

TISON'S LANDING
Community Development District

MAY 11, 2023

AGENDA

Tison's Landing Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

www.TisonsLandingCDD.com

May 4, 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, May 11, 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 April 13, 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. Supervisor Requests / Audience Comments
- VI. Next Scheduled Meeting – Thursday, June 8, 2023 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida 32218
- VII. 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, April 13, 2023 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida.

Present and constituting a quorum were:

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

Also present were:

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

The following is a summary of the discussions and actions taken at the April 13, 2023 meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the March 2, 2023 Meeting**
- B. Financial Statements**
- C. Check Register**

Copies of the minutes, financial statements and the check register totaling \$41,061.97 were included in the agenda package.

On MOTION by Ms. Timmons seconded by Ms. Alford with all in favor the consent agenda was approved.
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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 stated Supervisor Henninger may have moved from the community and noted he would confirm that and follow up with the Board.

D. Amenity Manager - Report

Ms. Meyers gave an overview of past and upcoming events in the community.

D. Field Operations Manager

Mr. Harden gave an overview of maintenance items completed since the last meeting and presented estimates for resurfacing the splash pool. He stated that if the surface is not cracked or chipped and it visually looks good, the project could hold off for another year or two. He also added that the mat at the bottom of the slide has been replaced with one that is larger and heavier to help with the roughness of the surface.

The Board discussed a proposal from C&L Landscape to remodel the landscaping at both entrances and the assessment increase that would be needed to fund the project if it were planned for the next year. Mr. McGaffney suggested adding the landscape remodel to the wish list on the long-term capital plan for the District to look at doing the remodel in three to five years. Mr. Richardson added that it could be broken into phases with the islands done one year, the signage areas done the next year, and the perimeter areas done in the third year.

Mr. Harden recommended pushing the trimming of the trees until the fall when the leaves fall off.

Lastly, Mr. Harden informed the Board some cracks were found in the floor of the spray feature holding tank that require repair. Mr. McGaffney stated that it will likely be within the discretionary amount for himself and the Chair to approve outside of the meeting.

FIFTH ORDER OF BUSINESS

Business Items

A. Items for Consideration

1. Resolution 2023-02, Classifying Surplus Property

Mr. Knight informed the Board resolution 2023-02 authorizes and ratifies actions taken to dispose of an old squat rack.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor Resolution 2023-02, classifying surplus property was approved.
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2. Resolution 2023-03, Approving the Proposed Budget for Fiscal Year 2024 and Setting a Public Hearing Date for Adoption of the Budget

Mr. McGaffney provided an overview of the proposed budget for Fiscal Year 2024, pointing out that adjustments have been made to the off-duty patrol line that reduced the increase in assessments down to \$97.73 per year. Additionally, he noted since the last distribution of the budget the general liability/public officials and property insurance lines and the capital improvement plan line have increased.

Mr. Anthony Bull, 16344 Bamboo Bluff, commented on the need for solutions to speeding in the community, the entryways being one of the worst in the area, dull lighting at the entryways, and being asked to pay \$30 for new access cards to the amenity center when he already had access cards.

Mr. Kirsch responded that in previous meetings the Board has looked at solutions such as speed bumps, which would cost around \$95,000. He also noted that the Sheriff's officers will not pull over speeders until they hit 35 mph, so speed bumps would be the only other option. He believes there should be a budget in the next year for installation of at least a few speed bumps to test their effectiveness in certain areas. As for the entryways, Mr. Kirsch pointed out that the proposal included in the agenda package totaling \$120,000 is to redo the landscaping for the entrances, and lighting would be part of that renovation.

Mr. McGaffney stated that he would add a discussion of the landscaping plan to the May agenda.

As for the complaint of the access cards being changed, Ms. Meyers clarified that the first two access cards are complimentary, however patrons are allowed up to four cards, with the additional two requiring payment of \$30 each. Ms. Harden let Mr. Bull know the existing

cards can be activated remotely if he will call the onsite staff and provide his name, address, and card number.

Ms. Cathy Stepalavich, 16259 Dowing Creek, commented on the lack of cleanliness in the bathrooms.

Mr. McGaffney asked Mr. Harden to look into it.

Ms. Jennifer Labassiere, 16205 Dowing Creek, commented that the walkway near her home is disgusting.

Mr. McGaffney responded that Supervisor Richardson is looking at the tree work in that area. He also asked that Mr. Harden look at pressure washing the sidewalk in that area.

Mr. Dominick Felix, 15792 Tisons Bluff, asked for the letters on the increased assessments to include more detail on the reason for the increase, or a contact that could answer any questions about the letter.

Mr. McGaffney responded that he will figure out a way to include more information in the letter.

On MOTION by Mr. Kirsch seconded by Ms. Alford with all in favor Resolution 2023-03, approving the proposed budget for Fiscal Year 2024 and setting a public hearing for July 13, 2023 at 6:00 p.m. was approved.

3. Proposal for Entrance Landscaping

This item was discussed under the field operations manager’s report.

4. Proposal for Resurfacing of Splash Pool

This item was discussed under the field operations manager’s report.

SIXTH ORDER OF BUSINESS

Supervisor Requests / Audience Comments

Audience Comments

Mr. Anthony Bull informed the Board that there is an oak tree located in the small dog park breaking off into his property and asked who is responsible for trimming the tree.

Mr. Knight explained that the general rule is if the tree is hanging over your property, you can trim it back to your property line. Mr. Harden stated that he would look at the tree.

Mr. Germaine Sparkes, 16232 Stanis, stated that he and his wife coach basketball and do some training at the District’s basketball courts and the courts are very underused, so he’s interested in providing basketball camps at no cost to the community.

Mr. McGaffney stated that he could work with staff to coordinate the effort as liability for the District has to be considered.

Mr. Germaine Sparkes also asked if lights could be considered for the basketball court, particularly for the winter months when it gets dark earlier. He also added that bugs are an issue at the courts.

Ms. Timmons suggested calling the City of Jacksonville at 904-630-CITY to request the property be sprayed.

A resident asked who maintains the grass around the powerlines.

Mr. McGaffney responded JEA.

There were no supervisor requests.

SEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – Thursday, May 11, 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
March 31, 2023

Board of Supervisors Meeting
May 11, 2023

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

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Reserve	
<u>ASSETS:</u>				
Cash	\$414,705	---	\$45,371	\$460,076
Accounts Receivable	\$260	---	---	\$260
Due From Other Funds	---	\$3,573	---	\$3,573
Investments:				
SBA-Surplus Funds	\$127,054	---	\$49,400	\$176,454
Series 2016-1				
Reserve	---	\$152,323	---	\$152,323
Revenue	---	\$379,096	---	\$379,096
Redemption	---	\$3	---	\$3
Series 2016-2				
Reserve	---	\$43,089	---	\$43,089
Prepayment	---	\$4,924	---	\$4,924
Deposits	\$4,202	---	---	\$4,202
TOTAL ASSETS	<u>\$546,222</u>	<u>\$583,008</u>	<u>\$94,772</u>	<u>\$1,224,002</u>
<u>LIABILITIES:</u>				
Accounts Payable	\$9,885	---	---	\$9,885
Due to other Funds	\$3,573	---	---	\$3,573
TOTAL LIABILITIES	<u>\$13,458</u>	<u>\$0</u>	<u>\$0</u>	<u>\$13,458</u>
<u>FUND BALANCES:</u>				
Nonspendable:				
Prepaid items and deposits	\$4,202	---	---	\$4,202
Restricted for:				
Debt service	---	\$583,008	---	\$583,008
Assigned for Captial Reserve				
Future Capital Projects	---	---	\$85,294	\$85,294
Disaster Recover	---	---	\$9,477	\$9,477
Unassigned	\$528,561	---	---	\$528,561
TOTAL FUND BALANCES	<u>\$532,764</u>	<u>\$583,008</u>	<u>\$94,772</u>	<u>\$1,210,544</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$546,222</u>	<u>\$583,008</u>	<u>\$94,772</u>	<u>\$1,224,002</u>

