

TISON'S LANDING
Community Development District

JULY 13, 2023

AGENDA

Tison's Landing Community Development District

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

July 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, July 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 June 8, 2023 Meeting
 - B. Financial Statements
 - C. Check Register
- IV. Staff Reports
 - A. District Engineer – Acceptance of the Annual Engineer's Report
 - B. District Counsel
 - C. District Manager
 1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2023
 2. Report on the Number of Registered Voters (1,468)
 - D. Amenity Manager – Report
 - E. Field Operations Manager
- V. Business Items
 - A. Public Hearing for the Purpose of Adopting the Fiscal Year 2024 Budget

1. Consideration of Resolution 2023-05, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2024
 2. Consideration of Resolution 2023-06, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2024
- B. Consideration of Resolution 2023-07, Classifying Certain Patio Furniture as Surplus
- C. Consideration of Proposal from Envera for Security Cameras*
- VI. Supervisor Requests / Audience Comments
- VII. Next Scheduled Meeting – Thursday, August 10, 2023 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida 32218
- VIII. Adjournment

* Note: In accordance with Sections 119.071(3)(a) and 281.301, *Florida Statutes*, a portion of the meeting may be closed to the public, as it relates to details of the District's security system plan. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.

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, June 8, 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 (by phone)

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 June 8, 2023 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. McGaffney called the meeting to order at approximately 6:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

A resident pointed out the next scheduled meeting date on the agenda is incorrect.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the May 11, 2023 Meeting**
- B. Financial Statements**
- C. Check Register**

Copies of the minutes, financial statements and the check register totaling \$45,380.53 were included in the agenda package.

On MOTION by Ms. Timmons seconded by Ms. Alford 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 stated that he sent a long-term capital plan out to the Board just prior to the meeting that involves the capital reserve study and the Board's and staff's input on the wants and needs of the community.

D. Amenity Manager - Report

Ms. Meyers gave an overview of past and upcoming events in the community and informed the Board of a theft at the amenity center. She is working to try to contact the resident involved. She also provided the Board with information on the patio furniture and umbrellas that she and Supervisor Timmons have selected.

D. Field Operations Manager

Mr. Harden gave an overview of maintenance items completed since the last meeting. He also informed the Board the two new chemical controllers have been installed on both pools. There is an issue with the splash pool in which debris is clogging a wheel that spins to let the equipment know that the pump is working. He is in the process of contacting the manufacturer to try to get the issue resolved.

Mr. Richardson stated that there has not been any improvement on the ponds.

Mr. McGaffney responded that there could be a clog that would need to be cleaned out and asked Mr. Harden to request that the pond maintenance company come out to inspect the ponds, particularly the outfalls.

Mr. Richardson asked if the clock that used to be out by the pool could be reinstalled.

FIFTH ORDER OF BUSINESS

Business Items

A. Discussion of Security Matters

A proposal for security cameras was discussed after the following resolution.

The following item was taken out of order of the agenda.

B. Items to be Considered

2. Consideration of Resolution 2023-04, Designating Officers

Mr. McGaffney asked the Board to consider changing his titles to Secretary and Treasurer now that he has taken over as District Manager.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor Resolution 2023-04, designating Mr. McGaffney as Secretary and Treasurer and Mr. Laughlin as Assistant Secretary and Assistant Treasurer, with the remaining slate of officers to stay as previously designated was approved.

1. Security Camera Proposals

Mr. Kirsch stated that Envera is proposing to bore and add conduit to fix the issues at the Yellowbluff entrance and will reduce the monthly bill by a couple hundred dollars. He asked Mr. McGaffney to verify the discount and if the service and maintenance plan can be removed and still maintain the same pricing and bring those answers back to the July meeting for further discussion.

Mr. Harden informed the Board that he received quotes from C&L Landscape to split the remodel of the landscaping at the entrances. The Main Street entrance is quoted at \$16,750 and the Yellow Bluff entrance is quoted at \$52,750 and that likely does not include irrigation work.

Mr. Kirsch asked staff to confirm what is being done with Main Street as it appears to be staked out for a project and he does not want to redo the landscaping just for it to be torn up.

SIXTH ORDER OF BUSINESS

Supervisor Requests / Audience Comments

Mr. Richardson asked that a map of the pocket parks within the District be sent to him.

Audience Comments

Mr. Anthony Bull asked if the facility attendants are paid by the District and stated that they are very limited on information.

Ms. Meyers stated that she would follow up with the attendants and noted that the office hours are Monday through Friday, 8:00 a.m. to 4:00 p.m., and rentals would need to be reserved during those hours.

Mr. Harden stated that his and Ms. Meyers numbers are also posted on the office window in the event a question needs to be answered outside of office hours.

Ms. Jill Graby commented that the facility attendants need to be made aware that bicycles are not allowed on the pool deck.

Ms. Timmons asked Ms. Meyers to send out an e-blast reminding residents of the rules.

Ms. Catherine Stepalavich commented that parents need to be reminded to stay within arm's reach of their young children, that there should be no children under the age of 3 in the large pool, and that there is no running allowed on the pool deck. She also added that the pool rule sign seems to be insufficient.

Mr. McGaffney stated that the pool rules only state that children 14 age of years and younger must be accompanied by a parent or an adult at least 18 years of age at all times and further down says that children under three years of age and are not toilet trained must wear rubber lined swim diapers, as well as a swim suit over the swim diaper to reduce the health risk associated with human waste in the swimming pool area. It does not say anything about kids under the age of three not being allowed in the large pool. He asked if the Board wants to consider amending their rules.

Ms. Harden advised against it from a staff perspective because a parent of both a younger child and an older child is not going to be happy with having to take the older child in the splash pad.

Mr. Anthony Bull commented on the excessive speeding in the community.

Ms. Timmons informed him that the Board has looked into speed bumps and were told speed bumps are required to be placed every 5,000 feet, and doing the entire community would cost around \$90,000. A survey was sent, and the response was the majority were not in favor.

Mr. Anthony Bull also commented on a semi-truck parking in the neighborhood.

Ms. Timmons informed him that would be the responsibility of the HOA.

SEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – Thursday, July 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
May 31, 2023

Board of Supervisors Meeting
July 13, 2023

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

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Reserve	
<u>ASSETS:</u>				
Cash	\$331,870	---	\$36,303	\$368,173
Due From Other Funds	---	\$427	---	\$427
Investments:				
SBA-Surplus Funds	\$128,149	---	\$49,826	\$177,975
Series 2016-1				
Reserve	---	\$150,794	---	\$150,794
Revenue	---	\$84,082	---	\$84,082
Redemption	---	\$3	---	\$3
Series 2016-2				
Reserve	---	\$43,408	---	\$43,408
Prepayment	---	\$36	---	\$36
Deposits	\$4,202	---	---	\$4,202
TOTAL ASSETS	<u>\$464,221</u>	<u>\$278,750</u>	<u>\$86,129</u>	<u>\$829,101</u>
<u>LIABILITIES:</u>				
Accounts Payable	\$10,450	---	---	\$10,450
Due to other Funds	\$427	---	---	\$427
TOTAL LIABILITIES	<u>\$10,877</u>	<u>\$0</u>	<u>\$0</u>	<u>\$10,877</u>
<u>FUND BALANCES:</u>				
Nonspendable:				
Prepaid items and deposits	\$4,202	---	---	\$4,202
Restricted for:				
Debt service	---	\$278,750	---	\$278,750
Assigned for Captial Reserve				
Future Capital Projects	---	---	\$77,516	\$77,516
Disaster Recover	---	---	\$8,613	\$8,613
Unassigned	\$449,142	---	---	\$449,142
TOTAL FUND BALANCES	<u>\$453,345</u>	<u>\$278,750</u>	<u>\$86,129</u>	<u>\$818,224</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$464,221</u>	<u>\$278,750</u>	<u>\$86,129</u>	<u>\$829,101</u>

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

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

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 05/31/23</u>	<u>ACTUAL THRU 05/31/23</u>	<u>VARIANCE</u>
<u>REVENUES</u>				
Maintenance Assessments - Tax Roll	\$720,022	\$720,022	\$720,361	\$339
Clubhouse Income	\$2,000	\$1,333	\$8,617	\$7,284
HOA Revenues	\$1,500	\$0	\$0	\$0
Interest Income	\$200	\$133	\$9,105	\$8,972
Miscellaneous Revenues	\$0	\$0	\$180	\$180
TOTAL REVENUES	<u>\$723,722</u>	<u>\$721,489</u>	<u>\$738,263</u>	<u>\$16,774</u>
<u>EXPENDITURES</u>				
<u>Administrative:</u>				
Supervisor Fees	\$12,000	\$8,000	\$6,200	\$1,800
FICA Taxes	\$918	\$612	\$474	\$138
Engineering Fees	\$3,000	\$2,000	\$154	\$1,846
Arbitrage Rebate	\$1,200	\$0	\$0	\$0
Dissemination Agent	\$1,000	\$667	\$967	(\$300)
Trustee Fees	\$3,725	\$3,725	\$3,717	\$8
Assessment Roll Administration	\$2,500	\$2,500	\$2,500	\$0
Attorney Fees	\$15,000	\$10,000	\$11,825	(\$1,825)
Annual Audit	\$3,100	\$3,100	\$3,100	\$0
Management Fees	\$50,000	\$33,333	\$30,000	\$3,333
Computer Time/information Technology	\$1,400	\$933	\$933	(\$0)
Telephone	\$100	\$67	\$128	(\$61)
Postage	\$1,000	\$667	\$32	\$634
Printing & Binding	\$2,000	\$1,333	\$386	\$948
Insurance	\$10,249	\$10,249	\$9,861	\$388
Legal Advertising	\$1,000	\$1,000	\$909	\$91
Other Current Charges	\$1,000	\$667	\$273	\$394
Website Administration	\$1,400	\$933	\$933	(\$0)
Office Supplies	\$500	\$333	\$10	\$323
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	<u>\$111,267</u>	<u>\$80,294</u>	<u>\$72,577</u>	<u>\$7,717</u>
<u>Community Operations</u>				
Insurance (Property)	\$15,828	\$15,828	\$15,476	\$352
Field Management & Administration (Vesta)	\$31,469	\$20,979	\$20,979	(\$0)
Security Off Duty (JSO)	\$25,000	\$254	\$254	\$0
Security Camera Monitoring (Envera / Hi-Tech)	\$10,603	\$8,065	\$10,669	(\$2,604)
Landscape Maintenance (LawnBoy)	\$51,056	\$34,037	\$34,032	\$5
Landscape Mulch	\$15,000	\$0	\$0	\$0
Landscape Fertilization (Agro Pro)	\$19,332	\$12,888	\$12,649	\$239
Landscape Repairs and Maintenance	\$7,500	\$5,000	\$372	\$4,628
Irrigation Repairs and Maintenance	\$10,000	\$6,667	\$2,323	\$4,343
Lake Maintenance (The Lake Doctor)	\$11,428	\$7,619	\$6,432	\$1,187

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 05/31/23	ACTUAL THRU 05/31/23	VARIANCE
<i>Community Operations: (continued)</i>				
Utilities-Cable (Comcast)	\$2,400	\$1,600	\$987	\$613
Utilities-Electric (JEA)	\$1,800	\$1,200	\$715	\$485
Utilities-Irrigation (JEA)	\$30,000	\$20,000	\$16,442	\$3,558
Community Repairs and Maintenance	\$20,000	\$13,333	\$2,866	\$10,467
Community Operations Contingency	\$10,000	\$6,667	\$2,930	\$3,737
Capital Reserve Funding	\$40,000	\$40,000	\$40,000	\$0
TOTAL COMMUNITY OPERATIONS	\$301,416	\$194,137	\$167,127	\$27,009
<i>Amenity Operations</i>				
Amenity Manager (Vesta)	\$100,206	\$66,804	\$66,804	\$0
Pool Maintenance (Vesta)	\$30,065	\$20,043	\$20,043	(\$0)
Janitorial Maintenance (Vesta)	\$30,845	\$20,563	\$20,563	\$0
Janitorial Supplies (Vesta)	\$3,725	\$2,483	\$2,483	(\$0)
Website Lifestyle	\$3,000	\$2,000	\$2,000	\$0
Seasonal Office Staffing	\$13,753	\$9,169	\$9,169	\$0
Security Camera Monitoring (Envera)	\$12,860	\$8,573	\$8,574	(\$0)
Pool Repairs and Maintenance	\$5,000	\$4,558	\$4,558	\$0
Pool Chemicals (PoolSure)	\$11,980	\$7,987	\$9,695	(\$1,708)
Permit Fees	\$600	\$600	\$526	\$74
Utilities-Cable (Comcast)	\$6,000	\$4,000	\$3,956	\$44
Utilities-Electric (JEA)	\$24,000	\$16,000	\$9,410	\$6,590
Utilities-Water/Sewer (JEA)	\$12,000	\$8,000	\$7,925	\$75
Refuse Service (Republic Services)	\$4,800	\$3,200	\$3,608	(\$408)
Amenity Repairs and Maintenance	\$17,000	\$11,333	\$4,518	\$6,815
Fitness Equipment Maintenance	\$1,000	\$667	\$0	\$667
Special Events	\$20,000	\$13,530	\$13,530	\$0
Amenity Supplies	\$5,000	\$3,333	\$2,194	\$1,139
Amenity Operations Contingency	\$9,206	\$6,137	\$0	\$6,137
Capital Outlay	\$0	\$0	\$4,709	(\$4,709)
TOTAL AMENITY OPERATIONS	\$311,040	\$208,981	\$194,264	\$14,717
TOTAL EXPENDITURES	\$723,722	\$483,412	\$433,969	\$49,443
Excess (deficiency) of revenues over (under) expenditures	\$0	\$238,077	\$304,294	\$66,217
Net change in fund balance	\$0	\$238,077	\$304,294	\$66,217
FUND BALANCE - Beginning	\$0		\$149,051	
FUND BALANCE - Ending	\$0		\$453,345	

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL RESERVE FUND

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

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 05/31/23</u>	<u>ACTUAL THRU 05/31/23</u>	<u>VARIANCE</u>
<u>REVENUES</u>				
Interest Income	\$100	\$67	\$1,600	\$1,533
Capital Reserve-Transfer In	\$40,000	\$40,000	\$40,000	\$0
TOTAL REVENUES	<u>\$40,100</u>	<u>\$40,067</u>	<u>\$41,600</u>	<u>\$1,533</u>
<u>EXPENDITURES</u>				
Capital Outlay	\$75,133	\$50,089	\$11,832	\$38,257
Miscellaneous Services	\$800	\$533	\$248	\$286
TOTAL EXPENDITURES	<u>\$75,933</u>	<u>\$50,622</u>	<u>\$12,080</u>	<u>\$38,542</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(\$35,833)</u>	<u>(\$10,555)</u>	<u>\$29,520</u>	<u>\$40,076</u>
Net change in fund balance	<u>(\$35,833)</u>	<u>(\$10,555)</u>	<u>\$29,520</u>	<u>\$40,076</u>
FUND BALANCE - Beginning	\$75,937		\$56,609	
FUND BALANCE - Ending	<u>\$40,104</u>		<u>\$86,129</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 May 31, 2023

