meeting
 - B. Financial Statements
 - C. Check Register
- IV. Staff Reports
 - A. District Engineer
 - B. District Counsel
 - C. District Manager
 - D. Amenity Manager – Report
 - E. Field Operations Manager
- V. Business Items
 - A. Items for Consideration
 1. Resolution 2023-02, Classifying Surplus Property
 2. Resolution 2023-03, Approving the Proposed Budget for Fiscal Year 2024 and Setting a Public Hearing for Adoption of the Budget

3. Proposal for Entrance Landscaping
4. Proposal for Resurfacing of Splash Pool

VI. Supervisor Requests / Audience Comments

VII. Next Scheduled Meeting – Thursday, May 11, 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, March 2, 2023 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida.

Present and constituting a quorum were:

Brandon Kirsch	Chairman
Monica Timmons	Vice Chairperson
Brian Richardson	Supervisor
Cedeila Alford	Supervisor
Ashtin Henninger	Supervisor

Also present were:

Howard McGaffney	District Manager
Gerald Knight	District Counsel
Dana Harden	Vesta Property Services
Tim Harden	Field Operations Manager
Elizabeth Myers	HOA Manager

The following is a summary of the discussions and actions taken at the March 2, 2023 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. McGaffney called the meeting to order at 6:01 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

Ms. Catherine Stepalavich stated the roundabout, what a difference. Visually you can see. I love it. The little sinkhole that was popping up there I guess there was a problem after all, and they've replaced five sections of sidewalk.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the February 9, 2023 Meeting
- B. Financial Statements
- C. Check Register

Mr. McGaffney noted there were a few minor comments provided on the minutes, which will be included in the final version. Copies of the financial statements and the check register totaling \$82,492.62 were included in the agenda package.

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

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

There being nothing to report, the next item followed.

B. District Counsel

There being nothing to report, the next item followed.

C. District Manager

Mr. McGaffney provided some preliminary numbers for the Fiscal Year 2024 budget that he and Supervisor Timmons have been working on. He noted the biggest impact to the budget will be the capital reserve funding and asked that any proposed capital improvement items be sent to him over the next week to determine how they will impact the budget.

The Board discussed items that would require funding including pool repairs and improvements to the front entrance.

Ms. Timmons asked if the Board would like to continue with the increased staff hours and Sheriff’s officers that were implemented the previous summer.

Ms. Harden commented that from a security standpoint the additional staffing made a world of difference, and residents have expressed their appreciation for the reduction in non-residents or an excessive number of guests filling the pool. She added that funding for the Sheriff’s officers could be cut if needed.

Additionally, Ms. Harden asked for an increase in special event funding due to increases from vendors.

D. Amenity Manager - Report

Ms. Meyers gave an overview of past and upcoming events.

D. Field Operations Manager

Mr. Harden gave an overview of maintenance items completed since the last meeting.

The Board directed Mr. Harden to obtain more proposals for resurfacing the pool to get a more accurate number for the capital reserve study, and to look at larger mats to place at the bottom of the slide to prevent scrapes from the rough surface.

FIFTH ORDER OF BUSINESS

Business Items

A. Items for Consideration

1. Revised Proposal for Tree Removal and Pruning

Mr. Harden informed the Board that an arborist came out to look at certain trees to see whether they required removal. It was noted there was burlap around some trees from when they were installed, and he recommended removing that burlap. Additionally, he recommended cutting the mistletoe from the parks that have other species of oaks, so a proposal will be put together for that purpose.

Mr. Richardson suggested Mr. Harden have Arbor Pro look at the trees as well. He also noted he’d like to be conservative and look at thinning the trees out initially rather than removing them.

On MOTION by Mr. Richardson seconded by Ms. Alford with all in favor trimming of trees was approved at an amount not to exceed \$4,000 with Supervisor Richardson authorized to review proposals obtained for the project and make a final determination.

2. Proposals for Pool Chemical Controllers

Mr. Harden presented three proposals for purchasing pool chemical controllers and feeders. The quotes from United and Biz Z do not include tanks. With the tanks included, United’s proposal would come to around \$9,400. He estimated chemicals would be around \$470 per month currently, compared to paying a provider to use their equipment and deliver the chemicals at the current rate of \$1,300 per month.

Mr. Kirsch pointed out there would be a return on investment within six and a half months with Poolsure’s proposal, or within a year with United’s proposal.

On MOTION by Mr. Kirsch seconded by Ms. Alford with Mr. Kirsch, Mr. Richardson, Ms. Timmons and Ms. Alford in favor and Ms. Henninger opposed the proposal from United Pools and purchase of a tank from Hawkins at an amount not to exceed \$9,500 for both was approved 4-1.

On MOTION by Mr. Kirsch seconded by Ms. Alford with all in favor terminating Poolsure's contract upon staff's determination that they are ready to move forward with the new equipment was approved with the Chair authorized to approve the termination notice.

3. Resolution 2023-02, Classifying Surplus Property

Mr. McGaffney noted this resolution is the proper way for a governmental entity to dispose of surplus assets. Mr. Knight added that this resolution authorizes the process to begin to sell the excess property.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor Resolution 2023-02, classifying surplus property was approved.

Mr. Harden stated that the squat rack is not in a condition to be worth the attempt of selling it.

Mr. McGaffney suggested revisiting the resolution at the next meeting.

On MOTION by Ms. Timmons seconded by Ms. Alford with all in favor to reconsider Resolution 2023-02 was approved.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor to dispose of the old squat rack (i.e., as surplus property) was approved.

4. Updated Capital Reserve Study

Mr. McGaffney presented a summary of the capital reserve study, a copy of which was included in the agenda package.

SIXTH ORDER OF BUSINESS

**Supervisor Requests / Audience
Comments**

Supervisor Requests

There being none, the next item followed.

Audience Comments

Ms. Catherine Stepalavich stated you’re asking for a lot of money, from a lot of people that live on a fixed income, \$100 a month.

Mr. McGaffney stated to be clear, we’re looking at less than \$100 increase for the year.

Ms. Stepalavich stated I have a question on the capital reserve issues. Three percent a year is considered an average increase on your year before deposit.

Mr. McGaffney stated it’s the rate in which the cost to replace that will increase, but we know because of where we have been the last three years that it’s well over 10%.

Mr. Chris Bernard stated I would like to see some type of punishment for people intentionally vandalizing. I own the vending machine and it’s been vandalized 11 times now. Some type of suspension of their card or something.

Mr. Kirsch stated we know whose been doing it and we’ve been suspending cards, but the parent needs to be responsible and talk to the Board about action they’re taking internally before we reactivate their cards.

Mr. McGaffney asked Mr. Bernard to contact Mr. Harden and Ms. Meyers immediately when future vandalism occurs so that staff can suspend the person’s privileges and if there’s damage, involve the Sheriff’s office.

Ms. Stepalavich stated the 30 days for the pool people we’re going to let go, that has to be given 30 days prior to the installation, but if you install, you’re paying two companies for a month.

Mr. McGaffney stated that’s part of the issue is you don’t trust the one you’re with and if they come and yank it out, then you’re really up a creek without a paddle so it’s part of the cost of doing that business. I think everybody is aware of that.

SEVENTH ORDER OF BUSINESS

**Next Scheduled Meeting – Thursday, April
13, 2023 at 6:00 p.m. at the Yellow Bluff
Amenity Center**

EIGHTH 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
February 28, 2023

Board of Supervisors Meeting
April 13, 2023

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
February 28, 2023

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Reserve	
<u>ASSETS:</u>				
Cash	\$32,789	---	\$5,377	\$38,166
Accounts Receivable	\$260	---	---	\$260
Due From Other Funds	---	\$2,126	---	\$2,126
Investments:				
SBA-Surplus Funds	\$545,356	---	\$89,082	\$634,438
Series 2016-1				
Reserve	---	\$151,836	---	\$151,836
Revenue	---	\$377,950	---	\$377,950
Redemption	---	\$3	---	\$3
Series 2016-2				
Reserve	---	\$42,951	---	\$42,951
Prepayment	---	\$4,908	---	\$4,908
Deposits	\$4,202	---	---	\$4,202
TOTAL ASSETS	<u>\$582,608</u>	<u>\$579,774</u>	<u>\$94,459</u>	<u>\$1,256,841</u>
<u>LIABILITIES:</u>				
Accounts Payable	\$8,389	---	---	\$8,389
Due to other Funds	\$2,126	---	---	\$2,126
TOTAL LIABILITIES	<u>\$10,515</u>	<u>\$0</u>	<u>\$0</u>	<u>\$10,515</u>
<u>FUND BALANCES:</u>				
Nonspendable:				
Prepaid items and deposits	\$4,202	---	---	\$4,202
Restricted for:				
Debt service	---	\$579,774	---	\$579,774
Assigned for Captial Reserve				
Future Capital Projects	---	---	\$85,013	\$85,013
Disaster Recover	---	---	\$9,446	\$9,446
Unassigned	\$567,891	---	---	\$567,891
TOTAL FUND BALANCES	<u>\$572,093</u>	<u>\$579,774</u>	<u>\$94,459</u>	<u>\$1,246,326</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$582,608</u>	<u>\$579,774</u>	<u>\$94,459</u>	<u>\$1,256,841</u>

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended February 28, 2023

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 02/28/23</u>	<u>ACTUAL THRU 02/28/23</u>	<u>VARIANCE</u>
<u>REVENUES</u>				
Maintenance Assessments - Tax Roll	\$720,022	\$712,950	\$712,950	\$0
Clubhouse Income	\$2,000	\$833	\$4,355	\$3,522
HOA Revenues	\$1,500	\$0	\$0	\$0
Interest Income	\$200	\$83	\$6,313	\$6,229
Miscellaneous Revenues	\$0	\$0	\$180	\$180
TOTAL REVENUES	<u>\$723,722</u>	<u>\$713,866</u>	<u>\$723,797</u>	<u>\$9,931</u>
<u>EXPENDITURES</u>				
<u>Administrative:</u>				
Supervisor Fees	\$12,000	\$3,000	\$3,600	(\$600)
FICA Taxes	\$918	\$230	\$275	(\$46)
Engineering Fees	\$3,000	\$1,250	\$154	\$1,096
Arbitrage Rebate	\$1,200	\$0	\$0	\$0
Dissemination Agent	\$1,000	\$417	\$517	(\$100)
Trustee Fees	\$3,725	\$3,725	\$3,717	\$8
Assessment Roll Administration	\$2,500	\$2,500	\$2,500	\$0
Attorney Fees	\$15,000	\$6,250	\$7,425	(\$1,175)
Annual Audit	\$3,100	\$3,100	\$3,100	\$0
Management Fees	\$50,000	\$20,833	\$18,750	\$2,083
Computer Time/information Technology	\$1,400	\$583	\$583	(\$0)
Telephone	\$100	\$42	\$104	(\$62)
Postage	\$1,000	\$417	\$19	\$398
Printing & Binding	\$2,000	\$833	\$210	\$623
Insurance	\$10,249	\$10,249	\$9,861	\$388
Legal Advertising	\$1,000	\$1,000	\$593	\$407
Other Current Charges	\$1,000	\$417	\$149	\$268
Website Administration	\$1,400	\$583	\$583	(\$0)
Office Supplies	\$500	\$208	\$3	\$205
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	<u>\$111,267</u>	<u>\$55,812</u>	<u>\$52,317</u>	<u>\$3,494</u>
<u>Field:</u>				
Insurance (Property)	\$15,828	\$15,828	\$15,476	\$352
Field Management & Administration (Vesta)	\$31,469	\$13,112	\$13,112	(\$0)
Security Off Duty (JSO)	\$25,000	\$254	\$254	\$0
Landscape Maintenance (LawnBoy)	\$51,056	\$21,273	\$21,270	\$3
Landscape Mulch	\$15,000	\$0	\$0	\$0
Landscape Fertilization (Agro Pro)	\$19,332	\$8,055	\$7,816	\$239
Landscape Contingency	\$7,500	\$3,125	\$0	\$3,125
Irrigation Maintenance	\$10,000	\$4,167	\$1,341	\$2,826
Lake Maintenance (The Lake Doctor)	\$11,428	\$4,762	\$4,020	\$742

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended February 28, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 02/28/23	ACTUAL THRU 02/28/23	VARIANCE
<i>Field: (continued)</i>				
Utilities-Cable (Comcast)	\$2,400	\$1,000	\$617	\$383
Utilities-Electric (JEA)	\$1,800	\$750	\$395	\$355
Utilities-Irrigation (JEA)	\$30,000	\$12,500	\$11,430	\$1,070
Repairs and Maintenance	\$20,000	\$8,333	\$646	\$7,687
Contingency	\$10,000	\$4,167	\$2,882	\$1,285
Capital Reserve	\$40,000	\$40,000	\$40,000	\$0
TOTAL FIELD	\$290,813	\$137,326	\$119,260	\$18,066
<i>Amenity</i>				
Amenity Manager (Vesta)	\$100,206	\$41,753	\$41,753	\$0
Pool Maintenance (Vesta)	\$30,065	\$12,527	\$12,527	(\$0)
Janitorial Maintenance (Vesta)	\$30,845	\$12,852	\$12,852	\$0
Janitorial Supplies (Vesta)	\$3,725	\$1,552	\$1,552	(\$0)
Website Lifestyle	\$3,000	\$1,250	\$1,250	\$0
Seasonal Office Staffing	\$13,753	\$5,731	\$5,730	\$0
Security Camera Monitoring (Envera)	\$23,463	\$9,776	\$12,410	(\$2,633)
Pool Repair	\$5,000	\$3,178	\$3,178	\$0
Pool Chemicals (PoolSure)	\$11,980	\$4,992	\$5,693	(\$701)
Permit Fees	\$600	\$0	\$0	\$0
Utilities-Cable (Comcast)	\$6,000	\$2,500	\$2,457	\$43
Utilities-Electric (JEA)	\$24,000	\$10,000	\$5,761	\$4,239
Utilities-Water/Sewer (JEA)	\$12,000	\$5,000	\$5,126	(\$126)
Refuse Service (Republic Services)	\$4,800	\$2,000	\$2,242	(\$242)
Repairs and Maintenance	\$17,000	\$7,083	\$2,792	\$4,291
Gym Equipment Maintenance	\$1,000	\$417	\$0	\$417
Special Events	\$20,000	\$9,672	\$9,672	\$0
Amenity Supplies	\$5,000	\$2,083	\$1,161	\$923
Contingency	\$9,206	\$3,836	\$3,023	\$813
TOTAL AMENITY	\$321,643	\$136,201	\$129,178	\$7,023
TOTAL EXPENDITURES	\$723,722	\$329,339	\$300,755	\$28,583
Excess (deficiency) of revenues over (under) expenditures	\$0	\$384,528	\$423,042	\$38,514
Net change in fund balance	\$0	\$384,528	\$423,042	\$38,514
FUND BALANCE - Beginning	\$0		\$149,051	
FUND BALANCE - Ending	\$0		\$572,093	