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

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

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 03/31/23</u>	<u>ACTUAL THRU 03/31/23</u>	<u>VARIANCE</u>
<u>REVENUES</u>				
Maintenance Assessments - Tax Roll	\$720,022	\$720,022	\$715,677	(\$4,345)
Clubhouse Income	\$2,000	\$1,000	\$4,355	\$3,355
HOA Revenues	\$1,500	\$0	\$0	\$0
Interest Income	\$200	\$100	\$8,010	\$7,910
Miscellaneous Revenues	\$0	\$0	\$180	\$180
TOTAL REVENUES	<u>\$723,722</u>	<u>\$721,122</u>	<u>\$728,222</u>	<u>\$7,100</u>
<u>EXPENDITURES</u>				
<u>Administrative:</u>				
Supervisor Fees	\$12,000	\$3,000	\$4,600	(\$1,600)
FICA Taxes	\$918	\$230	\$352	(\$122)
Engineering Fees	\$3,000	\$1,500	\$154	\$1,346
Arbitrage Rebate	\$1,200	\$0	\$0	\$0
Dissemination Agent	\$1,000	\$500	\$600	(\$100)
Trustee Fees	\$3,725	\$3,725	\$3,717	\$8
Assessment Roll Administration	\$2,500	\$2,500	\$2,500	\$0
Attorney Fees	\$15,000	\$7,500	\$7,425	\$75
Annual Audit	\$3,100	\$3,100	\$3,100	\$0
Management Fees	\$50,000	\$25,000	\$22,500	\$2,500
Computer Time/information Technology	\$1,400	\$700	\$700	(\$0)
Telephone	\$100	\$50	\$109	(\$59)
Postage	\$1,000	\$500	\$29	\$471
Printing & Binding	\$2,000	\$1,000	\$280	\$720
Insurance	\$10,249	\$10,249	\$9,861	\$388
Legal Advertising	\$1,000	\$1,000	\$593	\$407
Other Current Charges	\$1,000	\$500	\$268	\$232
Website Administration	\$1,400	\$700	\$700	(\$0)
Office Supplies	\$500	\$250	\$3	\$247
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	<u>\$111,267</u>	<u>\$62,178</u>	<u>\$57,666</u>	<u>\$4,512</u>
<u>Field:</u>				
Insurance (Property)	\$15,828	\$15,828	\$15,476	\$352
Field Management & Administration (Vesta)	\$31,469	\$15,734	\$15,735	(\$0)
Security Off Duty (JSO)	\$25,000	\$254	\$254	\$0
Landscape Maintenance (LawnBoy)	\$51,056	\$25,528	\$25,524	\$4
Landscape Mulch	\$15,000	\$0	\$0	\$0
Landscape Fertilization (Agro Pro)	\$19,332	\$9,666	\$9,427	\$239
Landscape Contingency	\$7,500	\$3,750	\$190	\$3,560
Irrigation Maintenance	\$10,000	\$5,000	\$2,018	\$2,982
Lake Maintenance (The Lake Doctor)	\$11,428	\$5,714	\$4,824	\$890

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

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

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 03/31/23</u>	<u>ACTUAL THRU 03/31/23</u>	<u>VARIANCE</u>
<i>Field: (continued)</i>				
Utilities-Cable (Comcast)	\$2,400	\$1,200	\$740	\$460
Utilities-Electric (JEA)	\$1,800	\$900	\$499	\$401
Utilities-Irrigation (JEA)	\$30,000	\$15,000	\$12,987	\$2,014
Repairs and Maintenance	\$20,000	\$10,000	\$2,102	\$7,898
Contingency	\$10,000	\$5,000	\$2,882	\$2,118
Capital Reserve	\$40,000	\$40,000	\$40,000	\$0
TOTAL FIELD	<u>\$290,813</u>	<u>\$153,575</u>	<u>\$132,658</u>	<u>\$20,917</u>
<i>Amenity</i>				
Amenity Manager (Vesta)	\$100,206	\$50,103	\$50,103	\$0
Pool Maintenance (Vesta)	\$30,065	\$15,032	\$15,033	(\$0)
Janitorial Maintenance (Vesta)	\$30,845	\$15,423	\$15,423	\$0
Janitorial Supplies (Vesta)	\$3,725	\$1,862	\$1,863	(\$0)
Website Lifestyle	\$3,000	\$1,500	\$1,500	\$0
Seasonal Office Staffing	\$13,753	\$6,877	\$6,876	\$0
Security Camera Monitoring (Envera)	\$23,463	\$15,154	\$16,453	(\$1,299)
Pool Repair	\$5,000	\$4,073	\$4,073	\$0
Pool Chemicals (PoolSure)	\$11,980	\$5,990	\$7,027	(\$1,037)
Permit Fees	\$600	\$0	\$0	\$0
Utilities-Cable (Comcast)	\$6,000	\$3,000	\$2,957	\$43
Utilities-Electric (JEA)	\$24,000	\$12,000	\$7,150	\$4,850
Utilities-Water/Sewer (JEA)	\$12,000	\$6,000	\$6,039	(\$39)
Refuse Service (Republic Services)	\$4,800	\$2,400	\$2,792	(\$392)
Repairs and Maintenance	\$17,000	\$8,500	\$2,792	\$5,708
Gym Equipment Maintenance	\$1,000	\$500	\$0	\$500
Special Events	\$20,000	\$9,922	\$9,922	\$0
Amenity Supplies	\$5,000	\$2,500	\$1,161	\$1,339
Contingency	\$9,206	\$4,603	\$3,023	\$1,580
TOTAL AMENITY	<u>\$321,643</u>	<u>\$165,438</u>	<u>\$154,185</u>	<u>\$11,253</u>
TOTAL EXPENDITURES	<u>\$723,722</u>	<u>\$381,191</u>	<u>\$344,509</u>	<u>\$36,682</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$0</u>	<u>\$339,931</u>	<u>\$383,713</u>	<u>\$43,782</u>
Net change in fund balance	<u>\$0</u>	<u>\$339,931</u>	<u>\$383,713</u>	<u>\$43,782</u>
FUND BALANCE - Beginning	\$0		\$149,051	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$532,764</u>	

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL RESERVE FUND

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

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 03/31/23</u>	<u>ACTUAL THRU 03/31/23</u>	<u>VARIANCE</u>
<u>REVENUES</u>				
Interest Income	\$100	\$50	\$1,174	\$1,124
Capital Reserve-Transfer In	\$40,000	\$40,000	\$40,000	\$0
TOTAL REVENUES	<u>\$40,100</u>	<u>\$40,050</u>	<u>\$41,174</u>	<u>\$1,124</u>
<u>EXPENDITURES</u>				
Capital Outlay	\$75,133	\$37,567	\$2,800	\$34,767
Miscellaneous Services	\$800	\$400	\$211	\$189
TOTAL EXPENDITURES	<u>\$75,933</u>	<u>\$37,967</u>	<u>\$3,011</u>	<u>\$34,955</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(\$35,833)</u>	<u>\$2,084</u>	<u>\$38,163</u>	<u>\$36,079</u>
Net change in fund balance	<u>(\$35,833)</u>	<u>\$2,084</u>	<u>\$38,163</u>	<u>\$36,079</u>
FUND BALANCE - Beginning	\$75,937		\$56,609	
FUND BALANCE - Ending	<u>\$40,104</u>		<u>\$94,772</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 March 31, 2023