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 05/31/23</u>	<u>ACTUAL THRU 05/31/23</u>	<u>VARIANCE</u>
<u>REVENUES</u>				
Special Assessments - On Roll	\$382,996	\$382,996	\$382,115	(\$881)
Interest Income	\$0	\$0	\$10,920	\$10,920
TOTAL REVENUES	<u>\$382,996</u>	<u>\$382,996</u>	<u>\$393,035</u>	<u>\$10,039</u>
<u>EXPENDITURES</u>				
<u>Series 2016-1</u>				
Interest - 11/01	\$55,816	\$55,816	\$55,816	\$0
Interest - 05/01	\$55,816	\$55,816	\$55,816	\$0
Principal - 05/01	\$185,000	\$185,000	\$185,000	\$0
Special Call 05/01	\$0	\$0	\$5,000	(\$5,000)
<u>Series 2016-2</u>				
Interest - 11/01	\$20,328	\$20,328	\$20,328	\$0
Special Call 11/01	\$0	\$0	\$5,000	(\$5,000)
Interest - 05/01	\$20,328	\$20,328	\$20,210	\$118
Principal - 05/01	\$40,000	\$40,000	\$40,000	\$0
Special Call 05/01	\$0	\$0	\$5,000	(\$5,000)
TOTAL EXPENDITURES	<u>\$377,288</u>	<u>\$377,288</u>	<u>\$392,170</u>	<u>(\$14,883)</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$5,709</u>	<u>\$5,709</u>	<u>\$865</u>	<u>(\$4,843)</u>
Net change in fund balance	<u>\$5,709</u>	<u>\$5,709</u>	<u>\$865</u>	<u>(\$4,843)</u>
FUND BALANCE - Beginning	\$85,399		\$277,885	
FUND BALANCE - Ending	<u>\$91,108</u>		<u>\$278,750</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	
<hr/>		
Bonds outstanding - 09/30/2022		\$3,455,000.00
	May 1, 2023 (Mandatory)	(\$185,000.00)
	May 1, 2023 (Special Call)	(\$5,000.00)
Current Bonds Outstanding		\$3,265,000.00
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	
<hr/>		
Bonds outstanding - 09/30/2022		\$865,000.00
	Nov 1, 2022 (Special Call)	(\$5,000.00)
	May 1, 2023 (Mandatory)	(\$40,000.00)
	May 1, 2023 (Special Call)	(\$5,000.00)
Current Bonds Outstanding		\$815,000.00
Total Current Bonds Outstanding		\$4,080,000.00

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	\$2,109	\$2,575	\$0	\$0	\$0	\$0	\$720,361
Clubhouse Income	\$1,020	\$0	\$1,525	\$1,560	\$125	\$0	\$3,365	\$1,022	\$0	\$0	\$0	\$0	\$8,617
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	\$529	\$567	\$0	\$0	\$0	\$0	\$9,105
Miscellaneous Revenues	\$0	\$132	\$0	\$0	\$48	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$180
Total Revenues	\$1,244	\$90,931	\$613,373	\$11,747	\$6,377	\$4,425	\$6,002	\$4,163	\$0	\$0	\$0	\$0	\$738,263
Administrative:													
Supervisor Fees	\$800	\$0	\$1,000	\$1,000	\$800	\$1,000	\$800	\$800	\$0	\$0	\$0	\$0	\$6,200
FICA Taxes	\$61	\$0	\$77	\$77	\$61	\$77	\$61	\$61	\$0	\$0	\$0	\$0	\$474
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	\$283	\$83	\$0	\$0	\$0	\$0	\$967
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	\$1,540	\$853	\$2,008	\$0	\$0	\$0	\$0	\$11,825
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	\$3,750	\$3,750	\$0	\$0	\$0	\$0	\$30,000
Computer Time/information Technology	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$0	\$0	\$0	\$0	\$933
Telephone	\$23	\$58	\$15	\$8	\$0	\$5	\$8	\$10	\$0	\$0	\$0	\$0	\$128
Postage	\$1	\$10	\$0	\$4	\$4	\$10	\$4	\$0	\$0	\$0	\$0	\$0	\$32
Printing & Binding	\$53	\$29	\$9	\$74	\$45	\$70	\$33	\$72	\$0	\$0	\$0	\$0	\$386
Insurance	\$9,761	\$0	\$0	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,861
Legal Advertising	\$100	\$100	\$100	\$193	\$100	\$0	\$100	\$217	\$0	\$0	\$0	\$0	\$909
Other Current Charges	\$51	\$45	\$30	\$16	\$7	\$119	\$0	\$5	\$0	\$0	\$0	\$0	\$273
Website Administration	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$0	\$0	\$0	\$0	\$933
Office Supplies	\$0	\$0	\$0	\$0	\$3	\$0	\$7	\$0	\$0	\$0	\$0	\$0	\$10
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	\$6,889	\$6,132	\$7,239	\$0	\$0	\$0	\$0	\$72,577

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	\$2,622	\$2,622	\$0	\$0	\$0	\$0	\$20,979
Security Off Duty (JSO)	\$0	\$0	\$254	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$254
Security Camera Monitoring (Envera / Hi-Tech)	\$1,008	\$1,008	\$4,093	\$1,008	\$1,008	\$1,008	\$1,008	\$1,008	\$0	\$0	\$0	\$0	\$11,148.69
Landscape Maintenance (LawnBoy)	\$4,254	\$4,254	\$4,254	\$4,254	\$4,254	\$4,254	\$4,254	\$4,254	\$0	\$0	\$0	\$0	\$34,032
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	\$1,611	\$1,611	\$0	\$0	\$0	\$0	\$12,649
Landscape Repairs and Maintenance	\$0	\$0	\$0	\$0	\$0	\$190	\$0	\$182	\$0	\$0	\$0	\$0	\$372
Irrigation Repairs and Maintenance	\$0	\$0	\$0	\$0	\$1,341	\$678	\$305	\$0	\$0	\$0	\$0	\$0	\$2,323
Lake Maintenance (The Lake Doctor)	\$804	\$804	\$804	\$804	\$804	\$804	\$804	\$804	\$0	\$0	\$0	\$0	\$6,432
Utilities-Cable (Comcast)	\$123	\$123	\$123	\$123	\$123	\$123	\$123	\$123	\$0	\$0	\$0	\$0	\$987
Utilities-Electric (JEA)	\$95	\$83	\$55	\$71	\$90	\$104	\$89	\$127	\$0	\$0	\$0	\$0	\$715
Utilities-Irrigation (JEA)	\$2,927	\$3,417	\$1,654	\$1,770	\$1,662	\$1,556	\$1,626	\$1,829	\$0	\$0	\$0	\$0	\$16,442
Community Repairs and Maintenance	\$148	\$167	\$190	\$141	\$0	\$1,456	\$444	\$320	\$0	\$0	\$0	\$0	\$2,866
Community Operations Contingency	\$0	\$0	\$2,252	\$630	\$0	\$0	\$48	\$0	\$0	\$0	\$0	\$0	\$2,930
Capital Reserve Funding	\$0	\$0	\$0	\$40,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,000
TOTAL COMMUNITY OPERATIONS	\$28,949	\$13,971	\$17,913	\$53,036	\$13,516	\$14,406	\$12,935	\$12,882	\$0	\$0	\$0	\$0	\$167,607

Amenity Operations

Amenity Manager (Vesta)	\$8,351	\$8,351	\$8,351	\$8,351	\$8,351	\$8,351	\$8,351	\$8,351	\$0	\$0	\$0	\$0	\$66,804
Pool Maintenance (Vesta)	\$2,505	\$2,505	\$2,505	\$2,505	\$2,505	\$2,505	\$2,505	\$2,505	\$0	\$0	\$0	\$0	\$20,043
Janitorial Maintenance (Vesta)	\$2,570	\$2,570	\$2,570	\$2,570	\$2,570	\$2,570	\$2,570	\$2,570	\$0	\$0	\$0	\$0	\$20,563
Janitorial Supplies (Vesta)	\$310	\$310	\$310	\$310	\$310	\$310	\$310	\$310	\$0	\$0	\$0	\$0	\$2,483
Website Lifestyle	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$0	\$0	\$0	\$0	\$2,000
Seasonal Office Staffing	\$1,146	\$1,146	\$1,146	\$1,146	\$1,146	\$1,146	\$1,146	\$1,146	\$0	\$0	\$0	\$0	\$9,169
Security Camera Monitoring (Envera)	\$1,012	\$1,012	\$1,012	\$1,012	\$1,012	\$1,012	\$1,012	\$1,012	\$0	\$0	\$0	\$0	\$8,094
Pool Repairs and Maintenance	\$13	\$0	\$0	\$3,165	\$0	\$895	\$273	\$212	\$0	\$0	\$0	\$0	\$4,558
Pool Chemicals (PoolSure)	\$1,048	\$988	\$988	\$1,334	\$1,334	\$1,334	\$1,334	\$1,334	\$0	\$0	\$0	\$0	\$9,695
Permit Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$526	\$0	\$0	\$0	\$0	\$526
Utilities-Cable (Comcast)	\$487	\$486	\$486	\$499	\$500	\$500	\$500	\$499	\$0	\$0	\$0	\$0	\$3,956
Utilities-Electric (JEA)	\$1,256	\$1,074	\$1,007	\$1,173	\$1,251	\$1,389	\$1,064	\$1,195	\$0	\$0	\$0	\$0	\$9,410
Utilities-Water/Sewer (JEA)	\$964	\$1,151	\$1,117	\$981	\$913	\$913	\$947	\$939	\$0	\$0	\$0	\$0	\$7,925
Refuse Service (Republic Services)	\$547	\$379	\$381	\$568	\$367	\$550	\$363	\$453	\$0	\$0	\$0	\$0	\$3,608
Amenity Repairs and Maintenance	\$130	\$9	\$2,135	\$518	\$0	\$0	\$392	\$1,334	\$0	\$0	\$0	\$0	\$4,518

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)													
Fitness 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	\$1,504	\$250	\$2,528	\$30	\$0	\$0	\$0	\$0	\$13,530
Amenity Supplies	\$579	\$23	\$369	\$191	\$0	\$0	\$477	\$557	\$0	\$0	\$0	\$0	\$2,194
Amenity Operations Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Outlay	\$0	\$0	\$0	\$0	\$3,023	\$0	\$1,686	\$0	\$0	\$0	\$0	\$0	\$4,709
TOTAL AMENITY OPERATIONS	\$24,273	\$21,498	\$24,881	\$27,190	\$25,036	\$21,975	\$25,708	\$23,223	\$0	\$0	\$0	\$0	\$193,784
Total Expenditures	\$76,373	\$41,115	\$52,979	\$87,111	\$45,001	\$43,270	\$44,775	\$43,344	\$0	\$0	\$0	\$0	\$433,969
Interfund Transfers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Excess Revenues (Expenditures)	(\$75,129)	\$49,816	\$560,394	(\$75,363)	(\$38,625)	(\$38,845)	(\$38,773)	(\$39,181)	\$0	\$0	\$0	\$0	\$304,294

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts Duval County
 Fiscal Year 2023

							ASSESSED THROUGH DUVAL COUNTY			
							gross			
							net	\$778,402.80	\$412,903.60	\$1,191,306.40
								\$720,022.59	\$381,935.83	\$1,101,958.42
								65.34%	34.66%	100.00%
DATE	DESCRIPTION	AMOUNT	DISCOUNTS/ PENALTIES	COMMISSION	PROPERTY APPRAISER	NET RECEIPTS	General Fund - O&M	Debt Service Fund - Series 2016-1 & 2	Total	
11/04/22	10/19-10/31/22	\$11,397	\$452	\$222	\$161	\$10,562	\$6,901	\$3,661	\$10,562	
11/17/22	11/01-11/13/22	\$19,222	\$769	\$375	\$271	\$17,807	\$11,635	\$6,172	\$17,807	
11/25/22	11/14-11/20/22	\$119,150	\$4,766	\$2,322	\$1,681	\$110,381	\$72,123	\$38,258	\$110,381	
12/05/22	11/21-11/28/22	\$816,026	\$32,641	\$15,903	\$11,516	\$755,966	\$493,950	\$262,016	\$755,966	
12/06/22	11/29-11/30/22	\$115,005	\$4,600	\$2,241	\$1,623	\$106,541	\$69,614	\$36,927	\$106,541	
12/19/22	12/01-12/13/22	\$77,619	\$3,066	\$1,513	\$1,096	\$71,943	\$47,008	\$24,935	\$71,943	
01/06/23	12/14-12/31/22	\$10,257	\$365	\$201	\$145	\$9,545	\$6,237	\$3,308	\$9,545	
01/24/23	01/01-01/18/23	\$2,408	\$72	\$47	\$34	\$2,254	\$1,473	\$781	\$2,254	
02/17/23	01/19-01/31/23	\$3,965	\$79	\$79	\$57	\$3,749	\$2,450	\$1,299	\$3,749	
02/27/23	02/01-02/21/23	\$2,492	\$21	\$50	\$36	\$2,385	\$1,558	\$827	\$2,385	
03/07/23	02/22-02/28/23	\$3,564	\$40	\$72	\$52	\$3,401	\$2,222	\$1,179	\$3,401	
03/21/23	03/01-03/13/23	\$802	\$0	\$16	\$12	\$774	\$505	\$268	\$774	
04/11/23	03/14-03/31/23	\$3,345	\$0	\$68	\$49	\$3,227	\$2,109	\$1,119	\$3,227	
05/04/23	04/16-04/30/23	\$2,091	(\$63)	\$44	\$32	\$2,079	\$1,358	\$720	\$2,079	
05/22/23	05/01-05/17/23	\$1,873	(\$56)	\$39	\$28	\$1,862	\$1,217	\$645	\$1,862	
TOTAL		\$1,189,215	\$46,753	\$23,192	\$16,794	\$1,102,476	\$720,361	\$382,115	\$1,102,476	

YTD Collected %	99.82%	99.82%	99.82%
YTD Outstanding	\$1,366.39	\$724.80	\$2,091.19
YTD Gross collected	\$777,036.41	\$412,178.80	\$1,189,215.21
-Discount/Penalties	\$30,548.69	\$16,204.54	\$46,753.23
-Commission	\$15,153.70	\$8,038.28	\$23,191.98
-Prop Appraiser	\$10,973.38	\$5,820.82	\$16,794.20
YTD Net collected	\$720,360.65	\$382,115.15	\$1,102,475.80

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TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

5/1 - 5/31/23

<u><i>Date</i></u>	<u><i>Check Numbers</i></u>	<u><i>Amount</i></u>
General Fund		
5/8/2023	3280-3288	\$29,990.93
5/22/2023	3289-3293	\$8,134.73
5/25/2023	3294	\$2,379.72
5/26/2023	3295-3299	\$7,307.14
	total	<u>\$47,812.52</u>
Capital Reserve		
05/22/23	52	\$9,032.00
	total	<u>\$9,032.00</u>
Total		<u>\$56,844.52</u>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/08/23	00161	4/30/23	16649	202304 320-53800-46203 APR 23- COM TURF/ORNAMENT	AGROWPRO INC.	*	1,610.98	1,610.98	003280
5/08/23	00030	4/25/23	84957412	202305 320-57200-41050 TV/INTERNET 5/4-6/3/23	COMCAST (AUTO PAY)	*	499.27	499.27	003281
5/08/23	00012	5/04/23	23-02695	202305 310-51300-48000 BOARD OF SUPERVISORS MTG	DAILY RECORD + OBSERVER LLC	*	99.88	99.88	003282
5/08/23	00004	5/01/23	440	202305 310-51300-34000 MAY 23 - MGMT FEES	GOVERNMENTAL MANagements SERVICES	*	3,750.00	4,149.24	003283
		5/01/23	440	202305 310-51300-49500 MAY 23 - WEBSITE ADMIN		*	116.67		
		5/01/23	440	202305 310-51300-35100 MAY 23 - IT		*	116.67		
		5/01/23	440	202305 310-51300-31200 MAY 23 - DISSEMINATION		*	83.33		
		5/01/23	440	202305 310-51300-42500 MAY 23 - COPIES		*	72.45		
		5/01/23	440	202305 310-51300-41000 MAY 23 - TELEPHONE		*	10.12		
5/08/23	00186	5/01/23	383869	202305 320-53800-34502 MAY 23 - ACCESS CONTR SYS		HI-TECH SYSTEMS ASSOCIATES	*		
5/08/23	00052	4/30/23	8515	202304 320-53800-35000 REPL SPRAY NOZZLES/NODE	LAWNBOY LAWN SERVICES, INC.	*	305.00	4,559.00	003285
		4/30/23	8516	202304 320-53800-46200 APR 23 - LAWN MAINT		*	4,254.00		
5/08/23	00077	4/16/23	0687-001	202305 320-53800-43200 WASTE 5/1-5/31/23	REPUBLIC SERVICES #687 (AUTO PAY)	*	453.30	453.30	003286
5/08/23	00137	5/01/23	91931B	202305 320-53800-46800 MAY 23 - WATER MGMT	THE LAKE DOCTORS, INC.	*	804.00	804.00	003287
5/08/23	00157	5/01/23	409860	202305 320-57200-45105 MAY 23 - AMENITY MANAGER		*	8,350.50		