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL RESERVE FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended February 28, 2023

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 02/28/23</u>	<u>ACTUAL THRU 02/28/23</u>	<u>VARIANCE</u>
<u>REVENUES</u>				
Interest Income	\$100	\$42	\$856	\$814
Capital Reserve-Transfer In	\$40,000	\$40,000	\$40,000	\$0
TOTAL REVENUES	<u>\$40,100</u>	<u>\$40,042</u>	<u>\$40,856</u>	<u>\$814</u>
<u>EXPENDITURES</u>				
Capital Outlay	\$75,133	\$31,305	\$2,800	\$28,505
Miscellaneous Services	\$800	\$333	\$206	\$128
TOTAL EXPENDITURES	<u>\$75,933</u>	<u>\$31,639</u>	<u>\$3,006</u>	<u>\$28,633</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(\$35,833)</u>	<u>\$8,403</u>	<u>\$37,850</u>	<u>\$29,447</u>
Net change in fund balance	<u>(\$35,833)</u>	<u>\$8,403</u>	<u>\$37,850</u>	<u>\$29,447</u>
FUND BALANCE - Beginning	\$75,937		\$56,609	
FUND BALANCE - Ending	<u>\$40,104</u>		<u>\$94,459</u>	

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2016-1 & 2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended February 28, 2023

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 02/28/23</u>	<u>ACTUAL THRU 02/28/23</u>	<u>VARIANCE</u>
<u>REVENUES</u>				
Special Assessments - On Roll	\$382,996	\$378,184	\$378,184	\$0
Interest Income	\$0	\$0	\$4,849	\$4,849
TOTAL REVENUES	<u>\$382,996</u>	<u>\$378,184</u>	<u>\$383,033</u>	<u>\$4,849</u>
<u>EXPENDITURES</u>				
<u>Series 2016-1</u>				
Interest - 11/01	\$55,816	\$55,816	\$55,816	\$0
Special Call 11/01	\$0	\$0	\$5,000	(\$5,000)
Interest - 05/01	\$55,816	\$0	\$0	\$0
Principal - 05/01	\$185,000	\$0	\$0	\$0
<u>Series 2016-2</u>				
Interest - 11/01	\$20,328	\$20,328	\$20,328	\$0
Interest - 05/01	\$20,328	\$0	\$0	\$0
Principal - 05/01	\$40,000	\$0	\$0	\$0
TOTAL EXPENDITURES	<u>\$377,288</u>	<u>\$76,144</u>	<u>\$81,144</u>	<u>(\$5,000)</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$5,709</u>	<u>\$302,040</u>	<u>\$301,889</u>	<u>(\$151)</u>
Net change in fund balance	<u>\$5,709</u>	<u>\$302,040</u>	<u>\$301,889</u>	<u>(\$151)</u>
FUND BALANCE - Beginning	\$85,399		\$277,885	
FUND BALANCE - Ending	<u>\$91,108</u>		<u>\$579,774</u>	

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

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

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

	OCT 2022	NOV 2022	DEC 2022	JAN 2023	FEB 2023	MAR 2023	APR 2023	MAY 2023	JUN 2023	JUL 2023	AUG 2023	SEP 2023	TOTAL
Revenues													
Maintenance Assessments - Tax Roll	\$0	\$90,660	\$610,572	\$7,710	\$4,008	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$712,950
Clubhouse Income	\$1,145	\$0	\$1,525	\$1,560	\$125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,355
HOA Revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Income	\$224	\$140	\$1,276	\$2,478	\$2,196	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,313
Miscellaneous Revenues	\$0	\$132	\$0	\$0	\$48	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$180
Total Revenues	\$1,369	\$90,931	\$613,373	\$11,747	\$6,377	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$723,797

Administrative:

Supervisor Fees	\$800	\$0	\$1,000	\$1,000	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,600
FICA Taxes	\$61	\$0	\$77	\$77	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$275
Engineering Fees	\$0	\$0	\$0	\$0	\$154	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$154
Arbitrage Rebate	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination Agent	\$83	\$183	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$517
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	\$1,348	\$1,210	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,425
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	\$3,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,750
Computer Time/information Technology	\$117	\$117	\$117	\$117	\$117	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$583
Telephone	\$23	\$58	\$15	\$8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$104
Postage	\$1	\$10	\$0	\$4	\$4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19
Printing & Binding	\$53	\$29	\$9	\$74	\$45	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$210
Insurance	\$9,761	\$0	\$0	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,861
Legal Advertising	\$100	\$100	\$100	\$193	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$593
Other Current Charges	\$51	\$45	\$30	\$16	\$7	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$149
Website Administration	\$117	\$117	\$117	\$117	\$117	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$583
Office Supplies	\$0	\$0	\$0	\$0	\$3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
TOTAL ADMINISTRATIVE	\$23,152	\$5,646	\$10,185	\$6,885	\$6,450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$52,317

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

	OCT 2022	NOV 2022	DEC 2022	JAN 2023	FEB 2023	MAR 2023	APR 2023	MAY 2023	JUN 2023	JUL 2023	AUG 2023	SEP 2023	TOTAL
FIELD:													
Insurance (Property)	\$15,476	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,476
Field Management & Administration (Vesta)	\$2,622	\$2,622	\$2,622	\$2,622	\$2,622	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,112
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	\$4,254	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,270
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	\$1,611	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,816
Landscape Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Irrigation Maintenance	\$0	\$0	\$0	\$0	\$1,341	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,341
Lake Maintenance (The Lake Doctor)	\$804	\$804	\$804	\$804	\$804	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,020
Utilities-Cable (Comcast)	\$123	\$123	\$123	\$123	\$123	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$617
Utilities-Electric (JEA)	\$95	\$83	\$55	\$71	\$90	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$395
Utilities-Irrigation (JEA)	\$2,927	\$3,417	\$1,654	\$1,770	\$1,662	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,430
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
TOTAL FIELD	\$27,941	\$12,963	\$13,821	\$52,028	\$12,508	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$119,260

Amenity

Amenity Manager (Vesta)	\$8,351	\$8,351	\$8,351	\$8,351	\$8,351	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41,753
Pool Maintenance (Vesta)	\$2,505	\$2,505	\$2,505	\$2,505	\$2,505	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,527
Janitorial Maintenance (Vesta)	\$2,570	\$2,570	\$2,570	\$2,570	\$2,570	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,852
Janitorial Supplies (Vesta)	\$310	\$310	\$310	\$310	\$310	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,552
Website Lifestyle	\$250	\$250	\$250	\$250	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,250
Seasonal Office Staffing	\$1,146	\$1,146	\$1,146	\$1,146	\$1,146	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,730
Security Camera Monitoring (Envera)	\$3,032	\$3,319	\$4,043	\$1,008	\$1,008	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,410
Pool Repair	\$13	\$0	\$0	\$3,165	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,178
Pool Chemicals (PoolSure)	\$1,048	\$988	\$988	\$1,334	\$1,334	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,693
Permit Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utilities-Cable (Comcast)	\$487	\$486	\$486	\$499	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,457
Utilities-Electric (JEA)	\$1,256	\$1,074	\$1,007	\$1,173	\$1,251	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,761
Utilities-Water/Sewer (JEA)	\$964	\$1,151	\$1,117	\$981	\$913	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,126
Refuse Service (Republic Services)	\$547	\$379	\$381	\$568	\$367	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,242
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
Amenity (continued)													
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	\$454	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,672
Amenity Supplies	\$579	\$23	\$369	\$191	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,161
Contingency	\$0	\$0	\$0	\$0	\$3,023	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,023
TOTAL AMENITY	\$26,292	\$23,805	\$27,913	\$27,187	\$23,982	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$129,178
Total Expenditures	\$77,385	\$42,414	\$51,918	\$86,099	\$42,939	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300,755
Interfund Transfers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Excess Revenues (Expenditures)	(\$76,016)	\$48,517	\$561,455	(\$74,352)	(\$36,563)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$423,042

C.

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

2/1 - 2/28/23

<u><i>Date</i></u>	<u><i>Check Numbers</i></u>	<u><i>Amount</i></u>
General Fund		
2/1/2023	3219-3225	\$21,839.04
2/13/2023	3226-3229	\$7,782.91
2/14/2023	3230	\$29,024.92
2/15/2023	3231-3235	\$6,934.50
2/21/2023	3236-3238	\$11,188.91
2/24/2023	3239-3240	\$249.88
2/28/2023	3241	\$1,262.68
	total	<u>\$78,282.84</u>
Capital Reserve		
02/14/23	51	\$40,000.00
	total	<u>\$40,000.00</u>
Total		<u><u>\$118,282.84</u></u>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/01/23	00201	1/26/23	11810	202301	320-57200-46550		NEW DE FILTERS BIG Z POOL SERVICE LLC	*	2,170.00	2,170.00	003219
2/01/23	00116	1/31/23	88992	202301	320-53800-49100		BACKFLOW TEST BOB'S BACKFLOW & PLUMBING SERVICES	*	180.00	180.00	003220
2/01/23	00012	1/26/23	23-00535	202301	310-51300-48000		BOARD OF SUPERVISORS MTG DAILY RECORD + OBSERVER LLC	*	93.13	93.13	003221
2/01/23	00186	2/01/23	378842	202302	320-53800-34502		FEB 23 - ACCESS CONTR SYS HI-TECH SYSTEMS ASSOCIATES	*	60.00	60.00	003222
2/01/23	00077	1/16/23	3-0687-0	202302	320-53800-43200		WASTE 2/1-2/28/23 REPUBLIC SERVICES #687 (AUTO PAY)	*	366.79	366.79	003223
2/01/23	00202	1/27/23	2729	202301	320-57200-46550		VGB GRATES IN POOLS UNITED POOL PROS LLC	*	995.00	995.00	003224
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		

TISO TISON TCESSNA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/01/23		406723		202302 320-53800-34450		*	1,146.08		
			FEB 23 - ADDTL POOL MON		VESTA PROPERTY SERVICE INC.			17,974.12	003225
2/13/23	00203	2/13/23	MKDKQ181	202302 320-57200-60000		*	1,511.45		
			MAXFORCE SMITH MACHINE		COMMERCIAL FITNESS PRODUCTS, INC			1,511.45	003226
2/13/23	00009	2/03/23	0206729	202302 310-51300-31100		*	153.75		
			ENGINEERING SV THRU 1/28		ENGLAND, THIMS & MILLER			153.75	003227
2/13/23	00004	2/01/23	437	202302 310-51300-34000		*	3,750.00		
			FEB 23 - MGMT FEES						
		2/01/23	437	202302 310-51300-49500		*	116.67		
			FEB 23 - WEBSITE ADMIN						
		2/01/23	437	202302 310-51300-35100		*	116.67		
			FEB 23 - IT						
		2/01/23	437	202302 310-51300-31200		*	83.33		
			FEB 23 - DISSEMINATION						
		2/01/23	437	202302 310-51300-51000		*	2.65		
			FEB 23 - OFFICE SUPPLIES						
		2/01/23	437	202302 310-51300-42000		*	3.84		
			FEB 23 - POSTAGE						
		2/01/23	437	202302 310-51300-42500		*	44.55		
			FEB 23 - COPIES		GOVERNMENTAL MANAGMENT'S SERVICES			4,117.71	003228
2/13/23	00180	1/09/23	2301-1	202301 320-57200-49400		*	250.00		
			BAL-DJ SVCS/VALENTINES						
		1/09/23	2302	202301 320-57200-49400		*	250.00		
			50% DEP EASTER EVENT						
		1/28/23	2306	202301 320-57200-49400		*	1,500.00		
			50% DEP 4TH JULY EVENT		INDEPENDENCE DISPLAYS, LLC			2,000.00	003229
2/14/23	00038	2/14/23	02142023	202302 300-20700-10200		*	29,024.92		
			TXFER TAX COLLECTIONS		TISON'S LANDING CDD			29,024.92	003231
2/15/23	00030	1/25/23	84957412	202302 320-57200-41050		*	499.56		
			TV/INTERNET 2/4-3/1/23						
		1/28/23	84957412	202302 320-53800-41050		*	123.35		
			INTERNET 2/2-3/1/23		COMCAST (AUTO PAY)			622.91	003232