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 03/31/23</u>	<u>ACTUAL THRU 03/31/23</u>	<u>VARIANCE</u>
<u>REVENUES</u>				
Special Assessments - On Roll	\$382,996	\$382,996	\$379,631	(\$3,365)
Interest Income	\$0	\$0	\$6,636	\$6,636
TOTAL REVENUES	<u>\$382,996</u>	<u>\$382,996</u>	<u>\$386,267</u>	<u>\$3,271</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>\$306,852</u>	<u>\$305,123</u>	<u>(\$1,729)</u>
Net change in fund balance	<u>\$5,709</u>	<u>\$306,852</u>	<u>\$305,123</u>	<u>(\$1,729)</u>
FUND BALANCE - Beginning	\$85,399		\$277,885	
FUND BALANCE - Ending	<u>\$91,108</u>		<u>\$583,008</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	\$2,728	\$0	\$0	\$0	\$0	\$0	\$0	\$715,677
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	\$1,697	\$0	\$0	\$0	\$0	\$0	\$0	\$8,010
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	\$4,425	\$0	\$0	\$0	\$0	\$0	\$0	\$728,222
Administrative:													
Supervisor Fees	\$800	\$0	\$1,000	\$1,000	\$800	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$4,600
FICA Taxes	\$61	\$0	\$77	\$77	\$61	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$352
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	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$600
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	\$3,750	\$0	\$0	\$0	\$0	\$0	\$0	\$22,500
Computer Time/information Technology	\$117	\$117	\$117	\$117	\$117	\$117	\$0	\$0	\$0	\$0	\$0	\$0	\$700
Telephone	\$23	\$58	\$15	\$8	\$0	\$5	\$0	\$0	\$0	\$0	\$0	\$0	\$109
Postage	\$1	\$10	\$0	\$4	\$4	\$10	\$0	\$0	\$0	\$0	\$0	\$0	\$29
Printing & Binding	\$53	\$29	\$9	\$74	\$45	\$70	\$0	\$0	\$0	\$0	\$0	\$0	\$280
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	\$119	\$0	\$0	\$0	\$0	\$0	\$0	\$268
Website Administration	\$117	\$117	\$117	\$117	\$117	\$117	\$0	\$0	\$0	\$0	\$0	\$0	\$700
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	\$5,349	\$0	\$0	\$0	\$0	\$0	\$0	\$57,666

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	\$2,622	\$0	\$0	\$0	\$0	\$0	\$0	\$15,735
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	\$4,254	\$0	\$0	\$0	\$0	\$0	\$0	\$25,524
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	\$1,611	\$0	\$0	\$0	\$0	\$0	\$0	\$9,427
Landscape Contingency	\$0	\$0	\$0	\$0	\$0	\$190	\$0	\$0	\$0	\$0	\$0	\$0	\$190
Irrigation Maintenance	\$0	\$0	\$0	\$0	\$1,341	\$678	\$0	\$0	\$0	\$0	\$0	\$0	\$2,018
Lake Maintenance (The Lake Doctor)	\$804	\$804	\$804	\$804	\$804	\$804	\$0	\$0	\$0	\$0	\$0	\$0	\$4,824
Utilities-Cable (Comcast)	\$123	\$123	\$123	\$123	\$123	\$123	\$0	\$0	\$0	\$0	\$0	\$0	\$740
Utilities-Electric (JEA)	\$95	\$83	\$55	\$71	\$90	\$104	\$0	\$0	\$0	\$0	\$0	\$0	\$499
Utilities-Irrigation (JEA)	\$2,927	\$3,417	\$1,654	\$1,770	\$1,662	\$1,556	\$0	\$0	\$0	\$0	\$0	\$0	\$12,987
Repairs and Maintenance	\$148	\$167	\$190	\$141	\$0	\$1,456	\$0	\$0	\$0	\$0	\$0	\$0	\$2,102
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	\$13,398	\$0	\$0	\$0	\$0	\$0	\$0	\$132,658

Amenity

Amenity Manager (Vesta)	\$8,351	\$8,351	\$8,351	\$8,351	\$8,351	\$8,351	\$0	\$0	\$0	\$0	\$0	\$0	\$50,103
Pool Maintenance (Vesta)	\$2,505	\$2,505	\$2,505	\$2,505	\$2,505	\$2,505	\$0	\$0	\$0	\$0	\$0	\$0	\$15,033
Janitorial Maintenance (Vesta)	\$2,570	\$2,570	\$2,570	\$2,570	\$2,570	\$2,570	\$0	\$0	\$0	\$0	\$0	\$0	\$15,423
Janitorial Supplies (Vesta)	\$310	\$310	\$310	\$310	\$310	\$310	\$0	\$0	\$0	\$0	\$0	\$0	\$1,863
Website Lifestyle	\$250	\$250	\$250	\$250	\$250	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500
Seasonal Office Staffing	\$1,146	\$1,146	\$1,146	\$1,146	\$1,146	\$1,146	\$0	\$0	\$0	\$0	\$0	\$0	\$6,876
Security Camera Monitoring (Envera)	\$3,032	\$3,319	\$4,043	\$1,008	\$1,008	\$4,043	\$0	\$0	\$0	\$0	\$0	\$0	\$16,453
Pool Repair	\$13	\$0	\$0	\$3,165	\$0	\$895	\$0	\$0	\$0	\$0	\$0	\$0	\$4,073
Pool Chemicals (PoolSure)	\$1,048	\$988	\$988	\$1,334	\$1,334	\$1,334	\$0	\$0	\$0	\$0	\$0	\$0	\$7,027
Permit Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utilities-Cable (Comcast)	\$487	\$486	\$486	\$499	\$500	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$2,957
Utilities-Electric (JEA)	\$1,256	\$1,074	\$1,007	\$1,173	\$1,251	\$1,389	\$0	\$0	\$0	\$0	\$0	\$0	\$7,150
Utilities-Water/Sewer (JEA)	\$964	\$1,151	\$1,117	\$981	\$913	\$913	\$0	\$0	\$0	\$0	\$0	\$0	\$6,039
Refuse Service (Republic Services)	\$547	\$379	\$381	\$568	\$367	\$550	\$0	\$0	\$0	\$0	\$0	\$0	\$2,792
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	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$9,922
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	\$25,007	\$0	\$0	\$0	\$0	\$0	\$0	\$154,185
Total Expenditures	\$77,385	\$42,414	\$51,918	\$86,099	\$42,939	\$43,754	\$0	\$0	\$0	\$0	\$0	\$0	\$344,509
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)	(\$39,329)	\$0	\$0	\$0	\$0	\$0	\$0	\$383,713

C.

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

3/1 - 3/31/23

<u><i>Date</i></u>	<u><i>Check Numbers</i></u>	<u><i>Amount</i></u>
General Fund		
3/7/2023	3242-3250	\$31,254.06
3/16/2023	3251	\$53.97
3/28/2023	3252-3256	\$9,630.59
3/31/2023	3257	\$123.35
	total	<u>\$41,061.97</u>
Capital Reserve		
n/a		
	total	<u>\$0.00</u>
Total		<u><u>\$41,061.97</u></u>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/07/23	00161	2/28/23	16419	202302	320	53800	46203		AGROWPRO INC.	*	1,610.98	1,610.98	003242

3/07/23	00081	1/31/23	179176	202301	310	51300	31500		BILLING, COCHRAN, LYLES, MAURO & RAMSE	*	1,347.50	1,347.50	003243

3/07/23	00030	2/25/23	84957412	202303	320	57200	41050		COMCAST (AUTO PAY)	*	499.52	499.52	003244

3/07/23	00004	3/01/23	438	202303	310	51300	34000		GOVERNMENTAL MANagements SERVICES	*	3,750.00	4,152.66	003245
			MAR 23 - MGMT FEES										
		3/01/23	438	202303	310	51300	49500			*	116.67		
			MAR 23 - WEBSITE ADMIN										
		3/01/23	438	202303	310	51300	35100			*	116.67		
			MAR 23 - IT										
		3/01/23	438	202303	310	51300	31200			*	83.33		
			MAR 23 - DISSEMINATION										
		3/01/23	438	202303	310	51300	51000			*	.15		
			MAR 23 - OFFICE SUPPLIES										
		3/01/23	438	202303	310	51300	42000			*	10.05		
			MAR 23 - POSTAGE										
		3/01/23	438	202303	310	51300	42500			*	70.35		
			MAR 23 - COPIES										
		3/01/23	438	202303	310	51300	41000			*	5.44		
			MAR 23 - TELEPHONE										