TISO TISON TCESSNA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/01/23		409860		202305	320	57200	46400			*	2,505.42		
			MAY 23 - POOL MAINTENANCE										
5/01/23		409860		202305	320	53800	34400			*	2,622.42		
			MAY 23 - FIELD MGMT										
5/01/23		409860		202305	320	57200	46601			*	2,570.42		
			MAY 23 - JANITORIAL MAINT										
5/01/23		409860		202305	320	57200	46602			*	310.42		
			MAY 23 - JANITORIAL SUPP										
5/01/23		409860		202305	310	51300	49510			*	250.00		
			MAY 23 - WEBSITE FEE										
5/01/23		409860		202305	320	53800	34450			*	1,146.08		
			MAY 23 - ADDTL POOL MON										
VESTA PROPERTY SERVICE INC.											17,755.26	003288	
5/22/23	00156	5/01/23	727892	202306	320	53800	34502			*	3,035.13		
			MONITORING 6/1-8/31/23										
		5/01/23	727921	202306	320	53800	34502			*	230.61		
			ENTR2 VIDEO 6/1-6/30/23										
		5/01/23	727922	202306	320	53800	34502			*	388.21		
			UTILITY VIDEO 6/1-6/30/23										
		5/01/23	727923	202306	320	53800	34502			*	329.27		
			ENTR1 VIDEO 6/1-6/30/23										
ENVERA											3,983.22	003290	
5/22/23	00015	5/01/23	89708215	202304	320	53800	43000			*	88.71		
			ELECTRIC 3/28-4/26/23										
		5/01/23	89708215	202304	320	57200	43000			*	1,064.24		
			ELECTRIC 3/29-4/27/23										
		5/01/23	89708215	202304	320	53800	43100			*	1,626.47		
			IRRIGATION 3/28-4/26/23										
		5/01/23	89708215	202304	320	57200	43100			*	707.86		
			SEWER 3/28-4/26/23										
		5/01/23	89708215	202304	320	57200	43100			*	239.23		
			WATER 3/28-4/26/23										
JEA (AUTO PAY)											3,726.51	003291	
5/22/23	00208	5/18/23	1096	202305	320	57200	46000			*	300.00		
			TILE&GROUT CLEAN CLUBH BR										
OXI FRESH CARPET CLEANING											300.00	003292	
5/22/23	00207	5/22/23	05182023	202305	300	36200	10000			*	125.00		
			REFUND RENTAL PAYMENT										
EDWARD WASHINGTON											125.00	003293	
5/25/23	00152	5/03/23	44846100	202304	320	53800	46000			*	17.96		
			GAS										

TISO TISON TCESSNA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
5/03/23		44846100	202304	320-57200-52000						*	96.92			
		PAINT												
5/03/23		44846100	202304	320-57200-46550						*	39.54			
		POOL LIGHT BALLAST												
5/03/23		44846100	202304	320-53800-46000						*	56.71			
		FENCE POST												
5/03/23		44846100	202304	320-57200-46000						*	20.89			
		GAS												
5/03/23		44846100	202304	320-53800-46000						*	191.57			
		BATH FAUCETS												
5/03/23		44846100	202304	320-53800-46000						*	22.16			
		GAS												
5/03/23		44846100	202304	320-57200-52000						*	97.00			
		VACUUM												
5/03/23		44846100	202304	320-57200-49400						*	1,200.00			
		EASTER EVENT												
5/03/23		44846100	202304	320-53800-34502						*	70.99			
		KEY FOBS FOR ALPHA DOG												
5/03/23		44846100	202304	320-57200-49400						*	20.98			
		BAGELS												
5/03/23		44846100	202304	320-53800-46000						*	31.85			
		SIGN FOR FRONT GATE												
5/03/23		44846100	202304	320-57200-49400						*	121.45			
		BASEKTBALL SPECIAL EVENT												
5/03/23		44846100	202304	320-57200-46602						*	146.80			
		CART												
5/03/23		44846100	202304	320-57200-49400						*	57.98			
		MOANA MOVIE NIGHT												
5/03/23		44846100	202304	320-57200-49400						*	161.98			
		POPCORN POPPER												
5/03/23		44846100	202304	320-57200-52000						*	8.95			
		HDMI CABLE												
5/03/23		44846100	202304	320-57200-49400						*	15.99			
		DEORAT FOR MOBILE LIBRARY												
											WELLS FARGO CREDIT CARD (AUTO PAY)		2,379.72	003294
5/26/23	00081	4/30/23	181149	202304	310-51300-31500					*	852.50			
		LEGAL SV THRU 4/30/23												
											BILLING, COCHRAN, LYLES, MAURO & RAMSE		852.50	003295
5/26/23	00012	5/25/23	23-03440	202305	310-51300-48000					*	116.75			
		BOARD OF SUPERVISORS MTG												
											DAILY RECORD + OBSERVER LLC		116.75	003296
5/26/23	00122	5/16/23	16-60-01	202305	320-57200-54000					*	200.00			
		POOL PERMIT 16-60-01364												

TISO TISON TCESSNA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/16/23		16-60-01	202305	320	57200	54000			CONVIENENCE FEE	*	.35		
5/16/23		16-60-01	202305	320	57200	54000			POOL PERMIT 16-60-01363	*	325.00		
5/16/23		16-60-01	202305	320	57200	54000			CONVIENENCE FEE	*	.35		
-----												525.70	003297
5/26/23	00052	5/22/23	8558	202305	320	53800	46200		MOVED SPRAY HEADS/FLOWERS	*	182.00		
-----												182.00	003298
5/26/23	00038	5/26/23	05262023	202305	300	20700	10200		TXFER TAX COLLECTIONS	*	5,630.19		
-----												5,630.19	003299
TOTAL FOR BANK A											47,812.52		
TOTAL FOR REGISTER											47,812.52		

TISO TISON TCESSNA

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
5/22/23	00027	5/18/23 2750	202305 600-53800-60000	STENNER PMP MAIN/KID POOL	*	9,032.00	
							9,032.00 000052

						TOTAL FOR BANK C	9,032.00
						TOTAL FOR REGISTER	9,032.00

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
16649	04/30/2023	\$1,610.98	05/30/2023	Net 30	

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

BALANCE DUE **\$1,610.98**

Approved by Tim Harden on 5.1.23

Please code to 320.538.46203

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		\$499.52
EFT Payment - thank you	Apr 17	-\$499.52
Balance forward		\$0.00
Regular monthly charges	Page 3	\$494.65
Taxes, fees and other charges	Page 3	\$4.62
New charges		\$499.27
Amount due		\$499.27

← **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.

April 27th 2023
Elizabeth Myers
GL Code: 320.538.41050
572

! **Thanks for paying by Automatic Payment**
Your automatic payment on May 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.

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**
1100 NORTHPOINT PKWY W PALM
BCH FL 33407-1937

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

Account number **8495 74 120 0906133**
Automatic payment **May 16, 2023**
Please pay \$499.27

Electronic payment will be applied May 16, 2023

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574120090613300499277

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 \$494.65

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 \$4.62

Other charges	\$4.62
Regulatory Cost Recovery	\$1.51
Federal Universal Service Fund	\$3.11

What's included?



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



TV: Keep your employees informed and customers entertained



Voice Numbers: (904)757-1547

Visit business.comcast.com/myaccount 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.

Fee Update: 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-filings-universal-service-fund-usf-management-support. A new rate becomes effective April 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.

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

May 4, 2023

Date

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

Serial #	23-02695D	PO/File #		\$99.88
	Notice of Board of Supervisor's Meeting			Payment Due
	Tison's Landing Community Development District			\$99.88
				Publication Fee
Case Number				Amount Paid
Publication Dates	5/4			
County	Duval			

*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 # 23-02695D 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, May 11, 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

May 4 00 (23-02695D)

Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 440**Invoice Date:** 5/1/23**Due Date:** 5/1/23**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 - May 2023 340		3,750.00	3,750.00
Website Administration - May 2023 495		116.67	116.67
Information Technology - May 2023 351		116.67	116.67
Dissemination Agent Services - May 2023 312		83.33	83.33
Copies 425		72.45	72.45
Telephone 410		10.12	10.12

Total \$4,149.24**Payments/Credits** \$0.00**Balance Due** \$4,149.24



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 383869
Invoice Date: 05/01/2023
Completed: 05/01/2023
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 5.1.23

Please 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

LawnBoy Lawn Services

PO Box 551203
 Jacksonville, FL 32255

Invoice

Date	Invoice #
4/30/2023	8515

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

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30		5/1/2023			

Quantity	Item Code	Description	Price Each	Amount
1	Irrigation Repair	Repair of irrigation issues at two pocket parks on Magnolia Grove Way. Replaced and programmed Hunter remote node, replaced and adjusted three spray heads, modified watering schedule for new sod installed by JEA. Pricing includes parts and labor.	305.00	305.00
		Approved by Tim Harden on 5.1.23		
		Please code to 320.538.35000		

It's been a pleasure working with you!			Total	\$305.00
--	--	--	--------------	----------

LawnBoy Lawn Services

PO Box 551203
Jacksonville, FL 32255

Invoice

Date	Invoice #
4/30/2023	8516

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	5/30/2023	CC Duval Property, ...

Item	Description	Rate	Serviced	Amount
Maintenance	Installment for monthly services-April, 2023 Approved by Tim Harden on 5.1.23 Please 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



8619 Western Way
Jacksonville FL 32256-036060

Customer Service (904) 731-2456
RepublicServices.com/Support

Important Information

Your next invoice may reflect a rate adjustment. Please contact us with any questions.

Account Number 3-0687-0002027
Invoice Number 0687-001317286
Invoice Date April 16, 2023
Previous Balance \$362.51
Payments/Adjustments -\$362.51
Current Invoice Charges \$453.30

Total Amount Due \$453.30	Payment Due Date May 06, 2023
-------------------------------------	---

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 04/05	5555555	-\$362.51

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 05/01-05/31			\$261.23	\$261.23
Container Refresh 05/01-05/31		1.0000	\$9.00	\$9.00
Total Fuel/Environmental Recovery Fee				\$117.20
Total Franchise - Local				\$65.87
CURRENT INVOICE CHARGES				\$453.30

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 Enclosed

453.30

Return Service Requested

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

Total Amount Due \$453.30
Payment Due Date May 06, 2023
Account Number 3-0687-0002027
Invoice Number 0687-001317286



For Billing Address Changes,
Check Box and Complete Reverse.

Make Checks Payable To:

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



UNDERSTANDING YOUR BILL
 Visit RepublicServices.com/MyBill

Check Processing

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

Cancellation & Payment Policy

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

Understanding Our Rates, Charges and Fees

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

IMPORTANT INFORMATION

(Continued from Page 1)

We are currently reviewing the disposal and pickup rates on all accounts. Your next invoice, may reflect a rate adjustment. If you have any questions, please contact us. contact us. 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.

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	

MAKE CHECK PAYABLE TO:


The Lake Doctors, Inc.
 Aquatic Management Services
 Post Office Box 20122
 Tampa, FL 33622-0122
 (904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ADDRESSEE

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

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

The Lake Doctors
 Post Office Box 20122
 Tampa, FL 33622-0122

000000013025200100000000919310000008040003

Please Return this portion with your payment

ACCOUNT NUMBER	DATE	BALANCE
724857	5/1/2023	\$804.00

Invoice Due Date 5/11/2023

Invoice 91931B

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
16529 Tisons Bluff Road, Jacksonville, FL Jacksonville, FL 32218					
5/1/2023	Water Management - Monthly		\$804.00	\$0.00	\$804.00

Please remit payment for this month's invoice.

Approved by Tim Harden

Please code to 320.538.46800

Please provide remittance information when submitting payments,
 otherwise payments will be applied to the oldest outstanding invoices.

Credits \$0.00

Adjustment \$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$804.00

This Invoice Total:

\$804.00

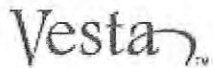
E-mail payments@lakedoctors.com to submit payment by ACH

Customer #: 724857
Portal Registration #: 95B1B593

Corporate Address
 4651 Salisbury Rd, Suite 155
 Jacksonville, FL 32256

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

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



Invoice

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

Invoice # 409860
 Date 05/01/2023

Terms
 Due Date

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 4405 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

05/02/2023 Approved
 Howard McGaffney
 Please code to individual GL's. Thank you.

Envera

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

<h1>Invoice</h1>	
Invoice Number 727892	Date 05/01/2023
Customer Number 400392	Due Date 06/01/2023

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400392		05/01/2023	06/01/2023

Quantity	Description	Months	Rate	Amount
<i>1768 - CCTV - Tison's Landing CDD -</i>				
1.00	Active Video Monitoring 06/01/2023 - 08/31/2023	3.00	\$675.00	\$2,025.00
1.00	Service & Maintenance 06/01/2023 - 08/31/2023	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
5/1/2023	727892	Alarm Monitoring Services	\$3035.13	\$3035.13

Envera

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

<h1>Invoice</h1>	
Invoice Number 727892	Date 05/01/2023
Customer Number 400392	Due Date 06/01/2023

Net Due: \$3,035.13
Amount Enclosed: 3035.13

REMIT TO: Envera
PO Box 2086
Hicksville, NY 11802

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

Envera

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

<h1>Invoice</h1>	
Invoice Number 727921	Date 05/01/2023
Customer Number 400423	Due Date 06/01/2023

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		05/01/2023	06/01/2023

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD -</i>				
1.00	Service & Maintenance 06/01/2023 - 06/30/2023	1.00	\$30.61	\$30.61
1.00	Video Pulls 06/01/2023 - 06/30/2023	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
5/1/2023	727921	Alarm Monitoring Services	\$230.61	\$230.61

Envera

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

<h1>Invoice</h1>	
Invoice Number 727921	Date 05/01/2023
Customer Number 400423	Due Date 06/01/2023

Net Due: \$230.61
Amount Enclosed: 230.61

REMIT TO: Envera
PO Box 2086
Hicksville, NY 11802

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

Envera

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

<h1>Invoice</h1>	
Invoice Number 727922	Date 05/01/2023
Customer Number 400423	Due Date 06/01/2023

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		05/01/2023	06/01/2023

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD -</i>				
1.00	Active Video Monitoring 06/01/2023 - 06/30/2023	1.00	\$250.00	\$250.00
1.00	Service & Maintenance 06/01/2023 - 06/30/2023	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
5/1/2023	727922	Alarm Monitoring Services	\$388.21	\$388.21

Envera

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

<h1>Invoice</h1>	
Invoice Number 727922	Date 05/01/2023
Customer Number 400423	Due Date 06/01/2023

Net Due: \$388.21

Amount Enclosed: 388.21

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

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

Envera

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

<h1>Invoice</h1>	
Invoice Number 727923	Date 05/01/2023
Customer Number 400423	Due Date 06/01/2023

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		05/01/2023	06/01/2023

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD -</i>				
1.00	Service & Maintenance 06/01/2023 - 06/30/2023	1.00	\$129.27	\$129.27
1.00	Video Pulls 06/01/2023 - 06/30/2023	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
5/1/2023	727923	Alarm Monitoring Services	\$329.27	\$329.27

Envera

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

<h1>Invoice</h1>	
Invoice Number 727923	Date 05/01/2023
Customer Number 400423	Due Date 06/01/2023

Net Due: \$329.27

Amount Enclosed: 329.27

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



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: 05/01/23

TOTAL SUMMARY OF CHARGES

Electric	\$	1,152.95
Irrigation		1,626.47
Sewer		707.86
Water		239.23

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

Total New Charges: \$ 3,726.51



If your central air conditioning unit is more than 12 years old, replacing it with an ENERGY STAR certified model could cut your cooling costs by 30%.



JEA's Annual Water Quality report for 2022 will soon be available at jea.com/WQR2022. For a paper copy, email your address to waterquality@jea.com or call 665-6000 to request one.

1/1 385184/4168783 0010865 1 I=000000000000

Do not pay. AutoPay will process your payment on 05/23/23.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$3,962.72	-\$3,962.72	\$0.00	\$3,726.51	\$3,726.51

**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: 05/01/23

Do not pay. AutoPay will process your payment on 05/23/23.