TISO TISON TCESSNA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/15/23	00203	2/15/23	MKDKQ181	202302	320	57200	60000			*	1,511.45		
			BALANCE FOR EQUIPMENT										
									COMMERCIAL FITNESS PRODUCTS, INC			1,511.45	003233
2/15/23	00015	2/01/23	89708215	202301	320	53800	43000			*	71.46		
			ELECTRIC 12/29/1/30/23										
		2/01/23	89708215	202301	320	53800	43100			*	1,770.24		
			IRRIGATION 12/28-29/23										
		2/01/23	89708215	202301	320	53800	43000			*	1,173.37		
			ELECTRIC 12/29-1/30/23										
		2/01/23	89708215	202301	320	57200	43100			*	981.07		
			W/S 12/28-1/29/23										
									JEA (AUTO PAY)			3,996.14	003234
2/15/23	00137	2/15/23	72590B	202302	320	53800	46800			*	804.00		
			FEB 23 - WATER MGMT										
									THE LAKE DOCTORS, INC.			804.00	003235
2/21/23	00161	1/31/23	16309	202301	320	53800	46203			*	1,610.98		
			JAN 22- COM TURF/ORNAMENT										
									AGROWPRO INC.			1,610.98	003236
2/21/23	00156	2/01/23	724697	202303	320	53800	34502			*	3,035.13		
			MONITORING 3/1-5/31/23										
		2/01/23	724728	202303	320	53800	34502			*	230.61		
			ENTR#2 VIDEO 3/1-3/31/23										
		2/01/23	724729	202303	320	53800	34502			*	388.21		
			UTILITY VIDEO 3/1-3/31/23										
		2/01/23	724730	202303	320	53800	34502			*	329.27		
			ENTR#2 VIDEO 3/1-3/31/23										
									ENVERA			3,983.22	003237
2/21/23	00052	2/04/23	8383	202301	320	53800	46200			*	4,254.00		
			JAN 23 LAWN SV										
		2/06/23	8395	202302	320	53800	35000			*	1,340.71		
			3' MAIN IRRG LINE										
									LAWNBOY LAWN SERVICES, INC.			5,594.71	003238
2/24/23	00181	2/21/23	52	202302	320	57200	49400			*	150.00		
			DEPOSIT FOR ARTIST										
									AIRTATBODYART			150.00	003239
2/24/23	00012	2/23/23	23-01119	202302	310	51300	48000			*	99.88		
			BOARD OF SUPERVISORS MTG										
									DAILY RECORD + OBSERVER LLC			99.88	003240

TISO TISON TCESSNA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/28/23	00152	2/03/23	44846100	202301	320	57200	49400		VALENTINES DECOR	*	23.19		
		2/03/23	44846100	202301	320	57200	49400		VALENTINES DECOR	*	62.31		
		2/03/23	44846100	202301	320	53800	46000		PUBLIX WRONG ORDER	*	30.08		
		2/03/23	44846100	202301	320	57200	46000		TOILET/FAUCETS	*	377.00		
		2/03/23	44846100	202301	320	57200	46000		PIPE FITTING FOR SINK	*	13.56		
		2/03/23	44846100	202301	320	57200	46000		MORTER MIX	*	9.38		
		2/03/23	44846100	202301	320	53800	46000		DIRT FOR FIELD	*	19.35		
		2/03/23	44846100	202301	320	57200	49400		EASTER EGGS	*	531.00		
		2/03/23	44846100	202301	320	57200	46000		FLUSH VALVE KIT	*	33.22		
		2/03/23	44846100	202301	320	57200	52000		INK FOR PRINTER	*	78.78		
		2/03/23	44846100	202301	320	57200	46000		FLUSH VALVE KIT	*	84.81		
WELLS FARGO CREDIT CARD (AUTO PAY)											1,262.68	003241	
TOTAL FOR BANK A											78,282.84		
TOTAL FOR REGISTER											78,282.84		

TISO TISON TCESSNA



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

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

PRODUCT/SERVICE	QTY	RATE	AMOUNT
RE: New DE Filters Approved via email: 1/12/23 Completed: 1/26/23			
Job Material:Materials 13.5x24 DE Filter Grids	60	29.50	1,770.00
Labor Rates:Labor 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 46550

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

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

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

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

Please detach and return top portion with payment

P.O. Number	Terms	Due Date
	Net 30	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 950XL2 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.

Total	\$180.00
Payments/Credits	\$0.00
Balance Due	\$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 and 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. 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.

Total Amount Due \$366.79	Payment Due Date February 05, 2023
-------------------------------------	--

PAYMENTS/ADJUSTMENTS

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

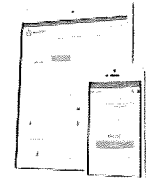
CURRENT INVOICE CHARGES

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

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

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

Return Service Requested

Total Enclosed

For Billing Address Changes, Check Box and Complete Reverse.

Make Checks Payable To:

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

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



UNDERSTANDING YOUR BILL
Visit RepublicServices.com/MyBill

Check Processing

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

Cancellation & Payment Policy

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

Understanding Our Rates, Charges and Fees

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

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

BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	

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
Services *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	1	995.00	995.00

BALANCE DUE **\$995.00**

Approved for payment by Tim Harden on 1/27

310 572 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 44604	1	2,570.42	2,570.42
Janitorial supplies " " 46604	1	310.42	310.42
Website fee 310 513 40010	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.

Invoice summary *Payment due by November 04, 2022*

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

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

Pay by

Electronic funds transfer (EFT/ACH/Wire)

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

Check

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

Registered business name

Vesta Property Services

Bill to

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

Ship to

mark johnson
 96042 BASS LN
 YULEE, FL 32097-6592

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

Email ar-businessinvoicing@amazon.com to submit your remittance detail.

Invoice details

Description	Qty	Unit price	Item subtotal before tax	Tax
1 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



Invoice

Invoice # 1WLL-XMLG-T6ML | October 05, 2022

For customer support, visit 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
Total before tax	\$ 58.99
Tax	\$ 0.00
Amount due	\$ 58.99 USD

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

Pay by

Electronic funds transfer (EFT/ACH/Wire)

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

Check

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

Registered business name

Vesta Property Services

Bill to

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

Ship to

mark johnson
 96042 BASS LN
 YULEE, FL 32097-6592

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

Invoice details

Description	Qty	Unit price	Item subtotal before tax	Tax
1 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



For customer support, visit 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
Total before tax	\$ 52.92
Tax	\$ 0.00
Amount due	\$ 52.92 USD

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

Pay by

Electronic funds transfer (EFT/ACH/Wire)

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

Check

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

Registered business name

Vesta Property Services

Bill to

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

Ship to

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

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

Invoice details

Description	Qty	Unit price	Item subtotal before tax	Tax
1 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
			Amount due	\$52.92

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



Invoice

Invoice # 11GH-N4HM-FQLL | October 24, 2022

For customer support, visit 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)
Total before tax	\$ 96.40
Tax	\$ 7.04
Amount due	\$ 103.44 USD

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 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	2	\$29.69	\$59.38	7.500%
ASIN: B08FJ1T4QC Sold by: zhengzhou deerta wangluokeji youxiangongsi Order #: 114-5058883-7031410 Order date: October 19, 2022							
3			Promotions & discounts			(\$2.97)	7.500%
						Total before tax	\$96.40
						Tax	\$7.04
						Amount due	\$103.44

FAQs

How is tax calculated?

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

How are digital products and services taxed?

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

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

Invoice summary *Due 30 days from receipt of invoice*

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

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 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		

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

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

Deposit Due	\$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
Total Labor					153.75
				Total this Phase	\$153.75

Phase	02	Storm Water Analysis			
				Total this Phase	0.00

Phase	XP	Expenses			
				Total this Phase	0.00
				Invoice Total this Period	\$153.75

England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
 14775 Old St. Augustine Road • Jacksonville, Florida 32258 • Tel 904-642-8890 • Fax 904-648-8485
 CA-00002684 LC-0000316

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

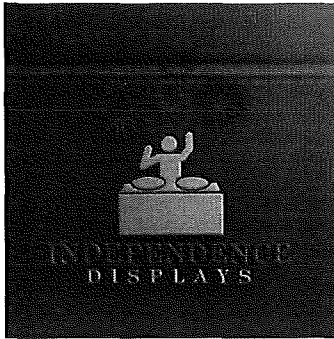
Invoice #: 437
Invoice Date: 2/1/23
Due Date: 2/1/23
Case:
P.O. Number:

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 123		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 th of July Market & Fireworks Show	50% Deposit, 50% Day of Event	July 4, 2023

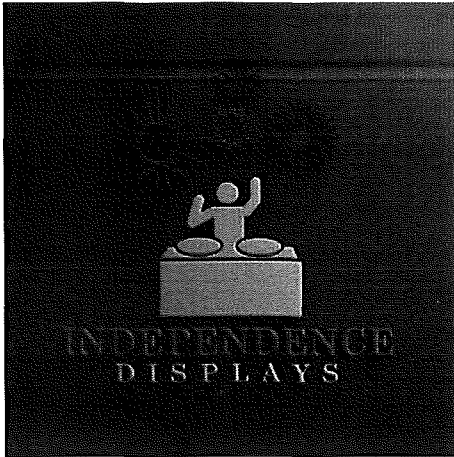
Description of Services	Price
15 Minute Pyromusical - Promotional Rate split 50/50 with Yellow Bluff Landing HOA Normal Rate - \$2000/minute. Minimum 5 minutes. \$500 per min after 5 minutes CDD/HOA will provide construction dumpster for removal of expended firework debris.	\$2000
Market Event - Promotional 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

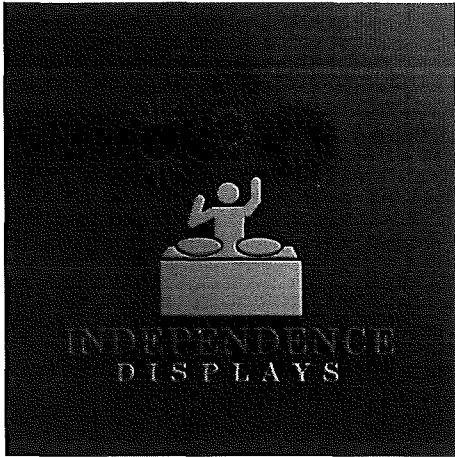
Date: January 9, 2023
 INVOICE # 2301

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:	
16360 Tisons Bluff Road	
Jacksonville, FL 32218	
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:	
16360 Tisons Bluff Road	
Jacksonville, FL 32218	
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 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	Jan 20	-\$123.35
Balance forward		\$0.00
Regular monthly charges	Page 3	\$123.35
Taxes, fees and other charges		\$0.00
New charges		\$123.35

Amount due **\$123.35**

← **Your bill explained**

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

ⓘ Thanks for paying by Automatic Payment
Your automatic payment on Feb 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 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

Account number **8495 74 120 3534627**
Automatic payment **Feb 19, 2023**
Please pay **\$123.35**

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

Electronic payment will be applied Feb 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



Call us anytime

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

Useful information

Moving?

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

Accessibility:

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

Ways to pay



No more mailing monthly checks
Set up Auto Pay to save time, energy and stamps. It's easy to enroll, just visit business.comcast.com/myaccount



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

Additional billing information

More ways to pay:



Online
Visit My Account at business.comcast.com/myaccount



By App
Download the Comcast Business App



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

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

Equipment & services		\$18.45
Equipment Fee Internet.	\$18.45	

What's included?



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

Visit business.comcast.com/myaccount for more details

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

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		\$499.14
EFT Payment - thank you	Jan 17	-\$499.14
Balance forward		\$0.00
Regular monthly charges	Page 3	\$494.70
Taxes, fees and other charges	Page 3	\$4.86
New charges		\$499.56

Amount due \$499.56

! Thanks for paying by Automatic Payment

Your automatic payment on Feb 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 or see page 2 for other ways to contact us.

Your bill explained

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

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST
BUSINESS

141 NW 16TH ST
POMPANO BEACH FL 33060-5250

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

Account number **8495 74 120 0906133**

Automatic payment **Feb 16, 2023**

Please pay \$499.56

Electronic payment will be applied Feb 16, 2023

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574120090613300499566

Download the Comcast Business App

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

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



Faster speeds. More solutions. Bigger savings.

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

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

Need help? We're here for you



Visit us online

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



Call us anytime

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

Useful information

Moving?

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

Accessibility:

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

Ways to pay



No more mailing monthly checks
Set up Auto Pay to save time, energy and stamps. It's easy to enroll, just visit business.comcast.com/myaccount



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

Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



By App

Download the Comcast Business App



In-Store

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

Regular monthly charges \$494.70

Comcast Business services	\$384.30
TV Standard Business Video. Includes \$30.00 Service Discount	\$59.95
Business Internet 150	\$254.95
Static IP - 5	\$24.95
Voice Line Business Voice.	\$44.45

Equipment & services \$56.50

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

Service fees \$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 \$4.86

Other charges	\$4.86
Regulatory Cost Recovery	\$1.38
Federal Universal Service Fund	\$3.48

What's included?



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



TV: Keep your employees informed and customers entertained



Voice Numbers: (904)757-1547

Visit business.comcast.com/myaccount for more details

You've saved \$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.

Universal Service Fund: The FCC modifies the rate that voice providers pay into the USF on a quarterly basis. USF is assessed on applicable voice services as the Federal Universal Service Fund at the FCC's approved rate. See: fcc.gov/encyclopedia/contribution-factor-quarterly-fillings-universal-service-fund-usf-management-support. A new rate becomes effective January 1, 2023.