3/07/23	00186	3/01/23	380533	202303	320	53800	34502		HI-TECH SYSTEMS ASSOCIATES	*	60.00	60.00	003246
			MAR 23 - ACCESS CONTR SYS										

3/07/23	00015	3/02/23	87908215	202302	320	53800	43000		JEA (AUTO PAY)	*	90.16	3,916.37	003247
			ELECTRIC 1/30-2/28/23										
		3/02/23	87908215	202302	320	57200	43000			*	1,250.97		
			ELECTRIC 1/30-2/28/23										
		3/02/23	87908215	202302	320	53800	43100			*	1,662.15		
			IRRIGATION 1/29-2/27/23										
		3/02/23	87908215	202302	320	57200	43100			*	681.53		
			SEWER 1/29-2/27/23										
		3/02/23	87908215	202302	320	57200	43100			*	231.56		
			WATER 1/29-2/27/23										

TISO TISON TCESSNA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/07/23	00142	3/01/23	13129561	202303	320-57200-46400				*	1,334.07		
			MAR 23 - WATER MGMT									
							POOLSURE				1,334.07	003248
3/07/23	00077	2/16/23	0687-001	202303	320-53800-43200				*	549.91		
			WASTE 3/1-3/31/23									
							REPUBLIC SERVICES #687 (AUTO PAY)				549.91	003249
3/07/23	00157	1/31/23	407486	202301	320-53800-46000				*	27.79		
			BATTERY ADAPTER									
		3/01/23	407707	202303	320-57200-45105				*	8,350.50		
			MAR 23 - AMENITY MANAGER									
		3/01/23	407707	202303	320-57200-46400				*	2,505.42		
			MAR 23 - POOL MAINTENANCE									
		3/01/23	407707	202303	320-53800-34400				*	2,622.42		
			MAR 23 - FIELD MGMT									
		3/01/23	407707	202303	320-57200-46601				*	2,570.42		
			MAR 23 - JANITORIAL MAINT									
		3/01/23	407707	202303	320-57200-46602				*	310.42		
			MAR 23 - JANITORIAL SUPP									
		3/01/23	407707	202303	310-51300-49510				*	250.00		
			MAR 23 - WEBSITE FEE									
		3/01/23	407707	202303	320-53800-34450				*	1,146.08		
			MAR 23 - ADDTL POOL MON									
							VESTA PROPERTY SERVICE INC.				17,783.05	003250
3/16/23	00152	3/03/23	44846100	202302	320-57200-49400				*	53.97		
			GLOW IN DARK EGGS/EASTER									
							WELLS FARGO CREDIT CARD (AUTO PAY)				53.97	003251
3/28/23	00081	2/28/23	179747	202302	310-51300-31500				*	1,210.00		
			LEGAL SV THRU 2/28/23									
							BILLING, COCHRAN, LYLES, MAURO & RAMSE				1,210.00	003252
3/28/23	00116	3/07/23	89819	202303	320-53800-46000				*	1,456.00		
			BACKFLOW TEST									
							BOB'S BACKFLOW & PLUMBING SERVICES				1,456.00	003253
3/28/23	00156	3/01/23	725857	202304	320-53800-34502				*	30.61		
			ENT2 MAINT 4/1-4/30/23									
		3/01/23	725857	202304	320-53800-34502				*	200.00		
			ENT2 PULLS 4/1-4/30/23									
		3/01/23	725858	202304	320-53800-34502				*	250.00		
			UTILITY VIDEO 4/1-4/30/23									
		3/01/23	725858	202304	320-53800-34502				*	138.21		
			UTILITY MAINT 4/1-4/30/23									

TISO TISON TCESSNA

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/01/23		725859	202304 320-53800-34502		*	129.27		
			ENT1 MAINT 4/1-4/30/23					
3/01/23		725859	202304 320-53800-34502		*	200.00		
			ENT1 PULLS 4/1-4/30/23					
							948.09	003254

3/28/23	00052	3/08/23	8437 202302 320-53800-46200		*	4,254.00		
			FEB 23 - LAWN MAINT					
		3/08/23	8438 202303 320-53800-46201		*	190.00		
			TRIMMED TREES/ROUNDAABOUT					
		3/12/23	8439 202303 320-53800-35000		*	677.50		
			REPL SPRAY NOZZLES/NODE					
							5,121.50	003255

3/28/23	00204	3/02/23	307731 202303 320-57200-46400		*	895.00		
			POOL LEAK DETECTION					
							895.00	003256

3/31/23	00030	2/28/23	84957412 202303 320-53800-41050		*	123.35		
			INTERNET 3/2-4/1/23					
							123.35	003271

						TOTAL FOR BANK A	41,061.97	
						TOTAL FOR REGISTER	41,061.97	

TISO TISON TCESSNA

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
16419	02/28/2023	\$1,610.98	03/30/2023	Net 30	

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

BALANCE DUE

\$1,610.98

Approved Tim Harden on Feb 28th

46203 - Landscape Fertilization

320 538 46203

LAW OFFICES

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

ESTABLISHED 1977

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

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

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

CHRISTINE A. BROWN
GREGORY F. GEORGE
JOANNA R. LLERA

OF COUNSEL

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

WWW.BILLINGCOCHRAN.COM

PLEASE REPLY TO: FORT LAUDERDALE

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

January 31, 2023

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

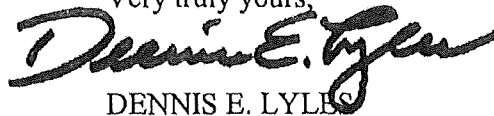
**Re: Tison's Landing CDD
Our File No.: 80.12113**

Dear Rich:

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

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

Very truly yours,



DENNIS E. LYLES
For the Firm

DEL/sa
Enclosure

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

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

Page: 1
 01/31/2023
 Account No: 80-12113M
 Statement No: 179176

Attn: MR. RICHARD P. HANS

TISON'S LANDING CDD

Fees

		Hours
01/02/2023		
GLK	RECEIVE AND REVIEW CORRESPONDENCE FROM DANIEL LAUGHLIN, TELEPHONE CONFERENCE WITH DANIEL LAUGHLIN RE: NOWACKI CLAIM	0.40
01/03/2023		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY	0.20
MJP	CORRESPONDENCE TO MAC MCGAFFNEY AND COURTNEY HOGGE	0.20
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM MAC MCGAFFNEY	0.10
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN	0.10
GLK	RECEIVE AND REVIEW FURTHER CORRESPONDENCE FROM DANIEL LAUGHLIN RE: NOWACKI CLAIM	0.30
01/05/2023		
GLK	RECEIVE AND REVIEW CORRESPONDENCE (WITH ATTACHMENT) FROM COURTNEY HOGGE, REVIEW PROPOSED AGENDA FOR CDD BOARD MEETING ON JANUARY 12, 2023.	0.40
01/06/2023		
MJP	RECEIPT AND REVIEW SIDEWALK PROPOSAL	0.20
GLK	RECEIVE AND REVIEW CORRESPONDENCE FROM COURTNEY HOGGE, REVIEW PROPOSED RESERVE STUDY, REVIEW CORRESPONDENCE FROM TIM HARDEN AND DANIEL LAUGHLIN	0.40
01/10/2023		
MJP	FOLLOW UP RE: ITEMS TO BE CONSIDERED BY BOARD OF SUPERVISORS AT ITS JANUARY 12, 2023 MEETING	0.20
GLK	REVIEW MULTIPLE CORRESPONDENCE FROM DANIEL LAUGHLIN, REVIEW MULTIPLE CORRESPONDENCE FROM	

TISON'S LANDING CDD

TISON'S LANDING CDD

Hours

DANA HARDEN RE: FARAH & FARAH REQUEST FOR COPY OF VIDEO; TELEPHONE CONFERENCE WITH DANIEL LAUGHLIN 0.50

01/12/2023

GLK

RECEIVE AND REVIEW CORRESPONDENCE (WITH ATTACHMENT) FROM COURTNEY HOGGE, REVIEW PROPOSED REVISED AGENDA FOR JANUARY 12, 2023 BOARD OF SUPERVISORS MEETING; PREPARE FOR, TRAVEL TO, AND ATTEND MEETING OF BOARD OF SUPERVISORS 1.50