0010865

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:	Account #:	Bill Date:	Cycle:
TISONS LANDING CDD	8970821539	05/01/23	04

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
15635 TISONS BLUFFRD	I	114.55	Irrigation 1 - Commercial	03/28/23 - 04/26/23	Commercial Irrigation Service
Detail		Basic Monthly Charge	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.81)	67370623	5649	23000 GAL 29 Regular
		Tier 2 Consumption (> 14 kgal @ \$4.33)			
		City of Jacksonville Franchise Fee			
		3.34			
15681 TISONS BLUFFRD	I	96.71	Irrigation 1 - Commercial	03/28/23 - 04/26/23	Commercial Irrigation Service
Detail		Basic Monthly Charge	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.81)	67370625	4576	19000 GAL 29 Regular
		Tier 2 Consumption (> 14 kgal @ \$4.33)			
		City of Jacksonville Franchise Fee			
		2.82			
16123 TISONS BLUFFRD	I	154.69	Irrigation 1 - Commercial	03/28/23 - 04/26/23	Commercial Irrigation Service
Detail		Basic Monthly Charge	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.81)	83726295	491	32000 GAL 29 Regular
		Tier 2 Consumption (> 14 kgal @ \$4.33)			
		City of Jacksonville Franchise Fee			
		4.51			
16151 DOWING CREEK DR	I	83.33	Irrigation 1 - Commercial	03/28/23 - 04/26/23	Commercial Irrigation Service
Detail		Basic Monthly Charge	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.81)	74534584	2057	16000 GAL 29 Regular
		Tier 2 Consumption (> 14 kgal @ \$4.33)			
		City of Jacksonville Franchise Fee			
		2.43			
16211 DOWING CREEK DR	I	212.66	Irrigation 1 - Commercial	03/28/23 - 04/26/23	Commercial Irrigation Service
Detail		Basic Monthly Charge	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.81)	74458033	7038	45000 GAL 29 Regular
		Tier 2 Consumption (> 14 kgal @ \$4.33)			
		City of Jacksonville Franchise Fee			
		6.19			
16303 HUNTERS HOLLOW TL	I	105.63	Irrigation 1 - Commercial	03/28/23 - 04/26/23	Commercial Irrigation Service
Detail		Basic Monthly Charge	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.81)	67370633	5348	21000 GAL 29 Regular
		Tier 2 Consumption (> 14 kgal @ \$4.33)			
		City of Jacksonville Franchise Fee			
		3.08			

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Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:			
16316 MAGNOLIA GROVE WY	I	145.77	Irrigation 1 - Commercial	03/31/23 - 05/01/23	Commercial Irrigation Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.81)		67370626	6805	30000 GAL	31	Regular
		Tier 2 Consumption (> 14 kgal @ \$4.33)						
		City of Jacksonville Franchise Fee						
16331 TSONS BLUFFRD	I	58.71	Irrigation 1 - Commercial	03/28/23 - 04/26/23	Commercial Irrigation Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.81)		67370634	7013	10000 GAL	29	Regular
		City of Jacksonville Franchise Fee						
16343 TSONS BLUFFRD	I	199.28	Irrigation 1 - Commercial	03/28/23 - 04/26/23	Commercial Irrigation Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.81)		67370632	9326	42000 GAL	29	Regular
		Tier 2 Consumption (> 14 kgal @ \$4.33)						
		City of Jacksonville Franchise Fee						
16356 MAGNOLIA GROVE WY APT IR01	I	127.93	Irrigation 1 - Commercial	03/31/23 - 05/01/23	Commercial Irrigation Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.81)		67370624	4688	26000 GAL	31	Regular
		Tier 2 Consumption (> 14 kgal @ \$4.33)						
		City of Jacksonville Franchise Fee						
16365 N MAIN ST APT SG01	E	88.71	Commercial - Electric	03/29/23 - 04/27/23	General Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		Energy Charge (\$0.06078 per kWh)		24074025	27537	615 KWH	29	Regular
		Fuel Cost						
		City of Jacksonville Franchise Fee						
		Gross Receipts Tax						
16529 TSONS BLUFFRD	E	1,064.24	Commercial - Electric	03/29/23 - 04/27/23	General Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		Energy Charge (\$0.06078 per kWh)		22968209	90462	9633 KWH	29	Regular
		Fuel Cost		22968209	27.53	27.53 KW	29	Regular
		City of Jacksonville Franchise Fee						
		Gross Receipts Tax						
16529 TSONS BLUFFRD	S	707.86	Commercial - Water/Sewer	03/28/23 - 04/26/23	Commercial Sewer Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		Sewer Usage Charge		87650993	3143	91000 GAL	29	Regular
		City of Jacksonville Franchise Fee						
16529 TSONS BLUFFRD	W	239.23	Commercial - Water/Sewer	03/28/23 - 04/26/23	Commercial Water Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		Water Consumption Charge		87650993	3143	91000 GAL	29	Regular
		City of Jacksonville Franchise Fee						

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
261 BRADFORD LAKE CR	I	194.82	Irrigation 1 - Commercial	03/28/23 - 04/26/23	Commercial Irrigation Service
Detail	Basic Monthly Charge	18.90	<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.81)	53.35	81523391	4414	41000 GAL 29 Regular
	Tier 2 Consumption (> 14 kgal @ \$4.33)	116.90			
	City of Jacksonville Franchise Fee	5.67			
79 BRADFORD LAKE CR	I	132.39	Irrigation 1 - Commercial	03/28/23 - 04/26/23	Commercial Irrigation Service
Detail	Basic Monthly Charge	18.90	<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.81)	53.35	83974232	2118	27000 GAL 29 Regular
	Tier 2 Consumption (> 14 kgal @ \$4.33)	56.28			
	City of Jacksonville Franchise Fee	3.86			

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Oxi Fresh Carpet Cleaning
7000 Rosabella Cir
Jacksonville, FL 32258 US
(904) 385-3590
srotolo@oxifreshnefl.com



INVOICE

BILL TO
Elizabeth Myers
Tison Landing CDD
16529 Tison Bluff Rd
Jacksonville, FL 32218

INVOICE # 1096
DATE 05/18/2023
DUE DATE 06/17/2023
TERMS Net 30

ACTIVITY	DESCRIPTION	AMOUNT
Tile and Grout	Tile and grout cleaning of kitchen and two bathrooms at clubhouse.	300.00

We appreciate your business!

BALANCE DUE

\$300.00

Please make checks payable to Oxi Fresh Carpet Cleaning and mail to:

7000 Rosabella Circle
Jacksonville, FL 32258

If you would like to make a credit card payment there is a 3% fee that will be added to the total. For CC Payments call Sean Rotolo at 904.385.3590

5/18/23
Approved by Elizabeth Myers
GL Code: 320.572.4600

Tiziana Cessna

From: Elizabeth A. Myers <emyers@vestapropertyservices.com>
Sent: Thursday, May 18, 2023 11:25 AM
To: Tiziana Cessna
Subject: FW: Refund for rental -Washington rental
Attachments: 19-326676070.pdf

Hi Tiziana,
Please see attached, the resident would like to cancel and requests a refund for payment (125.00).
Edward Washington
16132 Dowing Creek Road
Jacksonville, FL 32218
Thank you,

Elizabeth Myers, LCAM
Community Manager



Tisons Landing CDD/Yellow Bluff Landing HOA
16529 Tisons Bluff Road
Jacksonville, FL 32218
C: 904.884.7786
W: 904.757.1547 or 904.747.0181 ext. 317

www.VestaPropertyServices.com

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From: Elizabeth Myers <elizmyer@yahoo.com>
Sent: Thursday, May 18, 2023 11:19 AM
To: Elizabeth A. Myers <emyers@vestapropertyservices.com>
Subject: Refund for rental -Washington rental

Sent from my iPhone

Credit Card Expense Tracker

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

Date of Receipt	Store/Vendor/Where purchased	GL Account (Expense Line in the Budget)	Amount on Receipt/Invoice	Description
3-Apr	Pinto Carriage	320.572.49400	\$ 1,200.00	Easter Event
4/13/	Amazon	320.538.34502	\$ 70.99	Key fobs for Alpha dog/Alarm.com
14-Apr	Publix	320.572.49400	\$ 20.98	Bagels
20-Apr	Amazon	320.538.4600	\$ 31.85	Sign for front gate
21-Apr	Amazon	320.572.49400	\$ 121.45	Basketball, special events
21-Apr	Amazon	320.572.46602	\$ 146.80	Cart
25-Apr	Amazon	320.572.49400	\$ 57.98	Moana movie night
26-Apr	Amazon	320.572.49400	\$ 161.98	Popcorn popper
26-Apr	Amazon	310.513.5100	\$ 8.95	HDMI cable
30-Apr	Amazon	320.572.49400	\$ 15.99	Decoration for mobile library
Total on Report			1836.97	

INVOICE



Pinto Carriage Works, LLC

1584 Dogwood Lane, Middleburg, FL 32068,
UNITED STATES

info@pintocarriageworks.com; Website:

www.pintocarriageworks.com

PAID

Invoice No#: 1193

Invoice Date: Mar 29, 2023

Due Date: Apr 1, 2023

\$0.00

AMOUNT DUE

BILL TO

em****@vestapropertyservices.com

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	Petting Zoo Party - 4/2/23 Petting Zoo for 1 Hour	1	\$400.00	\$400.00
2	Additional Hour One additional hour with our petting zoo and ponies (2 hours total)	1	\$200.00	\$200.00
3	Add a Pony 3 Riding Ponies	3	\$200.00	\$600.00
			Subtotal	\$1,200.00
			Shipping	\$0.00
			TOTAL	\$1,200.00 USD
			Amount paid	\$1,200.00
			AMOUNT DUE	\$0.00 USD

NOTES TO CUSTOMER

Hi Vesta Property Services and Elizabeth,

Here's the invoice for your petting zoo and pony ride service. We are looking forward to it.

Please let me know if you have any questions.

Thank you,

~Nicole and the ponies

Pinto Carriage Works, LLC

TERMS AND CONDITIONS

This invoice pays your petting zoo and pony ride service off in full and includes a \$100 retainer, which holds the date of your event and is non-refundable. Please have this invoice paid prior to



Final Details for Order #111-3148313-1189013

Order Placed: April 12, 2023
Amazon.com order number: 111-3148313-1189013
Order Total: \$70.99

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

Shipped on April 12, 2023	
Items Ordered	Price
1 of: 50 Thin 26 Bit Proximity Key Fobs Weigand Prox Keyfobs Compatible with ISOProx 1386 1326 H10301 Format Readers. <i>Works with The vast Majority of Access</i> Sold by: Guyi Electronic Technology Co., Ltd. (seller profile) Condition: New	\$70.99
Shipping Address: Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: \$70.99 Shipping & Handling: \$0.00 ----- Total before tax: \$70.99 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$70.99 -----

Payment information	
Payment Method: Visa Last digits: 2163	Item(s) Subtotal: \$70.99 Shipping & Handling: \$0.00 -----
Billing address Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Total before tax: \$70.99 Estimated Tax: \$0.00 ----- Grand Total: \$70.99
Credit Card transactions	Visa ending in 2163: April 12, 2023: \$70.99

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

Publix

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



0019 4EN 094 107

GLAZED CONUTS 6 CT		3.89	F
You Saved	0.70		
CHOC. ICED DNF 6 CT		3.89	F
You Saved	0.70		
CM HAZELNUT		4.40	F
CM FRENCH VANILLA		4.40	F
ID 18ML BACCHIAIG		4.40	F
Order total		20.93	
Sales Tax		0.01	
Grand total		20.93	
Credit	Payment	20.93	
Change		0.00	

Buying Summary

Special Price Savings	1.40

Your Savings at Publix	1.40

Receipt ID: 0019 4EN 094 107

PRES10!

Trace #: 099531
Reference #: 0530522612
Acct #: XXXXXX88882163
Purchase VISA
Amount: \$20.93
Auth #: 014339

CREDIT CARD	PURCHASE
0000000051010	Visa credit
Entry Method:	Ental less
Code:	Issuer

Your cashier was Annette L.

04/14/2025 12:41 50019 R109 4167 05218

Join the Publix family!
Apply today at apply.publix.jobs.
Be the first to see our opportunity employer.

Publix Super Markets, Inc.



Final Details for Order #111-5603438-4075447

Order Placed: April 19, 2023
Amazon.com order number: 111-5603438-4075447
Order Total: \$31.85

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

Shipped on April 20, 2023	
Items Ordered 1 of: <i>Custom Signs Outdoor and Indoor Weatherproof Aluminum. Full Color, UV Ink lasts years. Customized No Trespassing Signs, Personalized Delivery Signs for home or office. 11.5"x16.5"- by ATX CUSTOM SIGNS</i> Sold by: ATX Custom Signs (seller profile) Product question? (Ask Seller) Business Price Condition: New	Price \$26.90
Shipping Address: Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: \$26.90 Shipping & Handling: \$4.95 ----- Total before tax: \$31.85 Sales Tax: \$0.00 ----- Total for This Shipment: \$31.85 -----
Shipping Speed: Standard Shipping	

Payment information	
Payment Method: Visa Last digits: 2163	Item(s) Subtotal: \$26.90 Shipping & Handling: \$4.95 -----
Billing address Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Total before tax: \$31.85 Estimated Tax: \$0.00 ----- Grand Total: \$31.85
Credit Card transactions	Visa ending in 2163: April 20, 2023: \$31.85

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



Final Details for Order #111-1681639-1104251

Order Placed: April 19, 2023
Amazon.com order number: 111-1681639-1104251
Order Total: \$121.45

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

Shipped on April 20, 2023	
Items Ordered 1 of: GoSports Indoor / Outdoor Rubber Basketballs - Six Pack of Size 6 or Size 7 Balls with Pump & Carrying Bag - Choose Your Size Sold by: Amazon (seller profile) Business Price Condition: New	Price \$48.56
Shipping Address: Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: \$48.56 Shipping & Handling: \$0.00 ----- Total before tax: \$48.56 Sales Tax: \$0.00 -----
Shipping Speed: Delivery in fewer trips to your address	----- Total for This Shipment: \$48.56 -----

Shipped on April 20, 2023	
Items Ordered 1 of: Gamma 60 Counts Hawaiian Leis Necklaces Bulk, Tropical Flower Lei Hawaiian Luau Party Decorations Favors, Beach Hawaii Luau Party Supplies, Hibiscus F Sold by: Linkbell (seller profile) Condition: New	Price \$16.99
1 of: 8 Players Carnival Games Potato Sack Race Bags, Egg and Spoon Race, Legged Relay Race Bands Elastic Tie Rope for Kids and Family Activity, Party Lawn Sold by: JoyinDirect (seller profile) Business Price Condition: New	\$37.61
1 of: Franklin Sports Franklin Field Day Tug of War Rope with Flag for Kids and Adults - Perfect for Team Building - 20ft Long, Brown Sold by: Amazon (seller profile) Business Price Condition: New	\$19.99

Shipping Address:
Elizabeth Myers
17100 EAGLE BEND BLVD
JACKSONVILLE, FL 32226-1179
United States

Shipping Speed:
Delivery in fewer trips to your address

Item(s) Subtotal: \$74.59
Shipping & Handling: \$0.00
Promotion applied: -\$1.70

Total before tax: \$72.89
Sales Tax: \$0.00

Total for This Shipment: \$72.89

Payment information

Payment Method:
Visa | Last digits: 2163

Billing address
Elizabeth Myers
17100 EAGLE BEND BLVD
JACKSONVILLE, FL 32226-1179
United States

Item(s) Subtotal: \$123.15
Shipping & Handling: \$0.00
Promotion applied: -\$1.70

Total before tax: \$121.45
Estimated Tax: \$0.00

Grand Total: \$121.45

Credit Card transactions

Visa ending in 2163: April 20, 2023: \$121.45

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

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Final Details for Order #111-1897030-3837051

Order Placed: April 20, 2023
Amazon.com order number: 111-1897030-3837051
Order Total: \$146.80

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

Shipped on April 20, 2023	
Items Ordered 1 of: <i>MaxWorks 80855 500-Pound Service Cart With Two Trays 30"X16"</i> Sold by: Amazon.com Condition: New	Price \$110.82
Shipping Address: Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: \$110.82 Shipping & Handling: \$0.00 ----- Total before tax: \$110.82 Sales Tax: \$0.00 -----
Shipping Speed: Delivery in fewer trips to your address	Total for This Shipment: \$110.82 -----

Shipped on April 20, 2023	
Items Ordered 1 of: <i>Moana (Feature) , Auli'i Cravalho</i> Sold by: Amazon.com Condition: New	Price \$13.99
1 of: <i>100 Pieces Kids Plastic Winner Award Medals Winner Medals Gold Silver Bronze Winner Medals for Parties, Games, Sports, Dress up and More, 1.4 x 1.7 In</i> Sold by: Rannayee (seller profile) Condition: New	\$21.99
Shipping Address: Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: \$35.98 Shipping & Handling: \$0.00 ----- Total before tax: \$35.98 Sales Tax: \$0.00 -----
Shipping Speed: Delivery in fewer trips to your address	Total for This Shipment: \$35.98 -----