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

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 15, 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		

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

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

Approved for payment by Tim Harden on Feb 15th

Deposit	\$1,511.45
C.O.D. Due	\$1,511.44

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

320 572 600

Terms and Conditions

Acceptance of Proposal

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

Scheduled Installations

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

Confidentiality

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

Additional Terms of Sale

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

Technology

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

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

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

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

Warranties

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

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

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

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

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

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

Pre-Owned Equipment Warranty: 30 Days Parts & Labor

[Signature box]

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: _____



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: 02/01/23

TOTAL SUMMARY OF CHARGES

Electric	\$	1,244.83
Irrigation		1,770.24
Sewer		734.18
Water		246.89

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

Total New Charges: \$ 3,996.14



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



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

1/1 380042/4134477 0008769 1 I=0000000000

Do not pay. AutoPay will process your payment on 02/23/23.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$3,833.67	-\$3,833.67	\$0.00	\$3,996.14	\$3,996.14

**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: 02/01/23

Do not pay. AutoPay will process your payment on 02/23/23.

0008769

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:

Address:

City:

State:

Zip Code:

E-mail:



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

SERVICE DETAILS			
Account Name: TISONS LANDING CDD	Account #: 8970821539	Bill Date: 02/01/23	Cycle: 04

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
15635 TISONS BLUFFRD	I	62.63	Irrigation 1 - Commercial	12/28/22 - 01/29/23	Commercial Irrigation Service
Detail		18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		37.84	67370623	5580	11000 GAL 32 Regular
		37.84			
		4.07			
		1.82			
15681 TISONS BLUFFRD	I	105.63	Irrigation 1 - Commercial	12/28/22 - 01/29/23	Commercial Irrigation Service
Detail		18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		48.17	67370625	4520	21000 GAL 32 Regular
		27.71			
		7.77			
		3.08			
16123 TISONS BLUFFRD	I	181.44	Irrigation 1 - Commercial	12/28/22 - 01/29/23	Commercial Irrigation Service
Detail		18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		48.17	83726295	394	38000 GAL 32 Regular
		95.03			
		14.06			
		5.28			
16151 DOWING CREEK DR	I	92.25	Irrigation 1 - Commercial	12/28/22 - 01/29/23	Commercial Irrigation Service
Detail		18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		48.17	74534584	2008	18000 GAL 32 Regular
		15.83			
		6.66			
		2.69			
16211 DOWING CREEK DR	I	234.96	Irrigation 1 - Commercial	12/28/22 - 01/29/23	Commercial Irrigation Service
Detail		18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		48.17	74458033	6904	50000 GAL 32 Regular
		142.55			
		18.50			
		6.84			

1/1 380042/4134477 0008769 2 | 000000000000

1/1 380042/4134477 0008769 2 | 000000000000

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
16303 HUNTERS HOLLOW TL	I	168.07	Irrigation 1 - Commercial	12/28/22 - 01/29/23	Commercial Irrigation Service
Detail		Basic Monthly Charge		<u>Meter Nbr</u>	<u>Current Reading</u>
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		67370633	5263
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		Environmental Charge			
		City of Jacksonville Franchise Fee			
					<u>Consumption</u>
					<u>Days Billed</u>
					<u>Reading Type</u>
					35000 GAL
					32
					Regular
16316 MAGNOLIA GROVE WY	I	141.31	Irrigation 1 - Commercial	01/03/23 - 02/01/23	Commercial Irrigation Service
Detail		Basic Monthly Charge		<u>Meter Nbr</u>	<u>Current Reading</u>
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		67370626	6734
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		Environmental Charge			
		City of Jacksonville Franchise Fee			
					<u>Consumption</u>
					<u>Days Billed</u>
					<u>Reading Type</u>
					29000 GAL
					29
					Regular
16331 TSONS BLUFF RD	I	62.63	Irrigation 1 - Commercial	12/28/22 - 01/29/23	Commercial Irrigation Service
Detail		Basic Monthly Charge		<u>Meter Nbr</u>	<u>Current Reading</u>
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		67370634	6985
		Environmental Charge			
		City of Jacksonville Franchise Fee			
					<u>Consumption</u>
					<u>Days Billed</u>
					<u>Reading Type</u>
					11000 GAL
					32
					Regular
16343 TSONS BLUFF RD	I	221.58	Irrigation 1 - Commercial	12/28/22 - 01/29/23	Commercial Irrigation Service
Detail		Basic Monthly Charge		<u>Meter Nbr</u>	<u>Current Reading</u>
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		67370632	9207
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		Environmental Charge			
		City of Jacksonville Franchise Fee			
					<u>Consumption</u>
					<u>Days Billed</u>
					<u>Reading Type</u>
					47000 GAL
					32
					Regular
16356 MAGNOLIA GROVE WY APT IRO1	I	132.39	Irrigation 1 - Commercial	01/03/23 - 02/01/23	Commercial Irrigation Service
Detail		Basic Monthly Charge		<u>Meter Nbr</u>	<u>Current Reading</u>
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		67370624	4612
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		Environmental Charge			
		City of Jacksonville Franchise Fee			
					<u>Consumption</u>
					<u>Days Billed</u>
					<u>Reading Type</u>
					27000 GAL
					29
					Regular
16365 N MAIN ST APTSG01	E	71.46	Commercial - Electric	12/29/22 - 01/30/23	General Service
Detail		Basic Monthly Charge		<u>Meter Nbr</u>	<u>Current Reading</u>
Charges:		Energy Charge (\$0.0663 per kWh)		24074025	25726
		Fuel Cost			
		Environmental Charge			
		City of Jacksonville Franchise Fee			
		Gross Receipts Tax			
					<u>Consumption</u>
					<u>Days Billed</u>
					<u>Reading Type</u>
					461 KWH
					32
					Regular
16529 TSONS BLUFF RD	E	1,173.37	Commercial - Electric	12/29/22 - 01/30/23	General Service
Detail		Basic Monthly Charge		<u>Meter Nbr</u>	<u>Current Reading</u>
Charges:		Energy Charge (\$0.0663 per kWh)		22968209	62883
		Fuel Cost		22968209	25.71
		Environmental Charge			
		City of Jacksonville Franchise Fee			
		Gross Receipts Tax			
					<u>Consumption</u>
					<u>Days Billed</u>
					<u>Reading Type</u>
					8697 KWH
					32
					Regular
					25.71 KW
					32
					Regular

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:			
16529 TSONS BLUFFRD	S	734.18	Commercial - Water/Sewer	12/28/22 - 01/29/23	Commercial Sewer Service			
Detail		Basic Monthly Charge		<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u>	<u>Days Billed</u>	<u>Reading Type</u>
Charges:		105.75		87650993	2878	95000 GAL	32	Regular
		Sewer Usage Charge						
		571.90						
		Environmental Charge						
		35.15						
		City of Jacksonville Franchise Fee						
		21.38						
16529 TSONS BLUFFRD	W	246.89	Commercial - Water/Sewer	12/28/22 - 01/29/23	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:		63.00		87650993	2878	95000 GAL	32	Regular
		Water Consumption Charge						
		141.55						
		Environmental Charge						
		35.15						
		City of Jacksonville Franchise Fee						
		7.19						
261 BRADFORD LAKE CR	I	217.12	Irrigation 1 - Commercial	12/28/22 - 01/29/23	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:		18.90		81523391	4292	46000 GAL	32	Regular
		Tier 1 Consumption (1-14 kgal @ \$3.44)						
		48.17						
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		126.71						
		Environmental Charge						
		17.02						
		City of Jacksonville Franchise Fee						
		6.32						
79 BRADFORD LAKE CR	I	150.23	Irrigation 1 - Commercial	12/28/22 - 01/29/23	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:		18.90		83974232	2036	31000 GAL	32	Regular
		Tier 1 Consumption (1-14 kgal @ \$3.44)						
		48.17						
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		67.31						
		Environmental Charge						
		11.47						
		City of Jacksonville Franchise Fee						
		4.38						

1/1 380042/4134477 0008769 3 | 000000000000

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
16309	01/31/2023	\$1,610.98	03/02/2023	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 2/1/23

Envera

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

Invoice	
Invoice Number 724697	Date 02/01/2023
Customer Number 400392	Due Date 03/01/2023

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400392		02/01/2023	03/01/2023

Quantity	Description	Months	Rate	Amount
<i>1768 - CCTV - Tison's Landing CDD - 16529 Tison's Bluff Rd. , Jacksonville, FL</i>				
1.00	Active Video Monitoring 03/01/2023 - 05/31/2023	3.00	\$675.00	\$2,025.00
1.00	Service & Maintenance 03/01/2023 - 05/31/2023	3.00	\$336.71	\$1,010.13
Subtotal:				\$3035.13
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$3035.13

Date	Invoice #	Description	Amount	Balance Due
2/1/2023	724697	Alarm Monitoring Services	\$3035.13	\$3035.13

Envera

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

Invoice	
Invoice Number 724697	Date 02/01/2023
Customer Number 400392	Due Date 03/01/2023

Net Due: \$3,035.13

Amount Enclosed: _____

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

Invoice	
Invoice Number 724728	Date 02/01/2023
Customer Number 400423	Due Date 03/01/2023

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		02/01/2023	03/01/2023

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Entrance 2 - Yellow Bluff Rd, Jacksonville, FL</i>				
1.00	Service & Maintenance 03/01/2023 - 03/31/2023	1.00	\$30.61	\$30.61
1.00	Video Pulls 03/01/2023 - 03/31/2023	1.00	\$200.00	\$200.00
			Subtotal:	\$230.61
			Tax	\$0.00
			Payments/Credits Applied	\$0.00
			Invoice Balance Due:	\$230.61

Date	Invoice #	Description	Amount	Balance Due
2/1/2023	724728	Alarm Monitoring Services	\$230.61	\$230.61

Envera

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

Invoice	
Invoice Number 724728	Date 02/01/2023
Customer Number 400423	Due Date 03/01/2023

Net Due: \$230.61

Amount Enclosed: _____

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

Invoice	
Invoice Number 724729	Date 02/01/2023
Customer Number 400423	Due Date 03/01/2023

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		02/01/2023	03/01/2023

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Utility, Jacksonville, FL</i>				
1.00	Active Video Monitoring 03/01/2023 - 03/31/2023	1.00	\$250.00	\$250.00
1.00	Service & Maintenance 03/01/2023 - 03/31/2023	1.00	\$138.21	\$138.21
			Subtotal:	\$388.21
			Tax	\$0.00
			Payments/Credits Applied	\$0.00
			Invoice Balance Due:	\$388.21

Date	Invoice #	Description	Amount	Balance Due
2/1/2023	724729	Alarm Monitoring Services	\$388.21	\$388.21

Envera

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

Invoice	
Invoice Number 724729	Date 02/01/2023
Customer Number 400423	Due Date 03/01/2023

Net Due: \$388.21

Amount Enclosed: _____

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

Invoice	
Invoice Number 724730	Date 02/01/2023
Customer Number 400423	Due Date 03/01/2023

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		02/01/2023	03/01/2023

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Entrance 1 - Pond Run Rd., Jacksonville, FL</i>				
1.00	Service & Maintenance 03/01/2023 - 03/31/2023	1.00	\$129.27	\$129.27
1.00	Video Pulls 03/01/2023 - 03/31/2023	1.00	\$200.00	\$200.00
			Subtotal:	\$329.27
	Tax			\$0.00
	Payments/Credits Applied			\$0.00
			Invoice Balance Due:	\$329.27

Date	Invoice #	Description	Amount	Balance Due
2/1/2023	724730	Alarm Monitoring Services	\$329.27	\$329.27

Envera

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

Invoice	
Invoice Number 724730	Date 02/01/2023
Customer Number 400423	Due Date 03/01/2023

Net Due: \$329.27

Amount Enclosed: _____

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

LawnBoy Lawn Services

PO Box 551203
 Jacksonville, FL 32255

Invoice

Date	Invoice #
2/4/2023	8383

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	3/6/2023	CC Duval Property, ...

Item	Description	Rate	Serviced	Amount
Maintenance	Installment for monthly services-January, 2023 Approved for payment by Tim Harden on 2/5/23	4,254.00		4,254.00

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

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

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

LawnBoy Lawn Services

PO Box 551203
 Jacksonville, FL 32255

Invoice

Date	Invoice #
2/6/2023	8395

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

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30		2/6/2023			

Quantity	Item Code	Description	Price Each	Amount
1	Irrigation Installation	Repair of 3" main irrigation line by Yellow Bluff Road sign. Excavated site, procured parts to include schedule 40 couplers, T's, expansion coupler, galvanized union, pipe and adapters. We cut out the damaged area, glued in the replacement and tested our work. Finally, we covered the area and cleaned up. Work performed on 10/20/22 and 10/22/2022. Pricing approved by Tim Harden	905.71	905.71
1	Irrigation Repair	Replacement of 9V batteries in all Hunter remote irrigation controllers on the property. Installation was in January, 2023. Pricing approved by Tim Harden	225.00	225.00
1	Plant Installation	Wayward driver drove over the front island at Yellow Bluff and tore out existing plant material. We moved some of the surviving plants then installed 8 new muhley grass plants. Installed 10 bags of natural mulch to match the surrounding mulch. Work performed 1/10/2023. Pricing approved by Tim Harden	210.00	210.00
Approved by Tim Harden on Feb 7th				

It's been a pleasure working with you!			Total	\$1,340.71
--	--	--	--------------	------------

Invoice #000052

We appreciate your business. Thank you for letting AirTatBodyArt make a lasting impression at your event!

Customer	Invoice Details	Deposit	Balance
Tisons Landing Assoc Vesta Property Services emyers@vestapropertyservice.com 904-757-1547 16529 Tisons Bluff Road Jacksonville, Florida 32218	PDF created February 22, 2023 \$600.00 Service date April 2, 2023	Due Mar 2, 2023 \$150.00	Due April 2, 2023 \$450.00

Items	Quantity	Price	Amount
2hrs. 1 Airtat Artist	2	\$300.00	\$600.00
Subtotal			\$600.00

Total Due **\$600.00**

Deposit	\$150.00
Unpaid • Due on Mar 2, 2023	
Balance	\$450.00
Unpaid • Due on Apr 2, 2023	

02/23/2023 Approved "Deposit Amount Only" \$150.00
Howard McGaffney
Code to 49400 Special Events



Pay online

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

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

February 23, 2023

Date

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

02/23/2023 Approved
Howard McGaffney
Code to: 48000 Legal Advertising

Serial #	<u>23-01119D</u>	PO/File #	_____	\$99.88
				Payment Due
	Notice of Board of Supervisor's Meeting			
	_____			\$99.88
	Tison's Landing Community Development District			Publication Fee

Case Number	_____			Amount Paid
Publication Dates	<u>2/23</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 # 23-01119D on your
check or remittance advice.