01/21/2023

MJP

CORRESPONDENCE TO DISTRICT MANAGER WITH ATTACHMENT 0.10

01/26/2023

GLK

RECEIVE AND REVIEW CORRESPONDENCE (WITH ATTACHMENT) FROM COURTNEY HOGGE RE: PROPOSED AGENDA FOR FEBRUARY 9, 2023 BOARD OF SUPERVISORS MEETING 0.30

For Current Services Rendered 4.90 1,347.50

Recapitulation

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
GERALD L. KNIGHT	PARTNERS	3.80	\$275.00	\$1,045.00
MICHAEL J. PAWELCZYK	PARTNERS	1.10	275.00	302.50

Previous Balance \$1,787.50

Total Current Work 1,347.50

Payments

01/31/2023 PAYMENT RECEIVED - THANK YOU -1,787.50

Balance Due \$1,347.50

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

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		\$499.56
EFT Payment - thank you	Feb 17	-\$499.56
Balance forward		\$0.00
Regular monthly charges	Page 3	\$494.65
Taxes, fees and other charges	Page 3	\$4.87
New charges		\$499.52

Amount due \$499.52

! Thanks for paying by Automatic Payment

Your automatic payment on Mar 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.

320 572 41050

3/1/23
Elizabeth Myers
41050

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 **Mar 16, 2023**

Please pay \$499.52

Electronic payment will be applied Mar 16, 2023

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574120090613300499525

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 cuts 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 \$494.65

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 \$53.85

Directory Listing Management Fee	\$5.00
Voice Network Investment	\$5.00
Broadcast TV Fee	\$32.50
Regional Sports Fee	\$11.35

Taxes, fees and other charges \$4.87

Other charges	\$4.87
Regulatory Cost Recovery	\$1.39
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 monthly charge for the Broadcast TV Fee previously communicated in your annual rate change notice has been reduced. Your current billing statement reflects the lower monthly fee.

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.

On April 11, 2023, the following channel changes will occur: INSP and INSP HD will move from Limited Basic to Standard and INSP HD will move from channel 1655 to channel 1431; The Cowboy Channel will move from channel 1656 to channel 1239 remaining on Digital Preferred tier; Great American Family will move from channel 1620 to channel 1461 remaining on Standard; requires X1 TV Box or compatible customer owned device.

On March 28, 2023, NewsNation HD will move from channel 1420 to channel 1116 on Standard. GrioTV HD will move from channel 1116 to channel 1636 on Standard. Requires X1 TV Box or compatible customer owned device.

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.

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

Invoice #: 438

Invoice Date: 3/1/23

Due Date: 3/1/23

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 - March 2023 340		3,750.00	3,750.00
Website Administration - March 2023 495		116.67	116.67
Information Technology - March 2023 351		116.67	116.67
Dissemination Agent Services - March 2023 312		83.33	83.33
Office Supplies 510		0.15	0.15
Postage 420		10.05	10.05
Copies 425		70.35	70.35
Telephone 410		5.44	5.44

Total \$4,152.66**Payments/Credits** \$0.00**Balance Due** \$4,152.66



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 380533
Invoice Date: 03/01/2023
Completed: 03/01/2023
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
<i>10313-3 - Access Control System - Tison's Landing CDD - 16529 Tisons Bluff Rd, Jacksonville, FL</i>			
Alarm.com Cloud Access Control	1.00	\$20.00	20.00
ADC-Access-Door-Addon x 4doors	1.00	\$40.00	40.00
Sales Tax			0.00

Approved by Tim Harden on 3/02/23

Code to

320 538 34502

Tech Resolution Note:

Thank you for choosing Hi-Tech!

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

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

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



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: 03/02/23

TOTAL SUMMARY OF CHARGES

Electric	\$	1,341.13
Irrigation		1,662.15
Sewer		681.53
Water		231.56

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

Total New Charges: \$ 3,916.37



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



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

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Do not pay. AutoPay will process your payment on 03/24/23.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$3,996.14	-\$3,996.14	\$0.00	\$3,916.37	\$3,916.37

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: 03/02/23	Do not pay. AutoPay will process your payment on 03/24/23.
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TISONS LANDING CDD
 5385 N NOB HILL RD
 SUNRISE FL 33351-4761

BILLING AND PAYMENT OPTIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

STATEMENT INFORMATION

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

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

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

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

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

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

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

Environmental Charge provides funding for environmental and regulatory programs.

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

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

kgal: 1,000 gallons

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

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

ADDRESS CORRECTION

Account # _____ Tel: _____

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:	Account #:	Bill Date:	Cycle:
TISONS LANDING CDD	8970821539	03/02/23	04

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
15635 TISONS BLUFFRD	I	119.01	Irrigation 1 - Commercial	01/29/23 - 02/27/23	Commercial Irrigation Service
Detail		Basic Monthly Charge	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)	67370623	5604	24000 GAL 29 Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		Environmental Charge			
		City of Jacksonville Franchise Fee			
15681 TISONS BLUFFRD	I	96.71	Irrigation 1 - Commercial	01/29/23 - 02/27/23	Commercial Irrigation Service
Detail		Basic Monthly Charge	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)	67370625	4539	19000 GAL 29 Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		Environmental Charge			
		City of Jacksonville Franchise Fee			
16123 TISONS BLUFFRD	I	163.61	Irrigation 1 - Commercial	01/29/23 - 02/27/23	Commercial Irrigation Service
Detail		Basic Monthly Charge	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)	83726295	428	34000 GAL 29 Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		Environmental Charge			
		City of Jacksonville Franchise Fee			
16151 DOWNG CREEK DR	I	87.79	Irrigation 1 - Commercial	01/29/23 - 02/27/23	Commercial Irrigation Service
Detail		Basic Monthly Charge	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)	74534584	2025	17000 GAL 29 Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		Environmental Charge			
		City of Jacksonville Franchise Fee			
16211 DOWNG CREEK DR	I	221.58	Irrigation 1 - Commercial	01/29/23 - 02/27/23	Commercial Irrigation Service
Detail		Basic Monthly Charge	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)	74458033	6951	47000 GAL 29 Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		Environmental Charge			
		City of Jacksonville Franchise Fee			

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Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
16303 HUNTERS HOLLOW TL	I	154.69	Irrigation 1 - Commercial	01/29/23 - 02/27/23	Commercial Irrigation Service
Detail		18.90			
Charges:			<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
		48.17	67370633	5295	32000 GAL 29 Regular
		71.27			
		11.84			
		4.51			
16316 MAGNOLIA GROVE WY	I	105.63	Irrigation 1 - Commercial	02/01/23 - 03/02/23	Commercial Irrigation Service
Detail		18.90			
Charges:			<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
		48.17	67370626	6755	21000 GAL 29 Regular
		27.71			
		7.77			
		3.08			
16331 TSONS BLUFFRD	I	58.71	Irrigation 1 - Commercial	01/29/23 - 02/27/23	Commercial Irrigation Service
Detail		18.90			
Charges:			<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
		34.40	67370634	6995	10000 GAL 29 Regular
		3.70			
		1.71			
16343 TSONS BLUFFRD	I	190.36	Irrigation 1 - Commercial	01/29/23 - 02/27/23	Commercial Irrigation Service
Detail		18.90			
Charges:			<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
		48.17	67370632	9247	40000 GAL 29 Regular
		102.95			
		14.80			
		5.54			
16356 MAGNOLIA GROVE WY APT IR01	I	119.01	Irrigation 1 - Commercial	02/01/23 - 03/02/23	Commercial Irrigation Service
Detail		18.90			
Charges:			<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
		48.17	67370624	4636	24000 GAL 29 Regular
		39.59			
		8.88			
		3.47			
16366 N MAIN ST APT SG01	E	90.16	Commercial - Electric	01/30/23 - 02/28/23	General Service
Detail		9.25			
Charges:			<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
		36.40	24074025	26275	549 KWH 29 Regular
		39.36			
		0.34			
		2.56			
		2.25			
16529 TSONS BLUFFRD	E	1,250.97	Commercial - Electric	01/30/23 - 02/28/23	General Service
Detail		9.25			
Charges:			<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
		562.03	22968209	71360	8477 KWH 29 Regular
		607.63	22968209	23.97	23.97 KW 29 Regular
		5.26			
		35.53			
		31.27			