Payment information	
Payment Method: Visa Last digits: 2163	Item(s) Subtotal: \$146.80
	Shipping & Handling: \$0.00

Billing address Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Total before tax: \$146.80
	Estimated Tax: \$0.00

	Grand Total: \$146.80
Credit Card transactions	Visa ending in 2163: April 20, 2023: \$146.80

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

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Final Details for Order #111-1695488-8583443

Order Placed: April 19, 2023
Amazon.com order number: 111-1695488-8583443
Order Total: \$57.98

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

Shipped on April 24, 2023	
Items Ordered	Price
1 of: SHNMIN Maui Tattoo T Shirt/Pants Halloween Adult Mens Women Cosplay Costume wigs set (Clothing and Wigs, XX-Large) Sold by: HUYONG US (seller profile) Condition: New	\$52.99
Shipping Address: Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: \$52.99 Shipping & Handling: \$4.99 ----- Total before tax: \$57.98 Sales Tax: \$0.00 -----
Shipping Speed: Standard Shipping	Total for This Shipment: \$57.98 -----

Payment information	
Payment Method: Visa Last digits: 2163	Item(s) Subtotal: \$52.99 Shipping & Handling: \$4.99 -----
Billing address Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Total before tax: \$57.98 Estimated Tax: \$0.00 ----- Grand Total: \$57.98
Credit Card transactions	Visa ending in 2163: April 24, 2023: \$57.98

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



Final Details for Order #111-2814120-9161021

Order Placed: April 26, 2023
Amazon.com order number: 111-2814120-9161021
Seller's order number: 23930708
Order Total: \$161.98

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

Shipped on April 26, 2023	
Items Ordered 1 of: <i>Olde Midway Bar Style Popcorn Machine Maker Popper with 6-Ounce Kettle - Red</i> Sold by: Mix Wholesale (seller profile) Business Price Condition: New	Price \$161.98
Shipping Address: Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: \$161.98 Shipping & Handling: \$0.00 ----- Total before tax: \$161.98 Sales Tax: \$0.00 ----- Total for This Shipment: \$161.98 -----
Shipping Speed: Standard Shipping	

Payment information	
Payment Method: Visa Last digits: 2163	Item(s) Subtotal: \$161.98 Shipping & Handling: \$0.00 -----
Billing address Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Total before tax: \$161.98 Estimated Tax: \$0.00 ----- Grand Total: \$161.98
Credit Card transactions	Visa ending in 2163: April 26, 2023: \$161.98

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



Final Details for Order #111-5139840-1053050

Order Placed: April 26, 2023
Amazon.com order number: 111-5139840-1053050
Order Total: \$8.95

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

Shipped on April 26, 2023	
Items Ordered	Price
1 of: PowerBear 4K HDMI Cable 10 ft High Speed Hdmi Cables, Braided Nylon & Gold Connectors, 4K @ 60Hz, Ultra HD, 2K, 1080P, ARC & CL3 Rated for Laptop, Sold by: PowerBear LLC (seller profile) Business Price Condition: New	\$8.95
Shipping Address: Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: \$8.95 Shipping & Handling: \$0.00 ----- Total before tax: \$8.95 Sales Tax: \$0.00 -----
Shipping Speed: Standard Shipping	Total for This Shipment: \$8.95 -----

Payment information	
Payment Method: Visa Last digits: 2163	Item(s) Subtotal: \$8.95 Shipping & Handling: \$0.00 -----
Billing address Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Total before tax: \$8.95 Estimated Tax: \$0.00 ----- Grand Total: \$8.95
Credit Card transactions	Visa ending in 2163: April 26, 2023: \$8.95

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



Final Details for Order #111-4716044-5685869

Order Placed: April 28, 2023
Amazon.com order number: 111-4716044-5685869
Order Total: \$15.99

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

Shipped on April 30, 2023	
Items Ordered 1 of: Seasonal Garden Flags Set of 12 Double Sided 12 x 18 Fall Welcome Gnome Garden Flags Burlap Small Yard Flag Holiday Set for Christmas Halloween Thanks Sold by: GIRIBIT (seller profile) Condition: New	Price \$15.99
Shipping Address: Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: \$15.99 Shipping & Handling: \$0.00 ----- Total before tax: \$15.99 Sales Tax: \$0.00 ----- Total for This Shipment: \$15.99 -----
Shipping Speed: FREE Prime Delivery	-----

Payment information	
Payment Method: Visa Last digits: 2163	Item(s) Subtotal: \$15.99 Shipping & Handling: \$0.00 -----
Billing address Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Total before tax: \$15.99 Estimated Tax: \$0.00 ----- Grand Total: \$15.99 -----
Credit Card transactions	Visa ending in 2163: April 30, 2023: \$15.99

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

Credit Card Expense Tracker

District: Tisons Landing CDD
 Cardholder: Tim Harden
 Month: Apr-23

Date of Receipt	Store/Vendor/Where purchased	GL Account (Expense Line in the Budget)	Amount on Receipt/Invoice	Description
10-Apr	Circle K	320.572.46000	\$ 17.96	Gas
12-Apr	Lowe's	320.572.46400	\$ 96.92	Paint
19-Apr	Ebay	320.572.46000	\$ 39.54	Pool light Ballast
22-Apr	Home Depot	320.538.46000	\$ 56.71	Fence Post
24-Apr	Lowe's	320.572.46000	\$ 20.89	Gas
26-Apr	Lowe's	320.538.46000	\$ 191.57	Bath Faucets
29-Apr	Circle K	320.572.46000	\$ 22.16	Gas
2-May	Walmart	320.572.46000	\$ 97.00	Vacuum
		Total on Report	542.75	

4/10/20239:03:23

Order Number:

Circle K 2721430

13957 Main St. N.

JacksonvilFL 32218

(904) 757-3774

Term: 102

Appr : 010726

UNL-REG

PUMP No. 15

Gallons 4.991

PRICE/G \$3.599

TOTAL FUEL \$17.96

TOTAL SALE \$17.96

SALE

Visa

Card Num : (C)

XXXXXXXXXXXX1213

Chip Read

USD\$ 17.96

Visa Credit

AID: A00000000031010

TVR: 0000088000

IAD: XXXXXXXXXXXXXXXX

TSI: E800

ARC: 00

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.

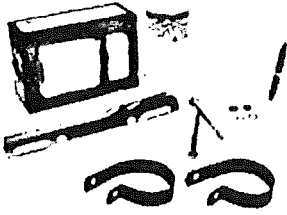
LOWE'S HOME CENTERS, LLC
13125 CITY SQUARE DRIVE
JACKSONVILLE, FL 32218
(904) 696-4063

Transaction # : 2307996
Order Date : 04/12/23 09:59:56



Item	Price
1G EVERLAST SEMI BASE 2	\$ 81.98
Item #: 4663654	
1 @ 81.98	
PS GOOD 1.5-IN ANGLE	\$ 5.98
Item #: 5183506	
1 @ 5.98	
BH 4-IN HEAVY DUTY FRAME	\$ 2.98
Item #: 186761	
1 @ 2.98	
VALSPAR 4 3/8-IN WOVN ROLLER 2-CT	\$ 5.98
Item #: 1034389	
1 @ 5.98	
Invoice 2078 Subtotal	\$ 96.92
Invoice 2078 Subtotal	\$ 96.92
Subtotal	\$ 96.92
Total Tax	\$ 0.00
Total	\$ 96.92

Advance 71A5292-001D - 70 Watt - Pulse Start Metal Halide Ballast



Item price: \$19.99
Order number: 14-09961-79386
Item ID: 385493668266
Seller: [heinelectricsupplycompany \(89\)](#)
[View order details](#) →

ebay MONEY BACK GUARANTEE



Estimated delivery:
Sat, Apr 22 - Tue, Apr 25



Your order will ship to:
Timothy Harden
16578 Yellow Bluff Rd.
Jacksonville, FL 32226-1159
United States



Order total:

Price	\$19.99
Shipping	\$16.79
Sales tax	\$2.76
Total charged to  x -1213	\$39.54

Have questions about your guest order? Find [answers here](#).

Shop anywhere with the eBay app



Update your email preferences

Welcome To Loves#603
04/24/23 10:34

Pump	Gallons	Price
02	6.038	\$ 3.459

Product	Amount
Unleaded	\$ 20.89

TOTAL SALE \$ 20.89

#####1213

Card: VISA

Approval: 024886

Sale - Insert

Ticket: 12988

AID:

A0000000031010

APP:

Visa Credit

No CUM

TOTAL SALE \$ 20.89

Thank You !!!

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 # : 200492264
Order Date : 04/26/23 10:41:51



Thank You For Your Military Service



Item	Price
PFISTER MASEY CENTERSET B	\$ 89.10
Item #: 1076101	
99.00 Discount Ea -9.90	
1 @ 89.10	
PFISTER MASEY CENTERSET B	\$ 89.10
Item #: 1076101	
99.00 Discount Ea -9.90	
1 @ 89.10	
Invoice 86689 Subtotal	\$ 178.20
Invoice 86689 Subtotal	\$ 178.20
Subtotal	\$ 178.20
Total Tax	\$ 13.37
Total	\$ 191.57



Order #WB43534713

Placed on: Apr 19, 2023

Billing Information

Timothy Harden
16578 Yellow Bluff Rd
JACKSONVILLE FL 32226

Payment Method: VISA ***1213

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

Ship To Home (1 item)

16578 Yellow Bluff Rd , Jacksonville, FL 32226

Barrette Outdoor Living Standard-Duty 2 in. x 2 in. x 8-7/8 ft. Pewter Aluminum Fence Blank Post	\$52.75	1	\$52.75
---	---------	---	---------

Expect it on Apr 27

Subtotal	\$52.75
Shipping	FREE
Sales Tax	\$3.96

Total	\$56.71
--------------	----------------

Need help?

Online Customer Support:
1-800-430-3376

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

4/29/2023 11:52:03 AM

Order Number: 818529
Circle K 2721430
13957 Main St. N.
Jacksonville, FL 32218
(904) 757-3774

Register:100

ICR

(DUPLICATE RECEIPT)

Pay at Pump Sale	
Pump # 4 UNL-REG	
6.006 Gallons @ \$3.689/Gal	\$22.16
Sub. Total:	\$22.16
Tax:	\$0.00
Total:	\$22.16
Discount Total:	\$0.00
Visa:	\$22.16
Change	\$0.00

SALE

Visa

Card Num : (C)

XXXXXXXXXXXX1213

Chip Read

USD\$ 22.16

Visa Credit

AID: A0000000031010

TVR: 0000088000

IAD: XXXXXXXXXXXXXX

TSI: E800

ARC: 00

ARQC:

318F2CD36F50272A

04/29/2023 11:51:45



Order date Mon, May 1, 2023
Order number 2000108-84214371

You're all set, Timothy!

Your pickup was completed at 5:08 pm on Mon, May 1.



How was your experience?

Your feedback is valuable! We'd love to hear your thoughts.



[Give feedback](#)

1 item



Hoover Elite Rewind Plus Upright Vacuum Cleaner with HEPA
Media, UH71200

\$97.00

\$97.00/EA

Qty: 1

Payment method



VISA ending in 1213

LAW OFFICES

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

ESTABLISHED 1977

DENNIS E. LYLES
JOHN W. MAURO
KENNETH W. MORGAN, JR.
MICHAEL J. PAWELCZYK
MANUEL R. COMRAS
ANDREW A. RIEF
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
LORI B. LEWELLEN
JOANNA R. LLERA

OF COUNSEL

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

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

WWW.BILLINGCOCHRAN.COM

PLEASE REPLY TO: FORT LAUDERDALE

April 30, 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
 04/30/2023
 Account No: 80-12113M
 Statement No: 181149

Attn: MR. RICHARD P. HANS

TISON'S LANDING CDD

Fees

		Hours	
04/04/2023			
MJP	REVIEW AGENDA PAGE FOR APRIL 13, 2023 BOARD OF SUPERVISORS MEETING	0.20	
04/06/2023			
GLK	RECEIVE AND REVIEW CORRESPONDENCE FROM COURTNEY HOGGE, REVIEW PROPOSED AGENDA FOR APRIL 13, 2023 DISTRICT BOARD OF SUPERVISORS MEETING	0.20	
04/13/2023			
GLK	PREPARE FOR, TRAVEL AND ATTEND MEETING OF BOARD OF SUPERVISORS	2.30	
04/17/2023			
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DISTRICT MANAGER WITH ATTACHMENT	0.20	
MJP	CORRESPONDENCE TO MAC MCGAFFNEY AND DANA HARDEN	0.20	
	For Current Services Rendered	3.10	852.50

Recapitulation

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
GERALD L. KNIGHT	PARTNERS	2.50	\$275.00	\$687.50
MICHAEL J. PAWELCZYK	PARTNERS	0.60	275.00	165.00

Previous Balance \$1,540.00

Total Current Work 852.50

Payments

05/03/2023 PAYMENT RECEIVED - THANK YOU -1,540.00

TISON'S LANDING CDD

Page: 2
04/30/2023

Account No: 80-12113M
Statement No: 181149

TISON'S LANDING CDD

Balance Due

\$852.50

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

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

May 25, 2023

Date

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

Serial #	23-03440D	PO/File #		\$116.75
				Payment Due
	Notice of Board of Supervisor's Meeting and Closed Executive Session			\$116.75
	Tison's Landing Community Development District			Publication Fee
Case Number				Amount Paid
Publication Dates	5/25			Payment Due Upon Receipt
County	Duval			For your convenience, you may remit payment online at www.jaxdailyrecord.com/send-payment .

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

If your payment is being mailed, please reference **Serial # 23-03440D** 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.

**TISON'S LANDING
COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF BOARD OF
SUPERVISORS MEETING
AND CLOSED EXECUTIVE
SESSION**

Notice is hereby given that the Tison's Landing Community Development District ("District") is scheduled to hold a Board of Supervisors meeting on Thursday, June 8, 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.

In accordance with Sections 119.071(3)(a) and 281.301, *Florida Statutes*, a portion of the meeting may be closed to the public, as it relates to details of the District's security system plan. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.

The meeting, including the closed executive session described above, will be conducted in accordance with the provisions of Florida Law for Community Development Districts, and other than the closed session described above, will be open to the public. 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

May 25 00 (23-03440D)



MyFloridaEHPermit.com

To protect, promote and improve the health of all people in Florida through integrated state, county and community efforts.

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- About Us
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View Item(s) in Cart: 0

HOME > SHOPPING CART > READ ONLY SHOPPING CART > PAYMENT CONFIRMATION



You have successfully made this payment.

Before you can print your permit, please return to the [Permits](#) page and click the 'Submit' button to complete your application.

Payment Submittal Confirmation

Thank you for using the online permitting system. Your payment is currently being processed. A copy of this confirmation will be emailed to you and you may also print this page for your records.

Your confirmation number is: ZSFS8GBM

Payment Type: ACH

Payment Date: 5/16/2023 12:12:00 PM

Permit Number

16-60-01364

Facility Name

Tison's Landing - Activity Pool

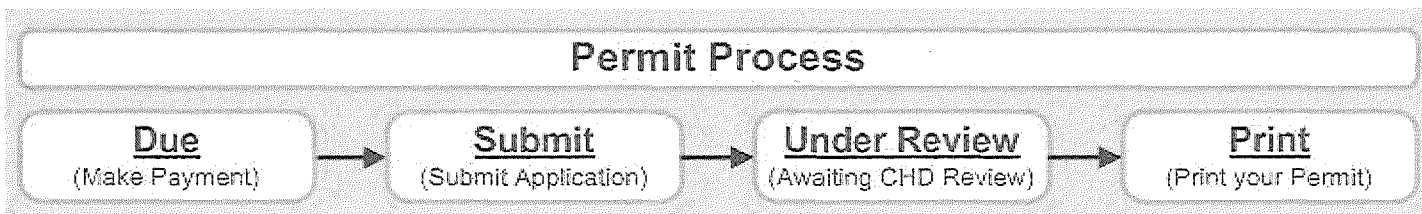
Payment Amount

200.00

Convenience Fee: 0.35

Total Paid: 200.35

Permit Process





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To protect, promote and improve the health of all people in Florida through integrated state, county and community efforts.