Your notice was published on both jaxdailyrecord.com and 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.

**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, March 2, 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. 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 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.

Howard McGaffney
District Manager

Feb. 23 00 (23-01119D)

TISONS LANDING CDD MONTHLY EXPENSE REPORT

BEGINNING 1/1/2023
ENDING 2/2/2023

1/8/2023	Valentine's Décor	320.57200.49400	Special Events	Amazon	\$	23.19
1/8/2023	Valentine's Décor	320.57200.49400	Special Events	Amazon	\$	62.31
1/9/2023	Incorrect Order			Publix	\$	30.08
1/9/2023	Funds returned			Publix	\$	(30.08)
1/15/2023	Toilet and faucets	320.57200.46000	Maint & Repairs	Lowe's	\$	377.00
1/16/2023	Pipe fitting for sink	320.57200.46000	Maint & Repairs	Lowe's	\$	13.56
1/18/2023	Flush valve kits	320.57200.46000	Maint & Repairs	Lowe's	\$	84.81
1/19/2023	Mortar Mix	320.57200.46000	Maint & Repairs	Lowe's	\$	9.38
1/19/2023	Dirt for field	320.57200.46000	Maint & Repairs	Earth Source	\$	19.35
1/23/2023	Easter eggs	320.57200.49400	Special Events	Sunny Bunny	\$	531.00
1/25/2023	Flush Valve Kit	320.57200.46000	Maint & Repairs	Home Depot	\$	33.22
1/26/2023	Ink for Printer	320.57200.52000	Amenity Supplies	Amazon	\$	78.78
						\$1,232.60

Signature: _____

Dana Harden, Amenity Manager

DATE INFORMATION

Your rate may vary according to the terms of your agreement.

TYPE OF BALANCE	ANNUAL INTEREST RATE	DAILY FINANCE CHARGE RATE	AVERAGE DAILY BALANCE	PERIODIC FINANCE CHARGES	TRANSACTION FINANCE CHARGES	TOTAL FINANCE CHARGES
PURCHASES	11.740%	.03216%	\$0.00	\$0.00	\$0.00	\$0.00
CASH ADVANCES	28.490%	.07805%	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL				\$0.00	\$0.00	\$0.00

Important Information

\$0 - \$1,262.68 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 02/28/23. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

TOTAL *FINANCE CHARGE* BILLED IN 2022 \$0.00

TOTAL *FINANCE CHARGE* PAID IN 2022 \$0.00

Transaction Details

Trans	Post	Reference Number	Description	Credits	Charges
01/08	01/08	24692160834DJQXY4	AMZN Mktg US*R59VM5673 Amzn.com/bill WA		23.19
01/08	01/08	24692160834DSGHTT	AMZN Mktg US*LX0EF4J43 Amzn.com/bill WA		62.31
01/09	01/09	24137460A017X7DX8	PUBLIX #644 JACKSONVILLE FL		30.08
01/09	01/09	74137460A01DMP1F6	PUBLIX #644 JACKSONVILLE FL	30.08	
01/15	01/15	24692160G30H9R6J5	LOWES #02472* JACKSONVILLE FL		377.00
01/16	01/16	24692160G30RP8MEX	LOWES #02472* JACKSONVILLE FL		13.56
01/18	01/18	24692160J32132SF1	LOWES #02472* JACKSONVILLE FL		84.81
01/19	01/19	24692160K32T1FA32	LOWES #02472* JACKSONVILLE FL		9.38
01/19	01/19	24829130K5SEVZKJR	EARTH SOURCE LLC JACKSONVILLE FL		19.35
01/23	01/23	24275590PS66DWK0H	SUNNY BUNNY EASTER EGGS 417-3802331 MO		531.00
01/25	01/25	24943010S09FQJTKL	HOMEDEPOT.COM 800-430-3376 GA		33.22
01/26	01/26	24431050V2DZLQ3W0	AMAZON.COM*BC9XO0253 AMZN AMZN.COM/BILL WA		78.78
01/27	01/27	F326800V00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	1,952.71	

Wells Fargo News

Effective February 1, 2023, there are important changes to your Customer Agreement. To see the full terms of your Customer Agreement, please visit [Wellsfargo.com/biz/business-credit/agreements](https://www.wellsfargo.com/biz/business-credit/agreements) or call the Business Elite Servicing Team at 1-800-231-5511 to request a copy.

Take advantage of the features that come with Online Banking:

Messages and alerts: Stay informed about your account with updates sent to your email or mobile phone.

Automatic Payments: Never miss a payment, avoid late charges, and protect your credit rating.

1/14/23, 5:26 PM

Amazon.com - Order 113-2429826-8646649

amazon.com

Final Details for Order #113-2429826-8646649
Print this page for your records.

Order Placed: January 6, 2023
Amazon.com order number: 113-2429826-8646649
Order Total: \$23.19

Shipped on January 7, 2023

Items Ordered	Price
1 of: Valentines Day Garden Flag 12x18 Double Sided, Pink Valentine Garden Flag Burlap Yard Flag Farmhouse Welcome Valentine Flag, Red Truck Valentines Day Decor Outdoor Home Cute Sign Sold by: Dragon Adventure (seller profile)	\$8.59
Condition: New	
1 of: Valentines Decoration Burlap Banner, Valentines Day Décor, Rustic Love Hanging Banner & 28pcs Felt Heart Garland Banner Decor for Mantle Fireplace Wall, Decorations Pre-Assembled - No DIY Required Sold by: Anotton (seller profile)	\$12.99
Condition: New	

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

Shipping Speed:
Standard Shipping

Payment information

Payment Method:
Visa | Last digits: 3429

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

Item(s) Subtotal:	\$21.58
Shipping & Handling:	\$0.00

Total before tax:	\$21.58
Estimated tax to be collected:	\$1.61

Grand Total:	\$23.19

Credit Card transactions

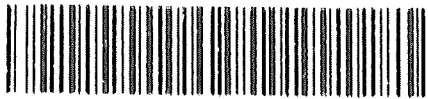
Visa ending in 3429: January 7, 2023: \$23.19

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

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Publix

Kernan Square Shopping Center
12620 Beach Boulevard
Jacksonville, FL 32246
Store Manager: Saneathia McIntyre
904-564-3580



0644 19N 519 589

GROCERY FOOD	30.08	F
Order Total	30.08	
Sales Tax	0.00	
Grand Total	30.08	
Credit Payment	30.08	
Change	0.00	

Receipt ID: 0644 19N 519 589

PRESTO!
Trace #: 513367
Reference #: 0401667808
Acct #: XXXXXXXXXXXX2941
Purchase American Express
Amount: \$30.08
Auth #: 844260

CREDIT CARD	PURCHASE
A000000025010801	AMERICAN EXPRESS
Entry Method:	Chip Read
Mode:	Issuer

Your cashier was Zack G.

01/09/2023 13:59 S0644 R151 9589 C0416

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

Publix Super Markets, Inc.

Publix

Kernan Square Shopping Center
12620 Beach Boulevard
Jacksonville, FL 32246
Store Manager: Saneathia McIntyre
904-564-3580



0644 19N 519 590

Refunded Item		
GROCERY FOOD	-30.08	F
Order Total	-30.08	
Sales Tax	0.00	
Grand Total	-30.08	
Credit Refund	-30.08	
Change	0.00	

Receipt ID: 0644 19N 519 590

PRESTO!
Trace #: 513368
Reference #: 0401668718
Acct #: XXXXXXXXXXXX3429
Refund VISA
Amount: \$-30.08
Auth #: 009198

CREDIT CARD	REFUND
A0000000031010	Visa Credit
Entry Method:	Cntctless
Mode:	Issuer

Your cashier was Zack G.

01/09/2023 13:59 S0644 R151 9590 C0416

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

Publix Super Markets, Inc.

1/14/23, 5:28 PM

amazon.com

Amazon.com - Order 113-2189439-1652268

Final Details for Order #113-2189439-1652268

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

Order Placed: January 6, 2023
Amazon.com order number: 113-2189439-1652268
Order Total: \$62.31

Shipped on January 6, 2023

Items Ordered

	Price
2 of: <i>ARKENY Valentine Tablecloth 60*84 Inch Rectangle Red Heart Valentine Table Cloth Love Sign Holiday Decorative Fabric Table Cover for Valentines Day Décor</i>	\$18.99

Sold by: ARKENY ([seller profile](#))

Condition: New

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Shipped on January 7, 2023

Items Ordered

	Price
1 of: <i>Yawwind 13 Inches Valentine's Day Wreath,Artificial Heart-Shaped Wreath Rose Petal Wreaths for Front Door,Valentine's Day Anniversary Wedding Party Dinner Decorations (Pink)</i>	\$19.99

Sold by: Yaw wind ([seller profile](#))

Condition: New

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa | Last digits: 3429

Billing address

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

Item(s) Subtotal: \$57.97
Shipping & Handling: \$0.00

Total before tax: \$57.97
Estimated tax to be collected: \$4.34

Grand Total: \$62.31



Order #WB36727136

Placed on: Jan 24, 2023

Billing Information

Timothy Harden
5385 N Nob Hill Rd
FORT LAUDERDALE FL 33351

Payment Method: VISA ***3429

Item	Price/Item	Qty	Line Total
------	------------	-----	------------

Store Pickup (1 item)

12111 Lem Turner Rd #6351, Jacksonville, FL 32218

Item picked up from store #6351

KOHLER 3.25 in. Flush Valve Kit	\$30.90	1	\$30.90
---------------------------------	---------	---	---------

Available: JAN 25 - JAN 27

Subtotal	\$30.90
Pick Up In Store	FREE
Sales Tax	\$2.32
Total	\$33.22

Need help?

Online Customer Support:
1-800-430-3376

Call 7 days a week:
6 a.m. to 2 a.m. EST



Sunny Bunny Easter eggs
 2835 West Bennett
 Springfield, MO 65802
 Telephone: 417-866-2339
 orders@sunnybunnyeastereggs.com
 https://sunnybunnyeastereggs.com




Date Added: 01/23/2023
Invoice No.: INV-2971015029
Order ID: 49697
Payment Method: Credit Card / Debit Card (Authorize.Net)
Shipping Method: Free Shipping

Payment Address

Tisons Landing Community
 5385 N Nobb Hill Road
 Sunrise, Florida 33351
 United States
 emyers@vestapropertyservices.com
 9043272277

Shipping Address

Elizabeth Myers
 17100 Eagle Bend Blvd
 Jacksonville, Florida 32226
 United States

Product Name	Quantity	SKU	Total ex. tax
 1 x Plastic Easter eggs filled with Tattoos-1000	1		\$99.00
 2 x Plastic Easter eggs filled with Candy-1000	2	A1000CM	\$288.00
 1 x Plastic Easter eggs filled with Toys-1000	1	A1000TM	\$144.00
Sub-Total:			\$531.00
Free Shipping:			\$0.00
Total:			\$531.00

Instructions

Authorization Code: 023792
 AVS Response: Y
 Transaction ID: 64168164634
 Card Code Response: M
 Cardholder Authentication Verification Response:

Dana A. Harden

From: Lowe's Home Improvement <do-not-reply@receipt.lowes.com>
Sent: Sunday, January 15, 2023 5:29 PM
To: Dana A. Harden
Subject: Your Lowe's Purchase Receipt



Your Lowe's Receipt

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

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

Transaction #: 2821700
Order Date : 01/15/23 17:28:20



Item	Price
DELTA DUNSLEY SS PD	\$ 179.00
Item #: 1076625	
1 @ 179.00	
CALDWELL 2H MB LAV	\$ 198.00
Item #: 4075630	
2 @ 99.00	
Invoice 2284 Subtotal	\$ 377.00
Invoice 2284 Subtotal	\$ 377.00
Subtotal	\$ 377.00
Total Tax	\$ 0.00

Dana A. Harden

From: Lowe's Home Improvement <do-not-reply@receipt.lowes.com>
Sent: Monday, January 16, 2023 11:35 AM
To: Dana A. Harden
Subject: Your Lowe's Purchase Receipt



Your Lowe's Receipt

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

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

Transaction #: 12886711
Order Date : 01/16/23 11:31:51



Item	Price
3/8-IN X 12-IN SS-FC (76301)	\$ 13.56
Item #: 751638	
2 @ 6.78	
Invoice 12102 Subtotal	\$ 13.56
Invoice 12102 Subtotal	\$ 13.56
Subtotal	\$ 13.56
Total Tax	\$ 0.00
Total	\$ 13.56

Total # of items purchased: 2
Excludes fees, services and special order items

Dana A. Harden

From: Lowe's Home Improvement <do-not-reply@receipt.lowes.com>
Sent: Wednesday, January 18, 2023 9:51 AM
To: Dana A. Harden
Subject: Your Lowe's Purchase Receipt



Your Lowe's Receipt

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

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

Transaction #: 2053399
Order Date: 01/18/23 09:49:59



Item	Price
FM COMPLETE 3-IN FLUSH VALVE KIT	\$ 56.94
Item #: 359952	
3 @ 18.98	
RB CHR HEAVY DUTY FLUSH LEVER	\$ 27.87
Item #: 35011	
3 @ 9.29	
Invoice 2652 Subtotal	\$ 84.81
Invoice 2652 Subtotal	\$ 84.81
Subtotal	\$ 84.81
Total Tax	\$ 0.00

Dana A. Harden

From: Lowe's Home Improvement <do-not-reply@receipt.lowes.com>
Sent: Thursday, January 19, 2023 1:00 PM
To: Dana A. Harden
Subject: Your Lowe's Purchase Receipt



Your Lowe's Receipt

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

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

Transaction #: 2151116
Order Date: 01/19/23 12:58:36



Item	Price
SAKRETE 10-LB TYPE S MORTAR MIX	\$ 9.38
Item #: 2130352	
1 @ 9.38	
Invoice 2890 Subtotal	\$ 9.38
<hr/>	
Invoice 2890 Subtotal	\$ 9.38
Subtotal	\$ 9.38
Total Tax	\$ 0.00
Total	\$ 9.38

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



Final Details for Order #113-1596750-0205809
Print this page for your records.