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
16529 TSONS BLUFFRD	S	681.53	Commercial - Water/Sewer	01/29/23 - 02/27/23	Commercial Sewer Service
Detail		105.75	<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
Charges:		523.74	87650993	2965	87000 GAL 29 Regular
		32.19			
		19.85			
16529 TSONS BLUFFRD	W	231.56	Commercial - Water/Sewer	01/29/23 - 02/27/23	Commercial Water Service
Detail		63.00	<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
Charges:		129.63	87650993	2965	87000 GAL 29 Regular
		32.19			
		6.74			
261 BRADFORD LAKE CR	I	203.74	Irrigation 1 - Commercial	01/29/23 - 02/27/23	Commercial Irrigation Service
Detail		18.90	<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
Charges:		48.17	81523391	4335	43000 GAL 29 Regular
		114.83			
		15.91			
		5.93			
79 BRADFORD LAKE CR	I	141.31	Irrigation 1 - Commercial	01/29/23 - 02/27/23	Commercial Irrigation Service
Detail		18.90	<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
Charges:		48.17	83974232	2065	29000 GAL 29 Regular
		59.39			
		10.73			
		4.12			

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

Invoice

Date 3/1/2023
Invoice # 131295613051

Terms	Net 20
Due Date	3/21/2023
PO #	

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

Item ID	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate <i>320 572464</i>	1	ea	1,334.07

Approved by Tim Harden on Feb 17th

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

Remittance Slip

Customer
13TIS025
Invoice #
131295613051

Amount Due \$1,334.07

Amount Paid _____

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



131295613051



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

Account Number 3-0687-0002027
Invoice Number 0687-001301048
Invoice Date February 16, 2023
Previous Balance \$366.79
Payments/Adjustments -\$366.79
Current Invoice Charges \$549.91

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 \$549.91	Payment Due Date March 08, 2023
-------------------------------------	---

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 02/08	5555555	-\$366.79

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Tison's Landing Amenity Center 16529 Tisons Bluff Rd PO 9687025-50 Jacksonville, FL Contract: 9687025 (C50)				
1 Waste Container 4 Cu Yd, 1 Lift Per Week				
Waste/Recycling Overage 02/01		1.0000	\$106.45	\$106.45
Pickup Service 03/01-03/31			\$204.89	\$204.89
Container Refresh 03/01-03/31		1.0000	\$9.00	\$9.00
Total Fuel/Environmental Recovery Fee				\$149.66
Total Franchise - Local				\$79.91
CURRENT INVOICE CHARGES				\$549.91

320 538 432

Simple account access at your fingertips.

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



8619 Western Way
 Jacksonville FL 32256-036060

Thank You For Choosing Paperless

Total Amount Due	\$549.91
Payment Due Date	March 08, 2023
Account Number	3-0687-0002027
Invoice Number	0687-001301048

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.

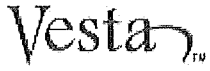
Understanding Our Rates, Charges and Fees

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	



Invoice

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

Invoice # 407707
 Date 3/1/2023
 Terms
 Due Date 3/1/2023
 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 46601	1	2,570.42	2,570.42
Janitorial supplies 46602	1	310.42	310.42
Website fee 310 513 49510	1	250.00	250.00
Additional pool monitors and FA's 320 538 34450	1	1,146.08	1,146.08

Total \$17,755.26



Invoice

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

Invoice # 407486
Date 1/31/2023
Terms
Due Date 2/28/2023
Memo

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

Description	Quantity	Rate	Amount
Billable Expenses			
Battery adapter			27.79
Total Billable Expenses			27.79
		Total	\$27.79

#	Ship date	PO #	Description	Qty	Unit price	Item subtotal before tax	Tax
2	1/16/23		UpBright 26V AC/DC Adapter Compatible with Wlupel Model Hero 8 Hero8 22.2V 2000mAh 22.2VDC Li-ion Battery 250W 25KPA All-in-1 Lightweight Cordless Sti	1	\$25.85	\$25.85	7.500%
			ASIN: B09VB769P2 Sold by: Chipmunk's World, Inc Order # 111-0187676-2690616 Order date: January 13, 2023				
3	1/16/23		SCRUBIT Eraser Sheets - 72 Pack Disposable Magic Cleaning sponges - All Purpose Household Cleaner pads for Kitchen Couch and Bathroom	2	\$22.00	\$44.00	7.000%
			ASIN: B08XZYR8JL Sold by: Amroy Corp Order # 114-2789207-2780231 Order date: January 13, 2023				
4	1/18/23	Athletics Winter Fla g Football	6 Pieces Football Penalty Flag Tossing Flags Sports Fan Set Penalty Flag Party Accessory	2	\$11.99	\$23.98	6.500%
			ASIN: B07XCB3LYF Sold by: HEFEI NUANCHU WANGLUOKEJI YOUXIANGONGSI Order # 114-0412972-2203448 Order date: January 18, 2023				
5	1/18/23	Athletics Winter Fla g Football	Shinestone Referee Shirt, Referee Costume Shirt for Womens and Mens, Zipper Neck Referee Umpire Shirt Jersey for Football, Soccer and Sports for Chris	1	\$13.99	\$13.99	6.500%
			ASIN: B07KSR65LS Sold by: Shanghai Aile Sports Goods Company Limited Order # 114-0412972-2203448 Order date: January 18, 2023				

Credit Card Expense Tracker

District: Tisons Landing CDD
 Cardholder: Elizabeth Myers
 Month: Mar-23

Date of Receipt	Store/Vendor/Where purchased	GL Account (Expense Line in the Budget)	Amount on Receipt/Invoice	Description
28-Feb	Amazon	49400	\$ 53.97	Glow in the Dark Eggs for Easter Event
Total on Report			53.97	

- Instructions:**
- Go online and print your credit card statement from the online banking service, or you can typically save the statement as a pdf.
 - Scan all your receipts in PDF format
 - Fill out the above credit card expense tracking form, coding the expense to the appropriate expense line in the budget.
 - Scan all of the above items and send 1 email to the District Manager, no later than the end of the 1st week of each month.



Final Details for Order #111-3628009-4090613

Order Placed: February 28, 2023
Amazon.com order number: 111-3628009-4090613
Order Total: \$53.97

Business order information
Location: DSD - Tison's Landing GL code: 59010 Pass Thru-DSD, DPGF, Fac Billable / Non-Billable: Non-Billable Cost center: Northeast

Shipped on February 28, 2023	
Items Ordered	Price
3 of: ArtCreativity Glow in the Dark Easter Eggs, Bulk Pack of 100, Glowing 2.25 Inch Empty Surprise Eggs for Toys and Candy, Unique Easter Egg Hunt Supplies Sold by: Art Creativity (seller profile) Condition: New	\$17.99
Shipping Address: Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: \$53.97 Shipping & Handling: \$0.00 ----- Total before tax: \$53.97 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$53.97 -----

Payment Information	
Payment Method: Visa Last digits: 2163	Item(s) Subtotal: \$53.97 Shipping & Handling: \$0.00 -----
Billing address Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Total before tax: \$53.97 Estimated Tax: \$0.00 ----- Grand Total: \$53.97
Credit Card transactions	Visa ending in 2163: February 28, 2023: \$53.97