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HOME > SHOPPING CART > READ ONLY SHOPPING CART > PAYMENT CONFIRMATION



You have successfully made this payment.

Before you can print your permit, please return to the [Permits](#) page and click the 'Submit' button to complete your application.

Payment Submittal Confirmation

Thank you for using the online permitting system. Your payment is currently being processed. A copy of this confirmation will be emailed to you and you may also print this page for your records.

Your confirmation number is: TSOOI5Q1

Payment Type: ACH

Payment Date: 5/16/2023 12:11:00 PM

Permit Number

16-60-01363

Facility Name

Tison's Landing - Pool

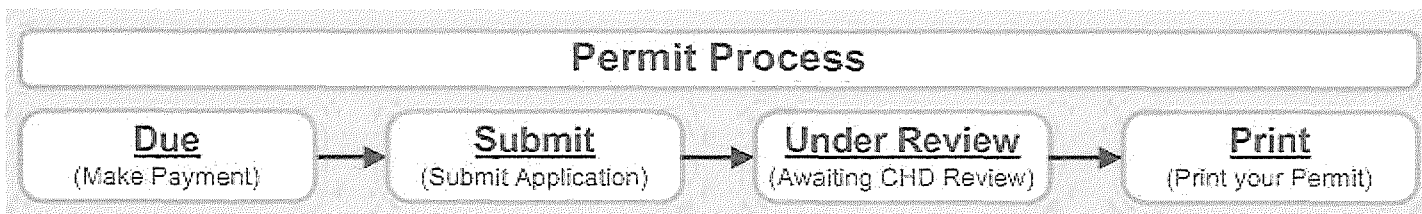
Payment Amount

325.00

Convenience Fee: 0.35

Total Paid: 325.35

Permit Process





**Florida Department of Health
in Duval County
Notification of Fees Due**



16-BID-6513681

Permit Number
16-60-01364

For: Swimming Pools - Public Pool <= 25000 Gallons

Fee Amount: \$200.00
Previous Balance: \$0.00
Total Amount Due: \$200.00

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2023).

Payment Due Date: 06/30/2023 or Upon Receipt
If not paid by 06/30/2023 then the fee will be: **\$250.00**

Mail To: Attention: ATTN: Louis Cowling
Tison's Landing CDD
475 W Town Place, Suite 114
Saint Augustine, FL 32092

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:

Name: Tison's Landing - Activity Pool
Location: 16529 Tison's Bluff Road
Jacksonville, FL 32226

Pool Volume: 7,063 gallons
Bathing Load: 40
Flow Rate: 100

Owner Information:

Name: Tison's Landing CDD
Address: 475 W Town Place, Suite 114
(Mailing) Saint Augustine, FL 32092
Home Phone: ()

Work Phone: (904) 757-1547

Please go online to pay fee at:
www.MyFloridaEHPermit.com
Permit Number: 16-60-01364 Bill ID: 16-BID-6513681
Billing Questions call DOH-Duval at: (904) 253-1280
If you do not pay online, make checks payable to and mail invoice WITH payment to:
Florida Department of Health in Duval County
ATTN: Building A
921 N Davis Street, Suite 251 MC 45
Jacksonville, FL 32209

Signature

Date

[Please RETURN invoice with your payment]

Batch Billing ID:67103

PERMIT HOLDERS CAN NOW

pay invoices online!

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridaehpermit.com

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information





For Department Use Only	
Fee Received \$ _____	Date _____
Check# _____	From _____
_____	_____

Application Type: (check box, see instructions on back)
 Initial Permit Modification
 Transfer, change of owner or name
 Renewal

Operating Permit # _____ -60- _____

STATE OF FLORIDA DEPARTMENT OF HEALTH APPLICATION FOR A SWIMMING POOL OPERATING PERMIT

1. Project /Facility Name: _____ County: _____
 Address of Pool: _____ City: _____ Zip: _____

2. Owner Name: _____ E-Mail: _____ Phone: () _____
 Mailing Address: _____ City: _____ State: _____ Zip: _____

3. Building Dept. Name: _____

 Mailing Address _____ City _____ Zip _____

 E-mail Address _____ () _____
 Phone Number _____

4. Design Engineer/Architect Name: _____
 Phone Number: _____ E-mail: _____

5. Pool Water Source (Name of Public Water System): _____

6. Lighting (check one): () No Night Swimming
 () Outdoor: Three foot candles overhead and 1/2 watt per square foot of pool surface area underwater
 () Indoor: Ten foot candles overhead and 8/10 watt per square foot of pool surface area underwater

7. Pool Volume in Gallons: Main Pool _____ Spa Pool _____ Other _____

8. Pool Bathing Load: _____ Number & Type of Dwelling Units Served: _____

9. Pool Dimensions: Width: _____ Length: _____ Area: _____ Perimeter: _____ Depth: Max. _____ Min. _____

10. Water Treatment Equipment Manufacturer and Model:
 (A) Recirculation Pump: _____ Flow _____ GPM At _____ TDH HP _____
 (B) Filter: _____ Area: _____ Sq. Ft. Flow Capacity _____ GPM
 (C) Disinfection Equipment: _____ Capacity _____ (GPD) or (PPD)
 (Secondary Disinfection if Applicable): _____
 (D) pH Adjustment Feeder: _____ Capacity _____ (GPD)
 (E) Test Kit: _____

11. Other Equipment Details: _____

REMARKS: _____

CERTIFICATION OF OWNER

The undersigned owner, or owner's representative, hereby agrees to operate the pool described in this application in accordance with the requirements of Chapter 514 of the Florida Statutes (F.S.), and Chapter 64E-9 of the Florida Administrative Code, and maintain the original construction approved under the Florida Building Code by the jurisdictional building department. This agreement includes keeping a daily record of the information regarding pool operation on the monthly report form furnished by the department or on other forms approved by the department and when requested, submission of the completed form to the appropriate county health department.

Sign: _____

Date: _____

Name: _____
(Print or type)

Title: _____
(Print or type) If not the Owner, attach authorization from Owner

THIS SECTION FOR DOH USE ONLY:

Building Department Construction Approval Date: _____ Approval Number: _____

CERTIFICATION OF INSPECTION

I hereby certify that an inspection of this pool has been made and the foregoing information is correct to the best of my knowledge and belief. It is recommended the first annual operating permit be granted subject to the provisions of the Florida Administrative Code.

Signature DOH Engineer/Authorized Staff

Date

Print Name

[] Change data entered into EHD by _____ on _____

Instructions- Before submitting application to DOH:

For Initial Permit: Complete the entire application with owner certification. Include the original and one copy of this completed form, a copy of construction plans & specs to be submitted to the building department (electronic copy in PDF, TIF or JPG format is acceptable), and the appropriate fee. The operating permit number will be entered by DOH staff. This application will not be complete until a copy of the final building department inspection is received.

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For Renewal: Enter existing operating permit number, complete items 1 and 2, and complete the owner certification. There is an annual operating permit fee charged for renewal.

Mission:

To protect, promote & improve the health of all people in Florida through integrated state, county & community efforts.



Ron DeSantis
Governor

Joseph A. Ladapo, M.D., Ph.D.
State Surgeon General

Vision: To be the Healthiest State in the Nation

May 5, 2023

Dear Public Swimming Pool/Spa Owner or Operator:

Due to recent changes to Chapter 64E-9, of the Florida Administrative Code (FAC) governing Public Swimming Pool and Bathing Places, the Department would like to provide these reminders related to the issuance of operating permits this year and in the future.

Specifically, per Rule 64E-9.001(4), FAC, approval of the annual operating permit renewal application is dependent upon your pool or spa's compliance with this chapter, with the previous operating permit, and the maintenance of the pool in the same functional, safety, and sanitation conditions as approved by the jurisdictional building department or the Department. For the purposes of this determination, Department staff must refer to and use the Florida Building Code, Building Chapter 4, Section 454.1, or its predecessor, as applicable.

Therefore, owners or operators of pools or spas with outstanding violations as of June 30th of the current permit year, including Florida Building Code violations, may have their application for operating permit renewal denied until those violations have been corrected and those corrections have been verified by the Department.

If you have previously been notified by the Department of the existence of violations at your pool or spa, in order to receive your operating permit renewal, you must submit your application along with the required application fee and correct all violations. **If violations are not corrected at the time of renewal application or within 90 days of the Department's last inspection noting said violations, the Department will deny your operating permit renewal application.**

In addition, per Rule 64E-9.008(10), FAC, existing pools with suction limiting vent (SLV) systems must be tested annually by a pool contractor licensed pursuant Chapter 489, Florida Statutes or a Florida licensed professional engineer to validate that the vacuum release timing complies with the criteria listed in section 514.0315(2)(a), Florida Statutes, governing safety vacuum release systems. A copy of the testing must be submitted to the Department with the annual operating permit renewal application.

Please note that per section 514.031(1), Florida Statutes, a public swimming pool cannot be allowed to operate without a valid Department of Health permit.

Also all facilities **must have keys onsite to the pool and equipment room** and must be available to our inspectors any time during normal business hours of 8 AM to 5 PM Monday thru Friday or **copies of the keys/codes must be provided to our office.**

Finally, please remember to include with your payment your completely fill out annual operating permit renewal application including your pool operator's name, e-mail address and phone number.

A late fee will be assessed on all payments received after July 1, 2023

Thank you in advance for your cooperation and please contact us at (904) 253-1280 if you have any question or concern.



Florida Department of Health
in Duval County
Notification of Fees Due



16-BID-6514001

Permit Number
16-60-01363

For: Swimming Pools - Public Pool > 25000 Gallons

Fee Amount: \$325.00
Previous Balance: \$0.00
Total Amount Due: \$325.00

Payment Due Date: 06/30/2023 or Upon Receipt
If not paid by 06/30/2023 then the fee will be: \$375.00

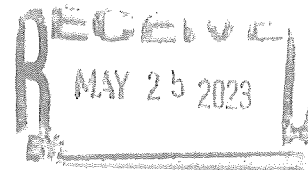
Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2023).

Mail To: Attention: ATTN: Louis Cowling
Tison's Landing CDD
475 W Town Place, Suite 114
Saint Augustine, FL 32092

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:
Name: Tison's Landing - Pool
Location: 16529 Tison's Bluff Road
Jacksonville, FL 32226
Pool Volume: 96,592 gallons
Bathing Load: 102
Flow Rate: 510

Owner Information:
Name: Tison's Landing CDD
Address: 475 W Town Place, Suite 114
(Mailing) Saint Augustine, FL 32092
Home Phone: (904) 757-1547 Work Phone: ()



Please go online to pay fee at:
www.MyFloridaEHPermit.com
Permit Number: 16-60-01363 Bill ID: 16-BID-6514001
Billing Questions call DOH-Duval at: (904) 253-1280
If you do not pay online, make checks payable to and mail invoice WITH payment to:
Florida Department of Health in Duval County
ATTN: Building A
921 N Davis Street, Suite 251 MC 45
Jacksonville, FL 32209

Signature _____ Date _____

[Please RETURN invoice with your payment] Batch Billing ID:67104

PERMIT HOLDERS CAN NOW

pay invoices online!

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.



Pay this invoice online at www.myfloridaehpermit.com

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information

Mission:

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Thank you in advance for your cooperation and please contact us at (904) 253-1280 if you have any question or concern.

Florida Department of Health
Office of the State Surgeon General
921 N Davis Street Bldg. B Suite 350 • Jacksonville, Florida 32209
PHONE: 904-253-1280 • FAX: 904-253-2390
FloridaHealth.gov



Accredited Health Department
Public Health Accreditation Board



For Department Use Only	
Fee Received \$ _____	Date _____
Check# _____	From _____
_____	_____

Application Type: (check box, see instructions on back)
 Initial Permit Modification
 Transfer, change of owner or name
 Renewal

Operating Permit # _____ -60- _____

STATE OF FLORIDA DEPARTMENT OF HEALTH APPLICATION FOR A SWIMMING POOL OPERATING PERMIT

1. Project /Facility Name: _____ County: _____

Address of Pool: _____ City: _____ Zip: _____

2. Owner Name: _____ E-Mail: _____ Phone: () _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

3. Building Dept. Name: _____

Mailing Address _____ City _____ Zip _____

E-mail Address _____ Phone Number () _____

4. Design Engineer/Architect Name: _____

Phone Number: _____ E-mail: _____

5. Pool Water Source (Name of Public Water System): _____

6. Lighting (check one): () No Night Swimming
 () Outdoor: Three foot candles overhead and 1/2 watt per square foot of pool surface area underwater
 () Indoor: Ten foot candles overhead and 8/10 watt per square foot of pool surface area underwater

7. Pool Volume in Gallons: Main Pool _____ Spa Pool _____ Other _____

8. Pool Bathing Load: _____ Number & Type of Dwelling Units Served: _____

9. Pool Dimensions: Width: _____ Length: _____ Area: _____ Perimeter: _____ Depth: Max. _____ Min. _____

10. Water Treatment Equipment Manufacturer and Model:

(A) Recirculation Pump: _____ Flow _____ GPM At _____ TDH HP _____

(B) Filter: _____ Area: _____ Sq. Ft. Flow Capacity _____ GPM

(C) Disinfection Equipment: _____ Capacity _____ (GPD) or (PPD)

(Secondary Disinfection if Applicable): _____

(D) pH Adjustment Feeder: _____ Capacity _____ (GPD)

(E) Test Kit: _____

11. Other Equipment Details: _____

REMARKS: _____

CERTIFICATION OF OWNER

The undersigned owner, or owner's representative, hereby agrees to operate the pool described in this application in accordance with the requirements of Chapter 514 of the Florida Statutes (F.S.), and Chapter 64E-9 of the Florida Administrative Code, and maintain the original construction approved under the Florida Building Code by the jurisdictional building department. This agreement includes keeping a daily record of the information regarding pool operation on the monthly report form furnished by the department or on other forms approved by the department and when requested, submission of the completed form to the appropriate county health department.

Sign: _____

Date: _____

Name: _____
(Print or type)

Title: _____
(Print or type) If not the Owner, attach authorization from Owner

THIS SECTION FOR DOH USE ONLY:

Building Department Construction Approval Date: _____ Approval Number: _____

CERTIFICATION OF INSPECTION

I hereby certify that an inspection of this pool has been made and the foregoing information is correct to the best of my knowledge and belief. It is recommended the first annual operating permit be granted subject to the provisions of the Florida Administrative Code.