Order Placed: January 26, 2023
Amazon.com order number: 113-1596750-0205809
Order Total: \$78.78

Shipped on January 26, 2023

Items Ordered	Price
1 of: <i>EPSON T822 DURABrite Ultra Ink High Capacity Black & Standard Color Cartridge Combo Pack (T822XL-BCS) for select Epson WorkForce Pro Printers</i>	\$73.28
Sold by: Amazon.com Services LLC	
Condition: New	

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

Shipping Speed:
FREE Prime Delivery

Payment information

Payment Method:
Visa | Last digits: 3429

Item(s) Subtotal: \$73.28
Shipping & Handling: \$0.00

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

Total before tax: \$73.28
Estimated tax to be collected: \$5.50

Grand Total: \$78.78

Credit Card transactions

Visa ending in 3429: January 26, 2023: \$78.78

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

EARTH SOURCE LLC
 1815 N MAIN ST
 JACKSONVILLE FL 32218
 (904) 751-7555



11761 North Main Street
 Jacksonville, FL 32218

Ph: 904-757-8618

SALE

MO 000100186209
 TD 001 REF# 00007131
 Batch # 019001 RRN 600100002
 01-19-23 10:00:08
 APPR CODE 019100
 VISA Chp
3429 ***

www.earthsourcejax.com

INVOICE

Date: _____

AMOUNT \$19.35

Phone: _____

APPROVED

Visa Credit
 AID A0000000031010
 TVR 00 00 00 10 00
 TSI E8 00

DESCRIPTION	QUANTITY	PRICE
-------------	----------	-------

CUSTOMER COPY

3		
4		
5		
6		
7		
8		
9		
10		

Disclaimer: When loading with bulk materials, there is a risk of damage to your vehicle. Earth Source disclaims liability for any such damage to your vehicle. Unless otherwise stated, Seller shall not be responsible for any costs and damages associated with delivery of product to a specific location on site expressly including, but not limited to, underground sprinklers or piping. Buyer(s) represents and warrants that the designated area for delivery shall be a "safe zone," free and clear of any and all property that can be damaged, and that the designated area for delivery be accessible via any delivery methods chosen by the Seller. Based on the foregoing, Buyer(s) agrees to waive any and all damage claims to personal property. Seller shall not be made responsible for damage that may occur in the course of delivery operations. The delivery truck and/or equipment is not able to drive off paved surfaces. If Buyer(s) insist on this, Buyer(s) will be responsible for any and all damages, and/or towing fees.

Subtotal	
Tax Rate	
Tax	
Optional Delivery	
TOTAL	

X _____ Date _____

Buyer(s) agrees to receiving a true copy of this order and Sales Invoice

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
2/14/23	00026	2/14/23 02142023	202302 600-15100-10000 TXFER EXCESS FUNDS	TISONS LANDING	*	40,000.00	
							40,000.00 000051
						TOTAL FOR BANK C	40,000.00
						TOTAL FOR REGISTER	40,000.00

TISO TISON TCESSNA

Tisons' Landing
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
February 14, 2023	\$40,000.00	Patti Powers

Payable to:

Tison's Landing CDD c/o State Board v# 26

Date Check Needed:

Budget Category:

2/14/2023	033.600.15100.10000
-----------	---------------------

Intended Use of Funds Requested:

TXFER EXCESS FUNDS TO STATE BOARD #322393
<i>(Attach supporting documentation for request.)</i>

FOURTH ORDER OF BUSINESS

D.

Submitted by: Elizabeth Myers and Tim Harden on April 3rd, 2023

AMENITIES REPORT

EVENT RECAP:

April 2nd – Easter Event





Submitted by: Elizabeth Myers and Tim Harden on April 3rd, 2023

UPCOMING EVENTS:

- **Bagel Event:** Monthly 15th and 30th , come out for some warm yummy treats and conversation.
- **Glow in the Dark Easter Eggs:** Saturday, April 8th
- **Summer Movie by the Pool:** TBD
- **Neighbor vs. Neighbor Summer Lawn Games (coordinate with HOA hotdog and ice cream social):** TBD

Facilities Maintenance Activities

1. Staff did some touch up painting on the gym equipment.

Before:



After:





Submitted by: Elizabeth Myers and Tim Harden on April 3rd, 2023

2. Staff replaced several broken or missing electrical covers on the tennis court lights.



Project proposals to be considered for the 2023-2024 budget year

1. Estimates received for resurfacing of splash feature pool.
 - A. Tempool - \$81,000 (Please see proposal that was submitted for Board meeting package.)

Other bids have not been submitted yet, but I hope to have it in time for the meeting.

2. Estimates for Landscaping remodel at both entrances.
 - A. C&L Landscape - \$120,000 (Proposal was submitted as part of Board meeting package.)

We are expecting bids from other vendors, but they have not been received at this time.

Tree trimming project for oaks in pocket parks

Unfortunately, the leaves came back in before we could get this work done. I did not become aware of this issue until late in the winter. At this point I recommend pushing this off until the fall. I will make this a priority as soon as the leaves fall off of the trees later this year.



Submitted by: Elizabeth Myers and Tim Harden on April 3rd, 2023

Pool equipment remodel

At this point we are still waiting for the new 500-gal chemical tank from Hawkins. They are currently unable to give me an expected date of arrival. Once the chemical tank is in place, we will serve Poolsure with a thirty day cancellation of service notice. We will then reach out to United Pool Pros to schedule the installation of the new equipment. The plan is to try to schedule the removal of Poolsure's equipment and the installation of the new District owned equipment in the same day.

Leak in Splash Feature Pool

Compac came out for a site visit on Apr 4th. They identified some cracks in the floor of the spray feature holding tank. A proposal will be submitted for repairing these cracks and caulking around all valves and return lines. Staff attempted to repair these leaks but was unsuccessful.

Pressure washing

Staff pressure washed the curbing and sidewalks at the intersection of Tisons Bluff Rd and Pond Run Ln. The next sections to be completed are the curbing at both entrances to the community.

FIFTH ORDER OF BUSINESS

A.

1.

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, including, but not limited to, contributing the Property to a non-profit entity or placing or delivering the Property to an appropriate entity for disposal as bulk trash. The Board of Supervisors hereby ratifies and approves any disposition of the Property previously taken by the District Manager consistent with this Resolution.

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 13TH DAY OF APRIL, 2023.

**TISON'S LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair

EXHIBIT "A"

PROPERTY DECLARED SURPLUS



THIS
CURB
ORDER
ANY
THI

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

2.

RESOLUTION 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TISON’S LANDING COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2023/2024; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of Tison’s Landing Community Development District (the “Board”) prior to June 15, 2023, proposed operating and debt service budgets for Fiscal Year 2023/2024; and

WHEREAS, the Board has considered the proposed budgets and desires to set the required public hearing thereon.

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

1. The operating and debt service budgets proposed by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** are hereby approved as the basis for conducting a public hearing to adopt said budgets.

2. A public hearing on said approved budgets is hereby declared and set for the following date, hour and place:

Date: July 13, 2023

Hour: 6:00 p.m.

Place: Yellow Bluff Amenity Center
16529 Tisons Bluff Road
Jacksonville, FL 32218

3. The District Manager is hereby directed to submit a copy of the proposed budget to the City of Jacksonville and Duval County at least 60 days prior to the hearing set above.

4. The District's Secretary is further directed to post this proposed budget on the District's website at least two days before the budget hearing date as set forth in Section 2.

5. Notice of this public hearing shall be published in the manner prescribed in Florida Law.

6. This Resolution shall take effect immediately upon adoption.

Passed and adopted this 13th day of April, 2023.

**TISON'S LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Chairman / Vice Chairman

Secretary / Assistant Secretary

***Proposed Budget
Fiscal Year 2024***

***Tison's Landing
Community Development District***

April 13, 2023



Tison's Landing

Community Development District

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Tison's Landing

Community Development District General Fund

Description	Adopted Budget FY 2023	Actual Thru 2/28/2023	Projected Next 7 Months	Total Projected 9/30/2023	Proposed Budget FY 2024
Revenues					
Assessments - On Tax Roll	\$720,022	\$712,950	\$13,213	\$726,163	\$781,698
Clubhouse Rentals	\$2,000	\$4,355	\$1,000	\$5,355	\$2,000
HOA Revenues	\$1,500	\$0	\$0	\$0	\$0
Interest Income	\$200	\$6,313	\$4,000	\$10,313	\$4,000
Miscellaneous Revenues	\$0	\$180	\$200	\$380	\$0
Total Revenues	\$723,722	\$723,797	\$18,413	\$742,211	\$787,698
Expenditures					
Administrative					
Supervisor Fees	\$12,000	\$3,600	\$7,000	\$10,600	\$12,000
FICA Taxes	\$918	\$275	\$536	\$811	\$918
District Engineer Fees	\$3,000	\$154	\$2,846	\$3,000	\$3,000
District Counsel Fees	\$15,000	\$7,425	\$17,575	\$25,000	\$15,000
District Management Fees	\$50,000	\$18,750	\$26,250	\$45,000	\$45,000
Assessment Roll Administration	\$2,500	\$2,500	\$0	\$2,500	\$2,500
Dissemination Agent	\$1,000	\$517	\$583	\$1,100	\$1,000
Information Technology	\$1,400	\$583	\$817	\$1,400	\$1,400
District Website Administration	\$1,400	\$583	\$817	\$1,400	\$1,400
Trustee Fees	\$3,725	\$3,717	\$0	\$3,717	\$3,725
Annual Audit	\$3,100	\$3,100	\$0	\$3,100	\$3,200
Arbitrage Rebate	\$1,200	\$0	\$1,200	\$1,200	\$1,200
Telephone	\$100	\$104	\$246	\$350	\$350
Postage	\$1,000	\$19	\$981	\$1,000	\$1,000
Printing & Binding	\$2,000	\$210	\$790	\$1,000	\$2,000
General Liability and Public Officials Insurance	\$10,249	\$9,861	\$0	\$9,861	\$10,847
Legal Advertising	\$1,000	\$593	\$407	\$1,000	\$1,000
Bank Fees and Other Charges	\$1,000	\$149	\$851	\$1,000	\$1,000
Office Supplies	\$500	\$3	\$497	\$500	\$500
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Total Administrative	\$111,267	\$52,317	\$61,397	\$113,715	\$107,215
Community Operations					
Property Insurance	\$15,828	\$15,476	\$0	\$15,476	\$19,345
Field Management & Administration (Vesta)	\$31,469	\$13,112	\$18,357	\$31,469	\$36,450
Security Off Duty (JSO)	\$25,000	\$254	\$12,246	\$12,500	\$12,500
Landscape Maintenance (LawnBoy)	\$51,056	\$21,270	\$29,778	\$51,048	\$51,048
Mulch	\$15,000	\$0	\$15,000	\$15,000	\$15,000
Fertilization (AgrowPro)	\$19,332	\$7,816	\$11,277	\$19,093	\$19,332
Irrigation Repairs and Maintenance	\$10,000	\$1,341	\$8,659	\$10,000	\$10,000
Landscape Repairs and Maintenance	\$7,500	\$0	\$7,500	\$7,500	\$7,000
Lake Maintenance (The Lake Doctor)	\$11,428	\$4,020	\$5,628	\$9,648	\$11,428
Utilities-Cable (Comcast)	\$2,400	\$617	\$863	\$1,480	\$1,680
Utilities-Electric (JEA)	\$1,800	\$395	\$905	\$1,300	\$1,800
Utilities-Irrigation (JEA)	\$30,000	\$11,430	\$14,570	\$26,000	\$30,000
Community Repairs and Maintenance	\$20,000	\$646	\$19,354	\$20,000	\$20,000
Community Operations Contingency	\$10,000	\$2,882	\$7,118	\$10,000	\$5,000
Capital Improvement Plan	\$0	\$0	\$0	\$0	\$22,500
Capital Reserve Funding	\$40,000	\$40,000	\$32,264	\$72,264	\$82,500
Total Community Operations	\$290,813	\$119,260	\$183,519	\$302,778	\$345,583