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

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CHRISTINE A. BROWN
GREGORY F. GEORGE
JOANNA R. LLERA

OF COUNSEL

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

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

February 28, 2023

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

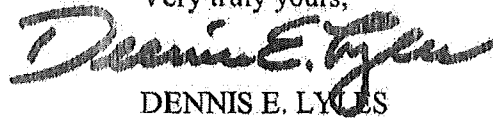
Re: Tison's Landing CDD
Our File No.: 80.12113

Dear Rich:

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

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

Very truly yours,



DENNIS E. LYLES
For the Firm

DEL/sa
Enclosure

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

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

Page: 1
 02/28/2023
 Account No: 80-12113M
 Statement No: 179747

Attr: MR. RICHARD P. HANS

TISON'S LANDING CDD

		<u>Fees</u>	Hours
02/06/2023	GLK	RECEIVE AND REVIEW CORRESPONDENCE (WITH ATTACHMENT) FROM COURTNEY HOGGE, REVIEW UPDATED AGENDA FOR FEB. 9, 2023 CDD BOARD OF SUPERVISORS MEETING; RECEIVE AND REVIEW CORRESPONDENCE FROM DANIEL LAUGHLIN, REVIEW FILE RE: NOWACKI MATTER	0.40
02/07/2023	GLK	TELEPHONE CONFERENCE WITH DANIEL LAUGHLIN RE: NOWACKI MATTER	0.40
02/08/2023	MJP	REVIEW REQUEST FOR RECORDS IN NOWACKI CLAIM	0.20
	MJP	REVIEW DISTRICT ENGINEER AGREEMENT DOCUMENTS	0.30
	GLK	MULTIPLE CORRESPONDENCE FROM DANIEL LAUGHLIN RE: NOWACKI MATTER	0.30
	GLK	RECEIVE AND REVIEW CORRESPONDENCE (WITH ATTACHMENTS) FROM COURTNEY HOGGE RE: ETM AGREEMENTS (ADJUSTMENTS TO RATES FOR ENGINEERING SERVICES)	0.40
02/09/2023	MJP	REVIEW YELLOWSTONE TREE REMOVAL PROPOSAL	0.20
02/12/2023	MJP	RECEIPT AND REVIEW TISON'S LANDING MEETING NOTES FROM FEBRUARY 9, 2023 BOARD OF SUPERVISORS MEETING	0.20
02/13/2023	MJP	PREPARE AMENDMENT TO DISTRICT ENGINEER AGREEMENT	0.50
	MJP	PREPARE SURPLUS PROPERTY RESOLUTION	0.30

TISON'S LANDING CDD

TISON'S LANDING CDD

		Hours		
02/15/2023	MJP	REVISIONS TO PROPOSED 2023 AMENDMENT TO DISTRICT ENGINEER AGREEMENT AND CORRESPONDENCE TO MAC MCGAFFNEY WITH ATTACHMENT	0.40	
	MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY	0.10	
	MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE	0.10	
02/16/2023	MJP	CORRESPONDENCE TO MAC MCGAFFNEY WITH ATTACHMENT	0.30	
02/23/2023	GLK	RECEIVE AND REVIEW CORRESPONDENCE (WITH ATTACHMENT) FROM COURTNEY HOGGE; REVIEW PROPOSED AGENDA FOR MARCH 2, 2023 CDD BOARD MEETING	0.30	
		For Current Services Rendered	4.40	<u>1,210.00</u>

		Recapitulation			
<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>	
GERALD L. KNIGHT	PARTNERS	1.80	\$275.00	\$495.00	
MICHAEL J. PAWELCZYK	PARTNERS	2.60	275.00	715.00	

Previous Balance	\$1,347.50
Total Current Work	1,210.00

Payments

03/10/2023	PAYMENT RECEIVED - THANK YOU	-1,347.50
	Balance Due	<u>\$1,210.00</u>

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

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

**Invoice
 89819**

**Invoice Date
 3/7/2023**

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	4/6/2023

Serviced	Description	Quantity	Price Each	Amount
3/6/2023	2" Wilkins 950XL S#: 2629133 - Irrigation Labor 2 Men to replace the existing backflow preventer, clean, flush, test, and certify.	2.5	180.00	450.00
	2" Wilkins 975XL2 - New serial# ACJ0921	1	876.00	876.00
	Piping & Materials	1	80.00	80.00
	Insulation to protect the device against future freeze damage.	1	50.00	50.00
	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider - Passed	1	0.00	0.00
	Approved by Tim Harden on March 7 2023			
	Code to 320.538.46000			

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

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

Total	\$1,456.00
Payments/Credits	\$0.00
Balance Due	\$1,456.00

Envera

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

Invoice	
Invoice Number 725859	Date 03/01/2023
Customer Number 400423	Due Date 04/01/2023

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		03/01/2023	04/01/2023

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Entrance 1 - Pond Run Rd., Jacksonville, FL</i>				
1.00	Service & Maintenance 04/01/2023 - 04/30/2023	1.00	\$129.27	\$129.27
1.00	Video Pulls 04/01/2023 - 04/30/2023	1.00	\$200.00	\$200.00
			Subtotal:	\$329.27
	Tax			\$0.00
	Payments/Credits Applied			\$0.00
			Invoice Balance Due:	\$329.27

Approved: Elizabeth Myers
3/24/23
GL code: 34502

Date	Invoice #	Description	Amount	Balance Due
3/1/2023	725859	Alarm Monitoring Services	\$329.27	\$329.27

Envera

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

Invoice	
Invoice Number 725859	Date 03/01/2023
Customer Number 400423	Due Date 04/01/2023

Net Due: \$329.27

Amount Enclosed: _____

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

<h1>Invoice</h1>	
Invoice Number 725857	Date 03/01/2023
Customer Number 400423	Due Date 04/01/2023

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		03/01/2023	04/01/2023

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Entrance 2 - Yellow Bluff Rd, Jacksonville, FL</i>				
1.00	Service & Maintenance 04/01/2023 - 04/30/2023	1.00	\$30.61	\$30.61
1.00	Video Pulls 04/01/2023 - 04/30/2023	1.00	\$200.00	\$200.00
			Subtotal:	\$230.61
			Tax	\$0.00
			Payments/Credits Applied	\$0.00
			Invoice Balance Due:	\$230.61
<p>Approved: Elizabeth Myers 3/24/23 GL code: 34502</p>				

Date	Invoice #	Description	Amount	Balance Due
3/1/2023	725857	Alarm Monitoring Services	\$230.61	\$230.61

Envera

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

<h1>Invoice</h1>	
Invoice Number 725857	Date 03/01/2023
Customer Number 400423	Due Date 04/01/2023

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 725858	Date 03/01/2023
Customer Number 400423	Due Date 04/01/2023

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		03/01/2023	04/01/2023

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Utility, Jacksonville, FL</i>				
1.00	Active Video Monitoring 04/01/2023 - 04/30/2023	1.00	\$250.00	\$250.00
1.00	Service & Maintenance 04/01/2023 - 04/30/2023	1.00	\$138.21	\$138.21
			Subtotal:	\$388.21
	Tax			\$0.00
	Payments/Credits Applied			\$0.00
			Invoice Balance Due:	\$388.21

Approved Elizabeth Myers
3/24/23
GL code: 34502

Date	Invoice #	Description	Amount	Balance Due
3/1/2023	725858	Alarm Monitoring Services	\$388.21	\$388.21

Envera

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

Invoice	
Invoice Number 725858	Date 03/01/2023
Customer Number 400423	Due Date 04/01/2023

Net Due: \$388.21

Amount Enclosed: _____

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

PRINT TO:

Envera
PO Box 2086
Hicksville, NY 11802

LawnBoy Lawn Services

PO Box 551203

Jacksonville, FL 32255

Invoice

Date	Invoice #
3/8/2023	8437

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	4/7/2023	CC Duval Property, ...