Signature DOH Engineer/Authorized Staff

Date

Print Name

Change data entered into EHD by _____ on _____

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LawnBoy Lawn Services

PO Box 551203
 Jacksonville, FL 32255

Invoice

Date	Invoice #
5/22/2023	8558

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

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30		5/22/2023			

Quantity	Item Code	Description	Price Each	Amount
1	Irrigation Repair	Moved two spray heads and added two additional heads for the large flower bed on Yellow Bluff Road. Labor and parts are included.	131.00	131.00
1	Flowers	Added 8 Blue My Mind plants to the flower beds in front of the amenity center	51.00	51.00
Approved by Tim Harden on 5.22.23 Please code to 320.538.46200				

It's been a pleasure working with you!			Total	\$182.00
--	--	--	--------------	----------

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

	gross	\$778,402.80	\$412,903.60	\$1,191,306.40
	net	\$720,022.59	\$381,935.83	\$1,101,958.42
ASSESSED THROUGH DUVAL COUNTY				
		65.34%	34.66%	100.00%
		001.36300.10000	022.36300.10000	

TOTAL ASSESSMENT LEVY

DATE	DESCRIPTION	AMOUNT	DISCOUNTS/ PENALTIES		Commssion	Prop Appraiser	NET RECEIPTS	General Fund -		Total
								O&M	Debt Service Fund - Series 2016-1 & 2	
11/04/22	10/19-10/31/22	\$11,397.34	\$452.12		\$222.19	\$160.89	\$10,562.14	\$6,901.33	\$3,660.81	\$10,562.14
11/17/22	11/1-11/13/22	\$19,221.69	\$768.88		\$271.26	\$374.59	\$17,806.96	\$11,635.12	\$6,171.84	\$17,806.96
11/25/22	11/14-11/20/22	\$119,150.48	\$4,766.03		\$1,681.46	\$2,322.00	\$110,380.99	\$72,123.24	\$38,257.75	\$110,380.99
12/05/22	11/21-11/28/22	\$816,025.79	\$32,641.16		\$11,515.75	\$15,902.72	\$755,966.16	\$493,950.32	\$262,015.84	\$755,966.16
12/06/22	11/29-11/30/22	\$115,005.29	\$4,600.24		\$1,622.96	\$2,241.22	\$106,540.87	\$69,614.09	\$36,926.78	\$106,540.87
12/19/22	12/1-12/13/22	\$77,619.11	\$3,066.29		\$1,513.41	\$1,095.93	\$71,943.48	\$47,008.06	\$24,935.42	\$71,943.48
01/06/23	12/14-12/31/22	\$10,256.79	\$365.36		\$200.80	\$145.40	\$9,545.23	\$6,236.88	\$3,308.35	\$9,545.23
01/24/23	1/1-1/18/23	\$2,407.77	\$72.24		\$47.42	\$34.33	\$2,253.78	\$1,472.63	\$781.15	\$2,253.78
02/17/23	1/19-1/31/23	\$3,964.52	\$79.29		\$78.86	\$57.12	\$3,749.25	\$2,449.77	\$1,299.48	\$3,749.25
02/27/23	2/1-2/21/23	\$2,492.02	\$20.91		\$50.17	\$36.32	\$2,384.62	\$1,558.12	\$826.50	\$2,384.62
03/07/23	2/22-2/28/23	\$3,563.69	\$39.65		\$71.54	\$51.80	\$3,400.70	\$2,222.03	\$1,178.67	\$3,400.70
03/21/23	3/1-3/13/23	\$801.66			\$16.27	\$11.79	\$773.60	\$505.47	\$268.13	\$773.60
04/11/23	3/14-3/31/23	\$3,344.54	\$0.00		\$67.90	\$49.16	\$3,227.48	\$2,108.84	\$1,118.64	\$3,227.48
05/04/23	4/16-4/30/23	\$2,091.19	(\$692.74)		\$43.72	\$31.67	\$2,708.54	\$1,769.77	\$938.77	\$2,708.54
							\$0.00	\$0.00	\$0.00	\$0.00
							\$0.00	\$0.00	\$0.00	\$0.00
							\$0.00	\$0.00	\$0.00	\$0.00
							\$0.00	\$0.00	\$0.00	\$0.00
TOTAL		\$1,187,341.88	\$46,179.43		\$17,403.71	\$22,514.94	\$1,101,243.80	\$719,555.67	\$381,688.13	\$1,101,243.80

GROSS PERCENT COLLECTED	99.67%	99.67%	99.67%
GROSS REMAINING TO COLLECT	\$2,590.43	\$1,374.09	\$3,964.52
Gross YTD collected	\$775,812.37	\$411,529.51	\$1,187,341.88
Discount/Penalties	\$30,173.76	\$16,005.67	\$46,179.43
Commission	\$11,371.63	\$6,032.08	\$17,403.71
Prop Appraiser	\$14,711.32	\$7,803.62	\$22,514.94
Net YTD collected	\$719,555.66	\$381,688.14	\$1,101,243.80

Assessed on Roll:

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$778,402.80	65.3403%	\$719,555.66	(\$719,555.66)	\$0.00
DEBT SERVIC	\$412,903.60	34.6597%	\$381,688.13	(\$376,057.94)	\$5,630.19
TOTAL	\$1,191,306.40	100.00%	#####	(\$1,095,613.60)	\$5,630.19

TRANSFERS TO DEBT SERVICE:		
DATE	CHECK #	AMOUNT
12/6/2022	3181	\$347,033.02
2/14/2023		\$29,024.92
TOTAL		\$376,057.94
Amount due:		\$5,630.19

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 # 2750

DATE 05/18/2023

DUE DATE 05/18/2023

TERMS Due on receipt

ACTIVITY	QTY	RATE	AMOUNT
Services Install the following on main swimming pool: * CAT2000 assembly to control ORP and PH * (2) Stenner pumps for ORP and PH Install the following on kid pool: * CAT2000 assembly to control ORP and PH * (2) Stenner pumps for ORP and PH	1	9,032.00	9,032.00

BALANCE DUE

\$9,032.00

Approved by Tim Harden on 5.18.23

Please code to 320.538.58100

FOURTH ORDER OF BUSINESS

A.

ENGINEER'S 2023 ANNUAL REPORT

FOR THE

TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT

DUVAL COUNTY, FLORIDA

PREPARED FOR:

**BOARD OF SUPERVISORS
TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT**

PREPARED BY



Engineers – Planners – Surveyors – Landscape Architects
14775 Old St. Augustine Road, Jacksonville, Florida 32258
Reg. Number: 2584

ETM Job Number: E 02-05-07
Revised Date: June 27, 2023

Email: Lockwoods@etminc.com Phone: 904-265-3163

Table of Contents and Engineer's Signature Page

Project Name: TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
Project Location: East of US No. 1 (Main Street) and South of Yellow Bluff Road
Project City / State: Jacksonville, Florida
Programs used: Microsoft Word and Excel 2022, AutoCAD C3D 2022
Etm Job No. E 02-05-07

TABLE OF CONTENTS:

<u>Sections</u>	<u>Item</u>
A	Table of Contents and Engineer's Signature Page
B	Master Site Plan
C	Amenity Center Site Plan
D	General Information
E	Project Background
F	Public Agency Ownership
G	Entry Monument and Signage
H	Amenity Center and Recreational Facilities:
I	Pockets Parks:
J	Road Right Of Ways And Associated Landscaping:
K	Overhead JEA Powerline Easement
L	Conservation / Preservation Areas:
M	Storm Water Management Facilities:
N	Long Term Maintenance:
O	Public Facilities
P	Project Photographs

Portion of pages or sections of this report signed and sealed by Engineer
Sections A-P Only



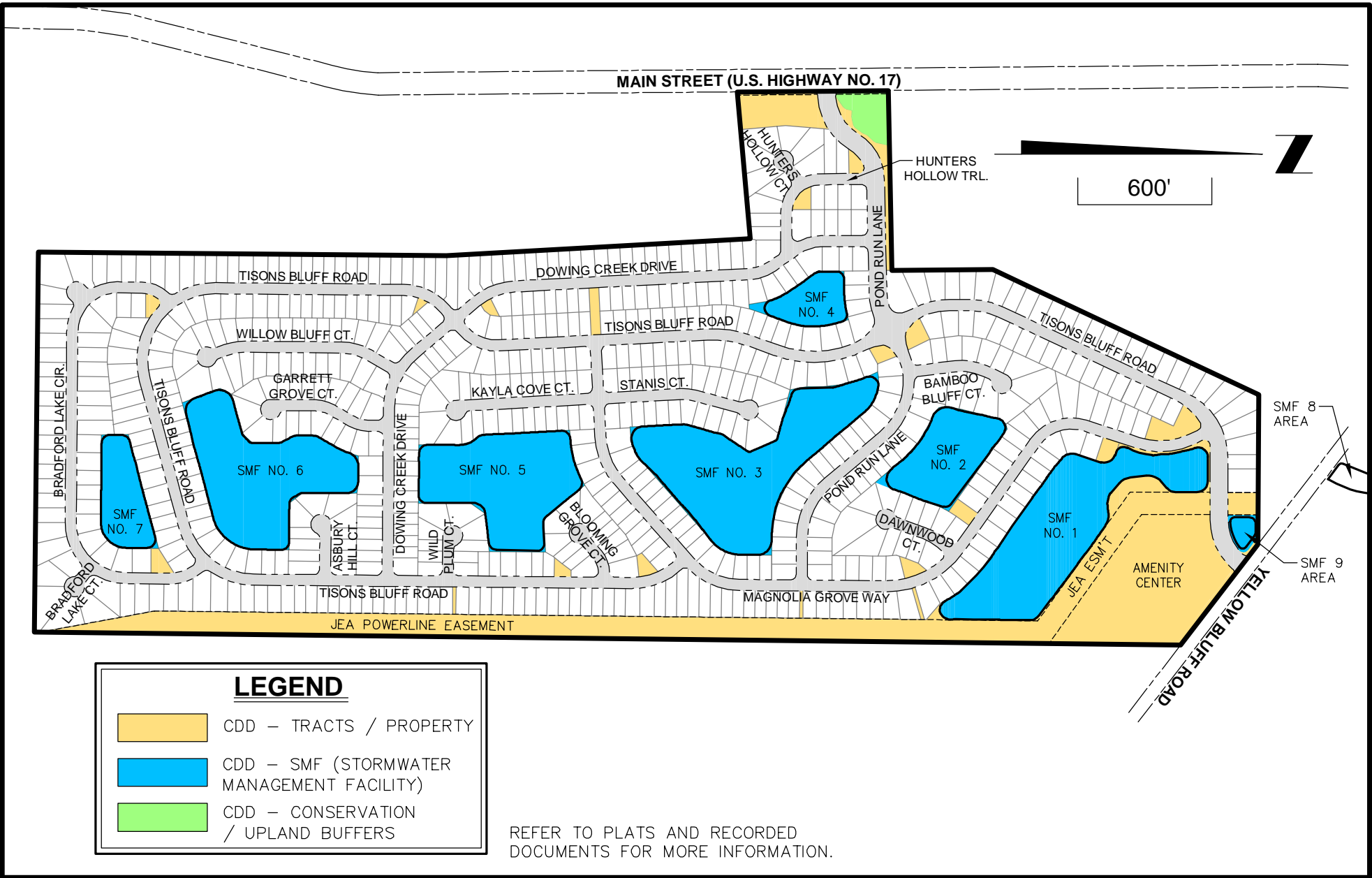
14775 Old St. Augustine Rd., Jacksonville, Fl. 32258
Phone (904) 265-3163 Reg No: 2584
Lockwoods@etminc.com

Scott Jordan Lockwood, P.E.

P.E. No. 68426

Notes:

1. This document is prepared in for use by the Tisons Landing Community Development District, Duval County Florida and it is not intended for any other agency or third party use.
2. This document has been Digitally signed and sealed, printed copies of this document are not considered signed and sealed and should be verified on each digital copy.



LEGEND

- CDD - TRACTS / PROPERTY
- CDD - SMF (STORMWATER MANAGEMENT FACILITY)
- CDD - CONSERVATION / UPLAND BUFFERS

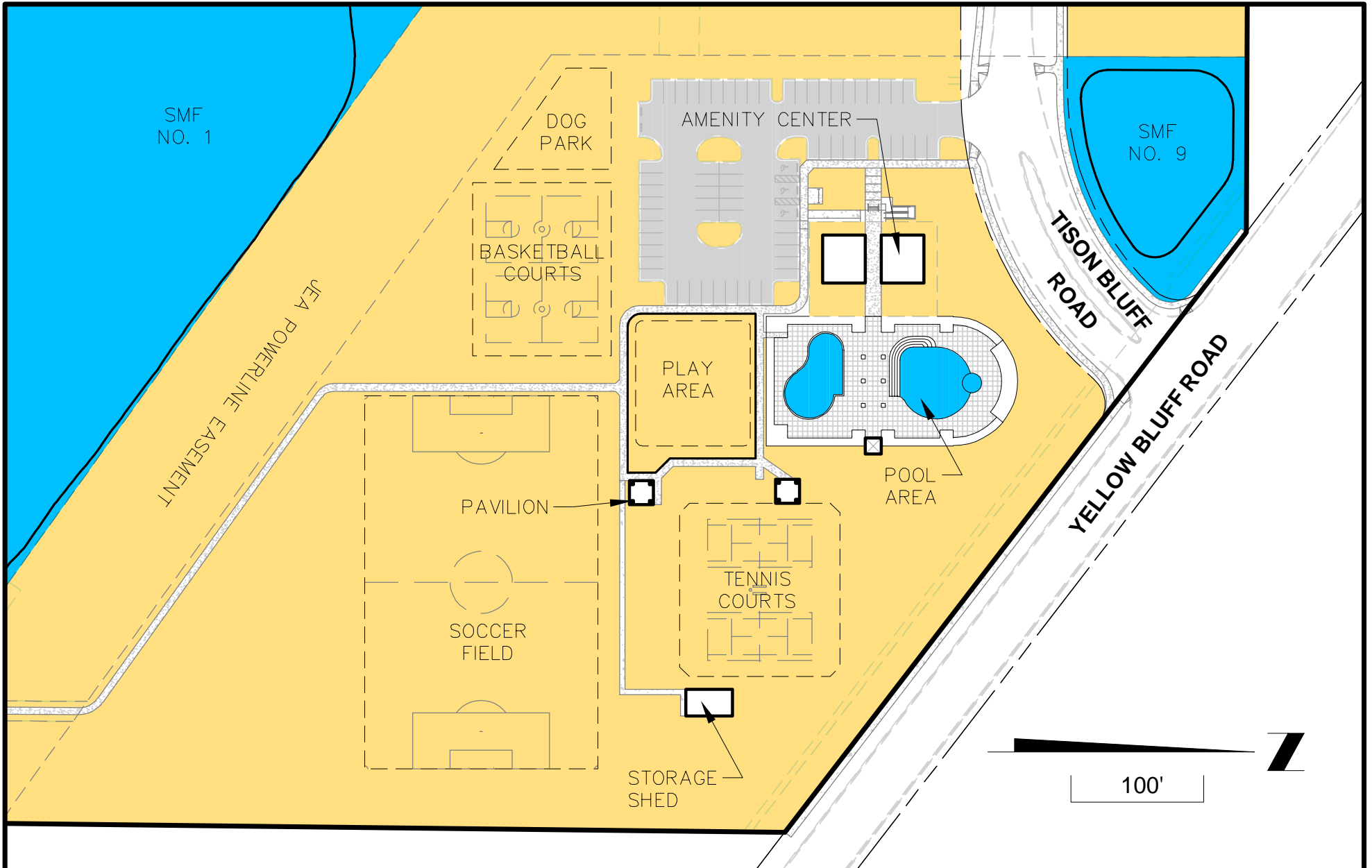
REFER TO PLATS AND RECORDED DOCUMENTS FOR MORE INFORMATION.

ETM
 VISION - EXPERIENCE - RESULTS
 ENGLAND - THIMS & MILLER, INC.
 14775 Old St. Augustine Road, Jacksonville, FL 32258
 TEL: (904) 642-8990, FAX: (904) 646-9485
 CA - 00002584 LC - 0000316

MASTER SITE PLAN

TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT

ETM NO. E 02-05-07
DRAWN BY: S. Lockwood
DATE: June 22, 2023
DRAWING NO. 1 of 1



PLOTTED: June 22, 2023 - 10:30 AM, BY: Scott Lockwood

F:\02-005\02-005-07\Admin\CDD\Amen-Plan.dwg

ETM

VISION - EXPERIENCE - RESULTS
ENGLAND - THIMS & MILLER, INC.

14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 642-8990, FAX: (904) 646-9485
REG - 00002584 LC - 0000316

AMENITY CENTER SITE PLAN

**TISON'S LANDING COMMUNITY
DEVELOPMENT DISTRICT**

ETM NO. E 02-05-07

DRAWN BY: S. Lockwood

DATE: 6-22-2023

DRAWING NO. 1 of 1

D. GENERAL INFORMATION:

This Annual Report is prepared in general compliance with Section 9.20 of the Master Trust Indenture for Tison's Landing Community Development (CDD). Based on limited field review on June 27, 2023, we found that the CDD owned facilities generally appeared to be in good condition, and they also appeared to be well maintained. It also appeared that the facilities were open and operational at the time of our field visit. There are some issues that are mentioned throughout this report that the CDD Board should review and address as appropriate and there are recommendations that should be reviewed as well. However, it should be noted that this report is based on limited field review (6-27-23 only) and it is not intended to be exhaustive or comprehensive, but only an annual review of the District owned, and operated facilities to verify if these facilities appeared to be well maintained and are in good condition. A map showing the CDD owned facilities is included with this report.

E. PROJECT BACKGROUND:

The Tison's Landing Community Development District (CDD), or the "District" is located in Duval County, Florida ("County"), east of Main Street (U.S. No. 17) and south of Yellow Bluff Road. The overall project is approximately 215.9 acres+/- . This project includes 680 single family residential units along with an Amenity Center and other recreational facilities. The authorized land uses within the District allow for residential development as well as open space and recreational amenities.