Tison's Landing

Community Development District General Fund

Description	Adopted Budget FY 2023	Actual Thru 2/28/2023	Projected Next 7 Months	Total Projected 9/30/2023	Proposed Budget FY 2024
<u>Amenity Operations</u>					
Amenity Manager (Vesta)	\$100,206	\$41,753	\$58,453	\$100,206	\$100,206
Pool Maintenance (Vesta)	\$30,065	\$12,527	\$17,538	\$30,065	\$32,500
Facility / Pool Monitoring Service (Vesta)	\$0	\$0	\$0	\$0	\$11,975
Janitorial Maintenance (Vesta)	\$30,845	\$12,852	\$17,993	\$30,845	\$32,450
Janitorial Supplies (Vesta)	\$3,725	\$1,552	\$2,173	\$3,725	\$3,978
Amenity Website (Vesta)	\$3,000	\$1,250	\$1,750	\$3,000	\$3,000
Seasonal Office Staffing (Vesta)	\$13,753	\$5,730	\$8,023	\$13,753	\$13,753
Security Camera Monitoring (Envera/High-Tech)	\$23,463	\$12,410	\$16,818	\$29,228	\$29,238
Pool Repairs and Maintenance	\$5,000	\$3,178	\$0	\$3,178	\$0
Pool Chemicals (PoolSure)	\$11,980	\$5,693	\$9,338	\$15,031	\$15,000
License / Permit Fees	\$600	\$0	\$600	\$600	\$600
Utilities-Cable (Comcast)	\$6,000	\$2,457	\$3,423	\$5,880	\$6,000
Utilities-Electric (JEA)	\$24,000	\$5,761	\$14,239	\$20,000	\$22,000
Utilities-Water/Sewer (JEA)	\$12,000	\$5,126	\$6,874	\$12,000	\$12,000
Refuse Services (Republic Service)	\$4,800	\$2,242	\$3,758	\$6,000	\$7,200
Pest Control	\$0	\$0	\$0	\$0	\$2,000
Amenity Repairs and Maintenance	\$17,000	\$2,792	\$14,208	\$17,000	\$15,000
Fitness Equipment Maintenance	\$1,000	\$0	\$1,000	\$1,000	\$1,000
Special Events	\$20,000	\$9,672	\$10,328	\$20,000	\$20,000
Amenity Supplies	\$5,000	\$1,161	\$3,839	\$5,000	\$5,000
Amenity Operations Contingency	\$9,206	\$3,022	\$6,184	\$9,206	\$2,000
Total Amenity Operations	\$321,642	\$129,178	\$196,539	\$325,717	\$334,900
Total Expenditures	\$723,722	\$300,755	\$441,455	\$742,210	\$787,698
Excess of revenues over/(under) expenditures	\$0	\$423,042	(\$423,042)	\$0	\$0

Product	Units	FY 2023		FY 2024		Increase/(decrease)	
		per Unit (gross)	Total	per Unit (gross)	Total	per Unit (gross)	Total
50' SF	186	\$1,144.71	\$212,915.89	\$1,242.76	\$231,153.94	\$98.05	\$18,238.05
55' SF	151	\$1,144.71	\$172,851.07	\$1,242.76	\$187,657.23	\$98.05	\$14,806.16
60' SF	138	\$1,144.71	\$157,969.85	\$1,242.76	\$171,501.31	\$98.05	\$13,531.46
65' SF	205	\$1,144.71	\$234,665.36	\$1,242.76	\$254,766.44	\$98.05	\$20,101.08
Total	680						
		Gross Assessments	\$778,402.16	Gross Assessments	\$845,078.92	Gross Assessments	\$66,676.76
		Less: Discounts 4%	(\$31,136.09)	Less: Discounts 4%	(\$33,803.16)	Less: Discounts 4%	(\$2,667.07)
		Less: Comm 3.5%	(\$27,244.08)	Less: Comm 3.5%	(\$29,577.76)	Less: Comm 3.5%	(\$2,333.69)
		Net Assessments	\$720,022.00	Net Assessments	\$781,698.00	Net Assessments	\$61,676.00

REVENUES:

Assessments-On Tax Roll

The District will levy a non-advalorem maintenance assessment on the developable property within the District to fund the operating budget. The assessment may either be invoices collected directly or placed on the Duval County tax roll.

Clubhouse Rentals

The District will collect fees for room rental of the amenity center.

Interest Income

The District will invest surplus funds with the State Board of Administration Investment Pool.

Miscellaneous Revenues

This revenue is for any income that is not mentioned above.

EXPENDITURES:

ADMINISTRATIVE:

Supervisor Fees

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one calendar year. The amount for the fiscal year is based upon the five paid supervisors attending the estimated 4 meetings.

FICA Taxes

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

District Engineering Fees

The District's engineering firm, England, Thims & Miller, Inc., will be providing general engineering services to the District, including attendance and preparation for monthly board meetings, review invoices, etc.

District Counsel Fees

The District's legal counsel, Billing, Cochran, Lyles, Mauro & Ramsey, will be providing general legal services to the District, including attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

District Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC.

Assessment Roll Administration

Represents cost associated with annually levying and collection Non-Ad Valorem Assessments utilized to fund the operating and debt service cost of the District.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Information Technology

The District processes all of its financial activities, including accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services, LLC. And ensures statutory website compliance.

ADMINISTRATIVE: (continued)

District Website Administration

Per Section 199.069 F.S., all Districts must have a website by October 1, 2015 to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by Unicorn and updated as required by the Statute.

Trustee Fees

The District issued Series 2016A-1 and 2016A-2 Special Assessment Bonds which are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between US Bank and the District.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

Arbitrage Rebate

The District is required to have an Arbitrage Rebate Calculation on the districts 2016A-1 and 2016A-2 Special Assessment Bonds.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

General Liability and Public Officials Insurance

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance (FIA)). They specialize in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc in the Florida Times Union.

Bank Fees and Other Charges

Bank charges and any other miscellaneous expenditures incurred during the year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

COMMUNITY OPERATIONS:

Property Insurance

The District's Property Insurance policy (Amenity Center) is with Egis. Egis specializes in providing insurance coverage to governmental agencies.

Field Management & Administration (Vesta)

The District has contracted with Vest Property Service for on-site field management of contracts for District services such as landscaping, amenity & pool facilities, lake maintenance and security. Proposed an increase of 7,5%.

<u>Vendor</u>	<u>Monthly</u>	<u>Annually</u>
Vesta Property Service	\$2,622.39	\$31,469

Security Off Duty (JSO)

The district will hire off duty Jacksonville Sheriffs (JSO) for special events.

Landscape Maintenance (LawnBoy)

The District currently has a landscape maintenance contract with LawnBoy Lawn Services, Inc. The budgeted amount is based upon the following:

<u>Vendor</u>	<u>Monthly</u>	<u>Annually</u>
LawnBoy Services, Inc.	\$4,254.00	\$51,048.00

Mulch

Cost to replace mulch throughout the district.

Fertilization (AgrowPro)

The District currently has a contract Agro Pro Inc.. The budgeted amount is based upon the following:

<u>Vendor</u>	<u>Monthly</u>	<u>Annually</u>
Agro Pro Inc.	\$1,610.98	\$19,332

Irrigation Repairs and Maintenance

Cost of routine repairs and maintenance of the District's irrigation system.

Lake Maintenance (The Lake Doctor)

The District currently has a contract to maintain the lakes within the District. The budgeted amount is based upon the following:

<u>Vendor</u>	<u>Monthly</u>	<u>Annually</u>
The Lake Doctors	\$844	\$10,128
Contingency		\$1,300

Utilities-Cable (Comcast)

The District uses Comcast for internet at entrance gate.

Utilities-Electric (JEA)

The District has utility accounts with JEA for electric. The budget is based on previous year's spending.

<u>Location</u>	<u>Meter #</u>
16365 N Main St Apt SG01	95045373

COMMUNITY OPERATIONS: (CONTUNIED)

Utilities-Irrigation (JEA)

The District has utility accounts with JEA for water, sewer and commercial irrigation. The budget is based on previous year's spending.

<u>Location</u>	<u>Meter #</u>
Commercial Irrigation:	
15635 Tisons Bluff Road	67370623
15681 Tisons Bluff Road	67370625
16123 Tisons Bluff Road	83726295
16151 Dowing Creek Dr	74534584
16211 Dowing Creek Dr	74458033
16303 Hunters Hollow TL	67370633
16316 Magnolia Grove Wy	67370626
16331 Tisons Bluff Road	67370634
16343 Tisons Bluff Road	67370632
16356 Magnolia Grove Wy Apt IR01	67370624
261 Bradford Lake Cr	81523391
79 Bradford Lake Cr	83874232

Community Repairs and Maintenance

Unscheduled repairs and maintenance to the District's common area throughout the community.

Community Operations Contingency

Represents any minor capital expenditures the District may need to make during the Fiscal Year.

Capital Improvement Plan

Represents for Capital Improvement Projects defined by the Reserve Study/CIP.

Capital Reserve Funding

Funds set aside for future replacements of capital related items.

AMENITY OPERATIONS:

Amenity Manager (Vesta)

The District's management company (Vesta Property Service) will be providing a Recreational Director who will coordinate special events and miscellaneous programs for the District. Proposed an increase of 3%.

<u>Vendor</u>	<u>Monthly</u>	<u>Annually</u>
Vesta Property Service	\$8,350.51	\$100,206

Pool Maintenance (Vesta)

The District's management company (Vesta Property Service) is currently maintaining the pool at the Amenity Center. The budgeted amount is based upon the following: Proposed increase of 16,12%.

<u>Vendor</u>	<u>Monthly</u>	<u>Annually</u>
Vesta Property Service	\$2,505.39	\$30,065

AMENITY OPERATIONS: (CONTINUED)

Facility / Pool Monitoring Service (Vesta)

Additional staffing for 12 hours during the high season (26 weeks)

Janitorial Maintenance (Vesta)

The district's management company (Vesta Property Service) provides weekly cleaning of the clubhouse, restrooms, and pool area. Proposed increase of 16,12%.

<u>Vendor</u>	<u>Monthly</u>	<u>Annually</u>
Vesta Property Service	\$2,570.43	\$30,845

Janitorial Supplies (Vesta)

The district's management company (Vesta Property Service) provides janitorial supplies. Proposed increase of 3%.

<u>Vendor</u>	<u>Monthly</u>	<u>Annually</u>
Vesta Property Service	\$310.41	\$3,725

Amenity Website (Vesta)

Contractor [Vesta] provides community website administration and mobile application accessible to residents.

Seasonal Office Staffing (Vesta)

Additional staffing for 12 hours during the high season (26 weeks)

Security Camera Monitoring (Envera/High-Tech)

The District has a contract with Envera services. Monthly active video monitoring and service/maintenance.

<u>Vendor</u>	<u>Monthly</u>	<u>Annually</u>
Envera - Tison's Bluff Rd	\$1,011.71	\$12,140.52
Envera - Entrance 1- Pond Run Rd	\$329.27	\$3,951.24
Envera - Entrance 2 -Yellow Bluff Rd	\$230.61	\$2,767.32
Envera - Utility	\$388.21	\$4,658.52
Hich-Tech	\$ 60.00	\$720.00
Repairs		\$5,000.00
Total		\$29,237.60

Pool Repair and Maintenance

Cost to repair the community pool.

Pool Chemicals (PoolSure)

The District's has contract with Poolsure for the placement of chemicals in the Amenity Center Swimming Pool. Proposed increase of 7.5%.

<u>Vendor</u>	<u>Monthly</u>	<u>Annually</u>
PoolSure	\$1,334.07	\$16,008.84
Vesta		\$ 1,000.00

AMENITY OPERATIONS: (CONTINUED)

License / Permit Fees

Represents Permit Fees paid to the Department of Health for the swimming pools.

Utilities-Cable (Comcast)

The District uses Comcast for cable/TV and internet.

Utilities-Electric (JEA)

The District has utility accounts with JEA for electric. The budget is based on previous year's spending.

<u>Location</u>	<u>Meter #</u>
16529 Tisons Bluff Road	06221889

Utilities-Water/Sewer (JEA)

The District has utility accounts with JEA for water, sewer and commercial irrigation. The budget is based on previous year's spending.

<u>Location</u>	<u>Meter #</u>
Water: 16529 Tisons Bluff Road	67891772
Sewer: 16529 Tisons Bluff Road	67891772

Refuse Service (Republic Service)

This item includes the cost of garbage disposal for the District.

Pest Control

Represents pest control costs.

Amenity Repairs and Maintenance

Unscheduled repairs and maintenance to the District's Facilities throughout the community.

Fitness Equipment Maintenance

Represents maintenance to fitness equipment costs.

Special Events

Monthly events and organized functions provided for all residents.

Amenity Supplies

Miscellaneous supplies needed for the Clubhouse.

Amenity Operations Contingency

Represents any minor capital expenditures the District may need to make during the Fiscal Year.