Item	Description	Rate	Serviced	Amount
Maintenance	Installment for monthly services-February, 2023 Approved by Tim Harden on 3.10.23 Code to 320.538.46200	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 #
3/8/2023	8438

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

P.O. No.	Terms	Project
	Net 30	CC Duval Property, LLC

Quantity	Description	Rate	Amount
1	Trimmed trees at rightmost pocket park at the roundabout. The neighbor complained that the pocket park trees were shading his palm trees. We trimmed limbs back to provide sun to the palms. Approval by Tim Harden via e-mail on 2/23/2023. Approved by Tim Harden on 3.10.23 Code to 320.538.46201	190.00	190.00
All work is complete. Please remit payment immediately.		Total	\$190.00

LawnBoy Lawn Services

PO Box 551203
 Jacksonville, FL 32255

Invoice

Date	Invoice #
3/12/2023	8439

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

P.O. No.	Terms	Project
	Net 30	CC Duval Property, LLC

Quantity	Description	Rate	Amount
1	Irrigation Repair: Three zones at the front of Tisons were not running. One was turned off at the valve (probably JEA did this when they were working by the gazebo.) The other had a wire pulled off – we suspect this occurred when the guy was stuck on the south side of the entrance and had to be towed out. Dusty was able to find the missing wire and reconnect it to the valve. On the third valve, we don't have power. Somewhere between the controller and the valve, we have a break (so we suspect.) We speculate that this break is related to the previous issue – and the cause is the driver getting stuck. Dusty wired two valves together, so they run at the same time. One is a grass valve, and the other provides water to the center island. Dusty and Xavier also changed out 4 heads and 4 nozzles. Between the problem investigation and the repair work this project was 5-man hours @ \$ 75 per hour. Parts were \$ 55.00 . Subtotal: \$ 430.00	430.00	430.00
1	Irrigation Repair: At the amenity center irrigation system, replaced two nozzles and identified a inoperable Hunter remote node. This node waters the turf between the two gazebos in the back. This is the turf in front of the tennis court. The Hunter node was replaced at a cost \$ 125.00. Nozzles are \$ 5 each. Labor was 1.5 hours @ \$ 75.00. Subtotal: \$ 247.50	247.50	247.50
<p>Approved by Tim Harden on 03.12.23</p> <p>Please code to 320.538.35000</p>			
All work is complete. Please remit payment immediately.		Total	\$677.50



Invoice

Issued: 3/02/2023

Due: 4/01/2023

Balance: 895.00

Order #307731

PO#

Bill To

Tisons Landing CDD
Tisons Landing CDD SPLASH PAD
16529 Tisons Bluff Rd
Jacksonville, FL 32218

Job Site

Tisons Landing CDD
Tisons Landing CDD SPLASH PAD
16529 Tisons Bluff Rd
Jacksonville, FL 32218

Description of Work

Qty

Price

Total

Commercial Pool Leak Detection

1.00

\$895.00

\$895.00

- Includes testing of the pool shell, plumbing lines and equipment
- 60 day warranty

Note: Bodies of water can lose up to 1/4 inch a day from evaporation under normal operating conditions.

Disclaimer: Fees for services will apply if water loss is due to evaporation.

Disclaimer: Red Rhino Leak Detection is not responsible for the purchase or replacing of gutter grates that have been Diamond Brited over or that have rusted screws. All gutter grates will have to be removed at the time of inspection in order to pressure test the gutter lines.

Approved for payment by Tim Harden on 3/3/23

Code to 320.572.46400

Subtotal

\$895.00

Tax

\$0.00

Total

\$895.00

Payments

\$0.00

Balance Due

\$895.00

Results / Findings

Thu Mar 02, 2023 Deck:Pavers

Surface:

Mosaic

Thu Mar 02, 2023 All lines are holding solid

Additional Notes:

N/A

Thu Mar 02, 2023

Found leak in a cracked section inside the fiberglass surge tank. Needs to be replaced.

Thu Mar 02, 2023

Found leak at discharge pipe coming out of pump. Needs to be repaired.

Thu Mar 02, 2023

Epoxy was applied as a temporary patch to the leaking area(s) so that it can be ensured all leaks have been identified and all appropriate repairs have been quoted.

Thu Mar 02, 2023 Secondary testing methods used on floor, return and main drain lines. Both lines appear to be holding solid.

Warranties / Disclaimers

Payment is expected within 30 days of invoice. License CPC1457457

Have a question?

5530 PGA Blvd Suite 201 Palm Beach Gardens, FL 33418

| (904) 694-8503

| team904@redrhinoleak.com

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Equipment Fee Internet.	\$18.45	

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FOURTH ORDER OF BUSINESS

D.



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

AMENITIES REPORT

RENTALS:

- **April Rentals:** We had 10 rentals.
- **May Rentals:** We have 7 rentals scheduled to date.

LG/POOL MONITORS: Currently the Pool Monitors are covering Saturday and Sunday 12pm to dusk. Starting this month, the Pool Monitors will be on-site Friday afternoon/night 4pm to dusk and later certain nights depending holiday schedule and some rentals.

UPCOMING EVENTS:

- **Bagel Event:** 2nd and 4th Tuesday monthly
- **Summer Movie by the Pool:** Friday, June 30th
- **Casino Night:** Saturday, July 22nd
- **Neighbor vs. Neighbor End of Summer Lawn Games (coordinate with HOA hotdog and ice cream social):** Sunday, August 6th
- **Food Truck Night:** Friday May 12th (Big Boss) and May 26th (Enter the Dragon Roll)



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

Facilities Maintenance Activities

1. Staff pressure washed the main pool deck.





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

2. Staff repaired a broken pool deck umbrella.

Before:



After:



Patio Furniture for the Veranda

Staff has solicited a proposal from Southern Breeze Outdoor Furnishings. They have already made a site visit to measure for dimensions. They will be submitting some proposals for new furniture and tables for the back patio.

Alternative to Envera

Staff solicited a proposal from Vector Security for the providing of security camera monitoring services for Tisons Landing CDD. Vector said that they will be able to use the majority of the equipment that was previously purchased by the District. The proposal had not been received as of the writing of the staff reports.



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

Pool equipment remodel

Hawkins Chemical was still unable to provide a projected delivery date for the 500-gallon chemical tank. Staff learned that they had a 350-gallon tank in inventory and made the decision to alter the order so that the project can move forward. The new tank has been delivered and is full of chlorine. United Pool Pros has tentatively scheduled the installation of the new controller and feeders for the second week of May. Staff has requested that the District Manager issue the 30-day termination of service to Poolsure.

Leak in Splash Feature Pool

Compac has submitted a proposal for repairing the cracks in the splash feature holding tank. The cost of the repair is \$1,889.14. The District Manager has given approval for proceeding with the project. The projected timeline for completion of this project is May 15th to May 19th.

Entrance Landscaping Remodel

Staff has reached out to all three vendors that submitted bids for the entrance landscaping renovation. We have asked them to provide revised bids breaking the project up into two or three phases. No multiphase numbers have been received at this time. We will continue to follow up to get these proposals.



Post Meeting Action Items

Date: April 13, 2023

Item	Owner	Description	Comments
Landscaping	TH	work with Brian Richardson to comprise a timeline to complete the two entrances in phases over 2 to 3 years	Have asked all three vendors to provide a multi phased approach for landscape renovation. Waiting on those revised versions.
Landscaping	TH	reach out to resident concerning tree pruning at pocket park	Staff removed the offending limb
Security/Camera's	TH	work with Brandon to present proposal for June Agenda. Addition of extra camera's at basketball courts	Staff solicited a bid from Vector Security. Vector believes they can reuse most of the equipment that was purchased by the District and installed by Envera
Amenity	TH/EM	cost of updating/replacing existing patio furniture	Southern Breeze Outdoor Furnishings has made site visit to get dimensions of back patio. They will be submitting a variety of options for Board consideration.
Security/Camera's	TH	Addition of lighting at entrances - estimates for June agenda	No Progress to Report
Beautification	TH	Pressure washing sidewalks	Staff made the pool deck a priority in April
Sports/social club	EM	Work with resident to implement basketball program to resident in community	Staff ordered basketball balls, storage bag along with pump