Tison's Landing

Community Development District Capital Reserve Fund

Description	Adopted Budget FY 2023	Actual Thru 2/28/2023	Projected Next 7 Months	Total Projected 9/30/2023	Proposed Budget FY 2024
Revenues					
Carry Forward Surplus	\$75,937	\$56,609	\$0	\$56,609	\$54,296
Interest Income	\$100	\$856	\$500	\$1,356	\$1,000
Capital Reserve-Transfer In	\$40,000	\$40,000	\$32,264	\$72,264	\$82,500
Total Revenues	\$116,037	\$97,465	\$32,764	\$130,229	\$137,796
Expenditures					
Capital Outlay	\$75,133	\$2,800	\$72,333	\$75,133	\$22,500
Miscellaneous	\$800	\$206	\$594	\$800	\$800
Total Expenditures	\$75,933	\$3,006	\$72,927	\$75,933	\$23,300
Excess of revenues over/(under) expenditures	\$40,104	\$94,459	(\$40,163)	\$54,296	\$114,496
NET CHANGE IN FUND BALANCE	\$40,104	\$94,459	(\$40,163)	\$54,296	\$114,496

Tison's Landing

Community Development District Reserve Study Plan

		Fiscal Year	Annual Assessment	Annual Interest	Annual Expenditures	Net Change in Fund Balance Gain / (Use)	Net Reserve Funds	Reserve Study Plan Funds
Beginning FB	\$56,609	2023	\$40,000	\$1,856	\$75,133	-\$33,277	\$23,332	\$0
		2024	\$82,500	\$3,353	\$22,500	\$63,353	\$86,685	\$533,769
		2025	\$87,432	\$3,663	\$6,180	\$84,915	\$171,600	\$603,538
		2026	\$88,307	\$4,706	\$22,423	\$70,590	\$242,190	\$660,535
		2027	\$89,190	\$5,811	\$20,262	\$74,739	\$316,929	\$723,328
		2028	\$90,082	\$6,762	\$32,446	\$64,398	\$381,327	\$777,456
		2029	\$90,892	\$7,212	\$67,764	\$30,340	\$411,667	\$798,807
		2030	\$91,892	\$8,365	\$22,209	\$78,048	\$489,715	\$869,754
		2031	\$92,811	\$9,585	\$19,845	\$82,551	\$572,266	\$947,361
		2032	\$93,739	\$9,338	\$119,814	-\$16,737	\$555,529	\$927,030
		2033	\$94,677	\$1,806	\$606,137	-\$509,654	\$45,875	\$407,416
		2034	\$95,623	\$3,147	\$8,063	\$90,707	\$136,582	\$490,536

Tison's Landing

Community Development District

Debt Service Fund

Series 2016-1 & 2 Senior Special Assessment Revenue Refunding and Improvement Bonds

Description	Adopted Budget FY 2023	Actual Thru 2/28/2023	Projected Next 7 Months	Total Projected 9/30/2023	Proposed Budget FY 2024
Revenues					
Carry Forward Surplus ⁽¹⁾	\$85,399	\$126,557	\$0	\$126,557	\$125,429
Special Assessments - On Roll	\$382,996	\$378,184	\$7,009	\$385,193	\$381,936
Interest Income	\$0	\$4,849	\$1,000	\$5,849	\$2,000
Total Revenues	\$468,395	\$509,590	\$8,009	\$517,599	\$509,365
Expenditures					
Series 2016-1					
Interest - 11/01	\$55,816	\$55,816	\$0	\$55,816	\$53,697
Special Call 11/01	\$0	\$5,000	\$0	\$5,000	\$0
Interest - 05/01	\$55,816	\$0	\$55,816	\$55,816	\$53,697
Principal - 05/01	\$185,000	\$0	\$185,000	\$185,000	\$190,000
Special Call 05/01	\$0	\$0	\$5,000	\$5,000	\$0
Series 2016-2					
Interest - 11/01	\$20,328	\$20,328	\$0	\$20,328	\$19,153
Interest - 05/01	\$20,328	\$0	\$20,210	\$20,210	\$19,153
Principal - 05/01	\$40,000	\$0	\$40,000	\$40,000	\$40,000
Special Call 05/01	\$0	\$0	\$5,000	\$5,000	\$0
Total Expenditures	\$377,288	\$81,144	\$311,026	\$392,170	\$375,699
Excess of revenues over/(under) expenditures	\$91,108	\$428,446	(\$303,017)	\$125,429	\$133,666

⁽¹⁾ Carry forward surplus is net of reserve fund.

Interest 11/1/2024 - 2016-1	\$51,417
Interest 11/1/2024 - 2016-2	\$18,213
Total	\$69,629

Assessments	Lot Size					Total	Total Gross
	50'	55	60'	65	Total		
Phase I	Units						
Single Family	15	21	66	73	175	\$73,087.00	
Single Family	18	9	7	22	56	\$23,590.56	
Single Family	6	4	3	6	19	\$8,295.97	
Single Family	7	13	0	0	20	\$14,572.40	
Single Family	0	0	11	7	18	\$17,036.64	
Phase II							
Single Family	15	24	3	13	55	\$23,169.30	
Single Family	26	17	2	4	49	\$21,394.87	
Single Family	94	63	0	0	157	\$114,393.34	
Single Family	0	0	45	79	124	\$117,363.52	
	Total					673	
Total Gross assessments						\$412,903.60	
Less: Disc. & Coll. (7.5%)						\$30,967.77	
Total Net Assessment (Maximum Annual Debt)						\$381,935.83	

Tison's Landing

Community Development District

Amortization Schedule

Series 2016-1 Senior Special Assessment Revenue Refunding and Improvement Bonds

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/23	\$3,260,000.00	2.200%	\$0.00	\$53,696.88	\$0.00
05/01/24	\$3,260,000.00	2.400%	\$190,000.00	\$53,696.88	\$297,393.75
11/01/24	\$3,070,000.00	2.400%	\$0.00	\$51,416.88	\$0.00
05/01/25	\$3,070,000.00	2.600%	\$195,000.00	\$51,416.88	\$297,833.75
11/01/25	\$2,875,000.00	2.600%	\$0.00	\$48,881.88	\$0.00
05/01/26	\$2,875,000.00	2.875%	\$200,000.00	\$48,881.88	\$297,763.75
11/01/26	\$2,675,000.00	2.875%	\$0.00	\$46,006.88	\$0.00
05/01/27	\$2,675,000.00	3.000%	\$205,000.00	\$46,006.88	\$297,013.75
11/01/27	\$2,470,000.00	3.000%	\$0.00	\$42,931.88	\$0.00
05/01/28	\$2,470,000.00	3.125%	\$210,000.00	\$42,931.88	\$295,863.75
11/01/28	\$2,260,000.00	3.125%	\$0.00	\$39,650.63	\$0.00
05/01/29	\$2,260,000.00	3.375%	\$215,000.00	\$39,650.63	\$294,301.25
11/01/29	\$2,045,000.00	3.375%	\$0.00	\$36,022.50	\$0.00
05/01/30	\$2,045,000.00	3.375%	\$225,000.00	\$36,022.50	\$297,045.00
11/01/30	\$1,820,000.00	3.375%	\$0.00	\$32,225.63	\$0.00
05/01/31	\$1,820,000.00	3.375%	\$235,000.00	\$32,225.63	\$299,451.25
11/01/31	\$1,585,000.00	3.375%	\$0.00	\$28,260.00	\$0.00
05/01/32	\$1,585,000.00	3.375%	\$240,000.00	\$28,260.00	\$296,520.00
11/01/32	\$1,345,000.00	3.375%	\$0.00	\$24,210.00	\$0.00
05/01/33	\$1,345,000.00	3.600%	\$250,000.00	\$24,210.00	\$298,420.00
11/01/33	\$1,095,000.00	3.600%	\$0.00	\$19,710.00	\$0.00
05/01/34	\$1,095,000.00	3.600%	\$260,000.00	\$19,710.00	\$299,420.00
11/01/34	\$835,000.00	3.600%	\$0.00	\$15,030.00	\$0.00
05/01/35	\$835,000.00	3.600%	\$270,000.00	\$15,030.00	\$300,060.00
11/01/35	\$565,000.00	3.600%	\$0.00	\$10,170.00	\$0.00
05/01/36	\$565,000.00	3.600%	\$275,000.00	\$10,170.00	\$295,340.00
11/01/36	\$290,000.00	3.600%	\$0.00	\$5,220.00	\$0.00
05/01/37	\$290,000.00	3.600%	\$290,000.00	\$5,220.00	\$300,440.00
Total			\$3,260,000.00	\$906,866.25	\$4,166,866.25

Tison's Landing

Community Development District

Amortization Schedule

Series 2016-2 Senior Special Assessment Revenue Refunding and Improvement Bonds

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/23	\$815,000.00	4.700%	\$0.00	\$19,152.50	\$0.00
05/01/24	\$815,000.00	4.700%	\$40,000.00	\$19,152.50	\$78,305.00
11/01/24	\$775,000.00	4.700%	\$0.00	\$18,212.50	\$0.00
05/01/25	\$775,000.00	4.700%	\$45,000.00	\$18,212.50	\$81,425.00
11/01/25	\$730,000.00	4.700%	\$0.00	\$17,155.00	\$0.00
05/01/26	\$730,000.00	4.700%	\$45,000.00	\$17,155.00	\$79,310.00
11/01/26	\$685,000.00	4.700%	\$0.00	\$16,097.50	\$0.00
05/01/27	\$685,000.00	4.700%	\$50,000.00	\$16,097.50	\$82,195.00
11/01/27	\$635,000.00	4.700%	\$0.00	\$14,922.50	\$0.00
05/01/28	\$635,000.00	4.700%	\$50,000.00	\$14,922.50	\$79,845.00
11/01/28	\$585,000.00	4.700%	\$0.00	\$13,747.50	\$0.00
05/01/29	\$585,000.00	4.700%	\$55,000.00	\$13,747.50	\$82,495.00
11/01/29	\$530,000.00	4.700%	\$0.00	\$12,455.00	\$0.00
05/01/30	\$530,000.00	4.700%	\$55,000.00	\$12,455.00	\$79,910.00
11/01/30	\$475,000.00	4.700%	\$0.00	\$11,162.50	\$0.00
05/01/31	\$475,000.00	4.700%	\$60,000.00	\$11,162.50	\$82,325.00
11/01/31	\$415,000.00	4.700%	\$0.00	\$9,752.50	\$0.00
05/01/32	\$415,000.00	4.700%	\$60,000.00	\$9,752.50	\$79,505.00
11/01/32	\$355,000.00	4.700%	\$0.00	\$8,342.50	\$0.00
05/01/33	\$355,000.00	4.700%	\$65,000.00	\$8,342.50	\$81,685.00
11/01/33	\$290,000.00	4.700%	\$0.00	\$6,815.00	\$0.00
05/01/34	\$290,000.00	4.700%	\$65,000.00	\$6,815.00	\$78,630.00
11/01/34	\$225,000.00	4.700%	\$0.00	\$5,287.50	\$0.00
05/01/35	\$225,000.00	4.700%	\$70,000.00	\$5,287.50	\$80,575.00
11/01/35	\$155,000.00	4.700%	\$0.00	\$3,642.50	\$0.00
05/01/36	\$155,000.00	4.700%	\$75,000.00	\$3,642.50	\$82,285.00
11/01/36	\$80,000.00	4.700%	\$0.00	\$1,880.00	\$0.00
05/01/37	\$80,000.00	4.700%	\$80,000.00	\$1,880.00	\$83,760.00
Total			\$815,000.00	\$317,250.00	\$1,132,250.00

3.



C & L Landscape, Irrigation, & Building

P.O. Box 23425
Jacksonville, FL 32241
Phone: 904 353-6620
Fax: 904-355-5986

Date: 03/08/2023

Attn: Tim Harden
Vesta Property Services
Phone: 904-612-6668
Email: tharden@vestapropertyservices.com

Project: Yellow Bluff Landing Landscape Proposal

We propose to remove existing vegetation as per plans. We will not be responsible for any Tree removal permits. We are only providing removal of 1- Oak Tree and smaller bushes as well as the under brushing.

Install all plants according to plans as well as the mulch and sod. The cost of irrigation repairs and any adjustment will be based on an hourly rate plus parts.

Due to the location of the Oak Tree removal, there is electrical and other equipment around tree that will make it possible to remove root ball. The stump will be ground down after electrical lines and any water lines have been located.

Total for Landscape for both parts. \$120,750.00

Irrigation Tech. Hr. Rate \$90.00 + parts

50% Down Payment Required.

Allow 4-6 weeks to start.

If paying by credit card. There is a 3% card fee added to total.

Sign: _____ Date: _____

Troy Kruse
Estimator/ Project Manager

4.



Tempool, Inc.

1512 Millcoe Rd., Jacksonville, FL 32225
 Phone (904) 721-2610 - (904) 724-8967
 Fax (904) 724-8155
 CPC 1457065

Customer	Tison Landing CDD	Email	tharden@vestapropertyservices.com	
Address:	1625 Tison Bluff rd		QUOTE GOOD FOR 30 DAYS	
	32218	Referred	George Alexander 904-838-1049	
Neighborhood		Date	3/1/23	
Phone H		Cell	904-612-6668	Time 1:30 1st Available Start

	Item / Description	Amount
	*** PLEASE LET US KNOW IF YOU ARE GETTING DECK WORK DONE****	
✓	Drain Pool, Pressure Wash, Pool Wash	included
✓	Permakote / Sealant	included
✓	Pressure test	included
✓	10 YEAR LIMITED warranty on plaster through CLI	included
✓	1 Year labor on warranty	included
✓		included
	<u>FINISHES AND COLOR</u>	
1400SQFT	Sunstone : cove blue 11 =FOUNTAINS	\$ 60,000.00
	Lineal feet of Tile: 6" x 6"	\$ 8,500.00
	6X6 MARKER TILES SMOOTH	\$ 8,500.00
	BRAKE LINE NON SKID	
	STEP TILE NON -SKID	
	<u>EQUIPMENT</u>	
	Plumbing: Skimmer: GUTTER CHIP COUP	
	Salt Generator: Pump:LOOK	
	Filter: NEW Heater: LOOK	
	Lights: LAD 12V pool Fill in Light Niche:	
	<u>FITTINGS/ EXTRAS</u>	
26	Jet / returns:	\$ 3,000.00
4	Main drain: 12X12 VGB ✓ PEBBLE TOP TO MATCH POOL FINISH	\$ 1,000.00
	Floorheads: Handrail(s):	
	Plastic Steps:	
	<u>DECK WORK / OTHERS</u>	
	Coping / deck work: Notes:	
	Other :	
	Other :	
TBD	*Well Points (if required) Drilled in sets of 2 for pressure relief	
TBD	*Cam Locks (if required) Used to maintain shell integrity	
	A 3% FEE WILL BE ADDED FOR CREDIT CARDS	
	TOTAL	\$ 81,000.00

Customer Signature: _____ **Date** _____

THERE IS NO WARRANTY, EITHER WRITTEN OR IMPLIED, FOR EXISTING LEAKS. Owner will furnish water and utilities at no cost to Tempool, Inc. **TERMS ARE 50% deposit to schedule and the balance due prior to plaster.**