F. PUBLIC AGENCY OWNERSHIP:

The improvements listed below are owned and maintained by other Public Agencies as follows:

- A. The onsite roadways are owned and maintained by the City of Jacksonville, Florida (COJ).
- B. Offsite roadway / turn lanes within Main Street (U.S. No. 17) are owned and maintained by FDOT.
- C. Offsite roadway / turn lanes within Yellow Bluff Road are owned and maintained by COJ.
- D. The onsite and offsite potable water, sanitary sewer and electric within public right of ways and power line easements are owned and maintained by the Jacksonville Electric Authority (JEA).

G. ENTRY MONUMENT AND SIGNAGE:

The District owned facilities include two project entry signs and associated landscaping. One is located at the main entrance at the intersection of Pond Run Lane and Main Street (U.S. No. 17) and the other is located at the other project entrance at the intersection of Tisons Bluff Road and Yellow Bluff Road (refer to photos included in this report). Based on limited field review (6-27-23), these improvements appeared to be generally well maintained. Therefore, we recommend ongoing maintenance and repairs as may be required throughout the year.

H. AMENITY CENTER AND RECREATIONAL FACILITIES:

The District owned facilities include recreational improvements, which include an Amenity Center with associated parking areas, a fitness room with workout equipment, indoor eating and meeting areas, a fire place with a shaded seating area, restroom facilities, an adult pool, a spray ground with kid's pool area, tennis courts, fenced play scape area, detailed landscaping, a soccer field, basketball courts, small dog park, storage shed and other recreational areas (refer to photos included in this report). Based on limited field review (6-27-23), generally these improvements appeared to be well maintained and in relatively good condition.

However, it appears that there are signs of cracking in various places throughout the Amenity facilities. These cracks appear to be signs of fatigue, which are probably caused by aging. There were some cracks in the sidewalk to the entrance of the Amenity Center. These cracks, over time, are likely to get bigger and may pose a tripping hazard. The CDD board should have maintenance staff pay close attention and

repair by grinding or other means any cracks that pose a tripping hazard as soon as possible. Finally, there were minor signs of cracking in the Amenity parking lot. All of these cracks appeared to be related to the age of the facility. Overtime, some of these items will need to be repaired or replaced. Based on limited field review, we recommend ongoing maintenance and repairs as may be required throughout the year. Moreover, staff should pay careful attention to the cracks that pose a tripping hazard so that they can be repaired quickly.

I. POCKET'S PARKS:

The District owned improvements include several small pocket park areas. Some of these pocket parks included covered pavilions, concrete sidewalks, grassed areas, landscaping, and benches (refer to photos included in this report). These improvements appeared to be in good condition and appeared to be well maintained. Based on limited field review (6-27-23), we recommend ongoing maintenance, as may be required throughout the year.

J. ROAD RIGHT OF WAYS AND ASSOCIATED LANDSCAPING:

The road right of ways within Tison's Landing CDD are owned and maintained by the City of Jacksonville. However, at both project entrances there are landscaped areas, medians with landscaping and project signage that are owned and maintained by the CDD. Also, at the intersection of Pond Run Lane and Tisons Bluff Road there is a roundabout with landscaping owned and maintained by the CDD (refer to photos included in this report). Based on limited field review (6-27-23), these landscaped areas appeared to be well maintained and in good condition. We recommend ongoing maintenance, as may be required throughout the year.

K. OVERHEAD JEA POWERLINE EASEMENT:

The District owned improvements includes a tract of land with a large JEA powerline easement. This JEA powerline easement runs north and south along the easterly side of the project. This easement is used by JEA to transmit power via overhead powerlines (refer to photos included in this report). Based on our limited field review (6-27-23), it appeared that the tract had been partially maintained. We recommend ongoing maintenance, as may be required throughout the year.

L. CONSERVATION / PRESERVATION AREAS:

The District owned lands include conservation areas / preservation areas throughout the project. These are lands that were required to be preserved by various agencies, including but not limited to the Army Corps of Engineers, the St. Johns River Water Management District, and the City of Jacksonville. Because these areas are natural with many trees and heavy overgrowth, these areas were not reviewed. Therefore, we recommend ongoing maintenance and removal of dead trees as may be required throughout the year.

M. STORM WATER MANAGEMENT FACILITIES:

The District owned improvements include a number of Storm Water Management Facilities (Smfs). Some of these Smfs have control structures located within the water to attenuate flow and set the normal water levels. Most of these outfall control structures could not be easily accessed, because they are located in several feet of water. However, based on limited field review (6-27-23) it appeared that these structures were functioning properly, because the normal water elevations in the storm water system appeared to be at normal levels. Also, for most of these structures water flowing into structures could be heard, such that it was flowing as expected through each orifice or over the slot, as the case may be. Based on our limited field review (6-27-23), the storm water management system seemed to be well maintained and in good condition. Therefore, we recommend ongoing maintenance as may be required throughout the year to ensure that this system is functioning properly.

It should be noted, that during our site visit on 6-27-23, there were numerous fences constructed within the drainage and access easements to the Smfs. Although all of these fences should be a concern to the CDD, there is one drainage easement, that is currently an access issue to Smf 6. This is because the drainage easement has two adjacent fences that have a gap of about 5 or 6 feet wide. This gap will allow a person walking from the street to the Smf 6, but the gap is too small for most equipment that may be required to perform repairs (refer to photos included in this report). Therefore, the CDD Board may wish to address this issue now versus later.

Also, there is a Storm Water Tract that is offsite (Smf 8) that is fenced. Based on our review it appears that this Tract is owned by the City of Jacksonville. Smf 8 does not appear to hold much water, but there are trees and other growth that have taken over (refer to photos included in this report). This may or may not be a CDD concern but because it was constructed by the CDD, it should be noted and the CDD may wish to raise the concern with COJ to perform maintenance as may be required. The main project outfall is located directly adjacent to Smf 8. Generally, it appears that the outfall was functioning. However, we recommend ongoing maintenance as may be required throughout the year to ensure that this system is functioning properly.

N. LONG TERM MAINTENANCE:

Based on our limited field review (6-27-23), the District owned facilities generally appeared to be well maintained and generally in good condition. However, it should be noted that our field review was not exhaustive or comprehensive. As a Civil Engineering Consultant Firm, we do not have expertise in the

maintenance and operation of recreational facilities as well as the other CDD owned and operated facilities. Therefore, we recommend that the District Manager and the CDD Board consult to determine the best approach to operate and maintain these facilities. Moreover, it should be anticipated that over the life of these facilities, items such as, but not limited to roofing, pavement, curb, gutter, striping, signage, sidewalks, recreational equipment, etc. will need to be either repaired or replaced over time. Therefore, we recommend that the District Manager and the CDD Board set aside monies or look for alternative sources of capital, such as: refinancing bonds and / or issuing new long-term bonds, as may be needed over the life of the project for maintenance, repair and or replacement of these facilities over time as may be required. The appropriate amount of monies should be determined by the District Manager and the CDD Board, as soon as possible, so that each year a fund is established for this purpose. Furthermore, as a Civil Engineering Consultant Firm, we do not have the expertise to advise the CDD Board about the appropriate amount of insurance coverage or the insurance rates that should be paid. Therefore, we recommend the District Manager and the CDD Board work with an insurance company or some other insurance expert to determine the appropriate coverage and rates that will work for this project. Finally, we recommend ongoing maintenance as may be required throughout the year to ensure that the District owned facilities, equipment, etc. are functioning properly.

O. PUBLIC FACILITIES:

Pursuant to Florida Statutes Chapter 189.08 (F.A.C), Each independent special district shall submit to each local general-purpose government in which it is located the public facilities report and an annual notice of any changes. This report shall include each public facility and its current capacity.

Storm Water Management Facilities

The Storm Water Management Facilities (Smfs) which have been constructed for years are shown on the Site Map included in this report. These Smfs serve to provide treatment and attenuation for the entire project and operate at the capacity required by the St. Johns River Water Management District. Furthermore, no replacements or expansions are anticipated in the next seven years.

Amenity Center

The Amenity Center has a number of facilities listed below. This Amenity Center has been completed for years and as of the date of this report there are no expansions or replacements of facilities anticipated in the next seven years.

The Amenity Center generally consists of the following improvements:

- Clubhouse Area, Kitchen facilities, Office Management Area
- Adult Pool, Kids Pool (recreational) with spray area
- Gym Facilities
- Kids Playground Area
- Multipurpose Field, Tennis Courts, Basketball Court
- Parking Lot, Sidewalk / walking path
- Landscape, Lighting, and Irrigation
- Pavilions, Storage Shed

Maximum Occupancy as provided by the Tisons Landing Amenity Manager (6-6-22) are as follows:

Clubhouse:	35 people
Gym Facilities:	10 people

Maximum Bathing Load of the Pools:

Adult Pool	Maximum Bathing Load 54
Kids Pool	Maximum Bathing Load 23

Entry Signage and Landscaping

There are two Entry signs with landscaping. One at the Entrance of Pond Run

This Entry Feature has been completed for years and as of the date of this report there are no expansions or replacements anticipated in the next seven years.

Pocket Parks (some with Pavilions) and Landscape / Irrigation (scattered throughout project)

Pocket Parks, Pavilions, Landscape Areas and Irrigation for this project have been completed for years ongoing maintenance and as of the date of this report there are no expansions or replacements anticipated in the next seven years with the exception of replacing plants as may be required on an ongoing basis.

P. - PROJECT PHOTOGRAPHS



Project Signage / Landscaping - Primary Entrance (Main Street – U.S. 17 and Pond Run Lane) (6-27-23)



Project Signage / Landscaping - Secondary Entrance (Tisons Bluff Road at Yellow Bluff Road) (6-27-23)



Amenity Center – Front Entrance (6-27-23)



Amenity Center – Concrete Sidewalk Cracking (Near ADA Access Ramp) (6-27-23)



Amenity Center – Seating Area (6-27-23)



Amenity Center – Gym (6-27-23)



Amenity Center – Outdoor Meeting Area/ Fireplace (6-27-23)



Amenity Center – Outdoor Meeting Area (6-27-23)



Amenity Center – Adult Pool Area (6-27-23)



Amenity Center – Kid Pool and Splash Area (Undergoing Repairs) (6-27-23)



Amenity Center – Adult Pool Area (6-27-23)



Amenity Center – Kid's Play Area (6-27-23)



Pavilion at Tennis Courts (6-27-23)



Tennis Courts (6-27-23)



Tennis Courts (6-27-23)



Pavilion near Soccer field (6-27-23)



Amenity Center – Volley Ball area and Soccer Field (6-27-23)



Amenity Center – Soccer Field (6-27-23)



Amenity Center – Basketball Courts (6-27-23)



Amenity Center – Basketball Courts / Dog Park (Fenced area) (6-27-23)



Amenity Center – Parking area (6-27-23)



Pavilion / Park Area (Tison's Bluff Road / Magnolia Grove Way) (6-27-23)



Lift Station – Landscaping (Maintained by the CDD) (6-27-23)



Pocket Park on Magnolia Grove Way (adjacent to SMF 2) (6-27-23)



Pocket Park at Magnolia Grove Way near Dawnwood Court (6-27-23)



Linear Path at Magnolia Grove Way near Dawnwood Court (6-27-23)



Linear Path at Near Smf 1 along JEA easement to Amenity Center (6-27-23)



JEA Power line easement (6-27-23)



Pocket Park with Pavilion at Tisons Bluff Road (Near Blooming Grove Court) (6-27-23)



Pocket Park on Tisons Bluff Road (Near Blooming Grove Court) (6-27-23)



Linear Pocket Park on Tisons Bluff Road Facing Dowling Creek Drive (6-27-23)



Roundabout on Pond Run Lane (Landscaping maintained by CDD) (6-27-23)



Pocket Park / Roundabout on Pond Run Lane (Landscaping maintained by CDD) (6-27-23)



Pocket Park at Roundabout on Pond Run Lane (Landscaping maintained by CDD) (6-27-23)



Pocket Park at Bradford Lake Circe (Facing and Adjacent to SMF 7) (6-27-23)



Pocket Park at Tisons Bluff Road and Bradford Lake Circle (6-27-23)



Pocket Park on Tisons Bluff Road near Downing Creek Drive (6-27-23)



TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT - 2022

Pocket Park on Bradford Lake Circle near Tisons Bluff Road (6-27-23)



Pocket Park with Pavilion at Hunters Hollow Trail and Pond Run Lane (6-27-23)



Smf 1 – Control Structure (6-27-23)



Storm Water Management Facility 1 (6-27-23)



Storm Water Management Facility 2 (6-27-23)



Storm Water Management Facility 3 (6-27-23)



Storm Water Management Facility 4 (6-27-23)



Storm Water Management Facility 5 (6-27-23)



Storm Water Management Facility 6 Easement Access (Partially Restricted) (6-27-23)



Storm Water Management Facility 7 Easement Access (completely Restricted) (6-27-23)



Storm Water Management Facility 7 – Control Structure (6-27-23)



Storm Water Management Facility 8 – Gated Entrance (Owned by City of Jacksonville) (6-27-23)



Storm Water Management Facility 9 (6-27-23)

C.

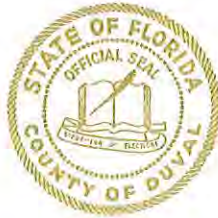
1.

**NOTICE OF ANNUAL SCHEDULE OF MEETINGS
TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the **Tison's Landing Community Development District** will hold their regularly scheduled public meetings for **Fiscal Year 2024** at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tison's Bluff Road, Jacksonville, Florida 32218 on the **second Thursday** of each month as follows:

October 12, 2023
December 14, 2023
January 11, 2024
February 8, 2024
March 14, 2024
April 11, 2024
May 9, 2024
June 13, 2024
July 11, 2024
August 8, 2024
September 12, 2024

2.



OFFICE OF THE SUPERVISOR OF ELECTIONS

MIKE HOGAN
SUPERVISOR OF ELECTIONS
OFFICE: (904) 255-3444
CELL: (904) 219-8924

105 EAST MONROE STREET
JACKSONVILLE, FLORIDA 32202
FAX: (904) 255-3434
E-MAIL: MHOGAN@COJ.NET

June 1, 2023

Courtney Hogge
Tison's Landing Community Development District
475 West Town Place, Suite 114
St. Augustine, FL 32092

Dear Courtney,

The information you requested on April 18, 2023, appears below:

Tison's Landing Community Development District 1468 Registered Voters as of 4/15/2023

If you have any questions or need additional assistance, please contact Robert Phillips at 904-255-3436 or phillips@coj.net.

Sincerely,

A handwritten signature in blue ink that reads "Lana Self".

Lana Self
Director of Candidates and Records

D.



Submitted by: Elizabeth Myers and Tim Harden on July 5th, 2023

AMENITIES REPORT

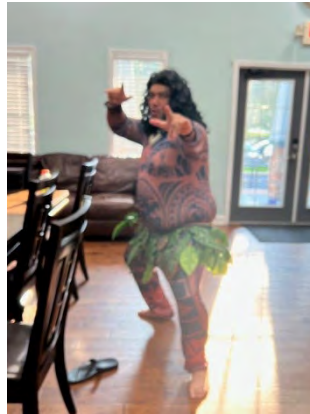
RENTALS:

- **June Rentals:** We had 12 rentals.
- **July Rentals:** We have 9 rentals scheduled to date.

LG/POOL MONITORS: Currently the Pool Monitors are covering afternoons 4pm to dusk along with Saturday and Sunday's noon to dusk.

PAST EVENTS:

- **Bagel Event:** 2nd and 4th Tuesday monthly
 - **June 27th** we switched it up with a pancake and bacon breakfast. This event was well attended.
- **Summer Movie by the Pool:** Friday, June 30th
 - **Moana** We had a great turnout with popcorn, lei, drinks and Maui ROCKED!





Submitted by: Elizabeth Myers and Tim Harden on July 5th, 2023

UPCOMING EVENTS:

- **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 July 7th Daddys D's Dillas
 - July 14th Munchies Latin Kitchen / Mooval Frozen Treat
 - July 21st The Big Boss Burger Truck
 - July 28th Ma and Pop / Sweet Delights

PATIO FURNITURE/UMBRELLA'S

- Order has been placed and waiting on confirmation for shipping date.



Submitted by: Elizabeth Myers and Tim Harden on July 5th, 2023

Facilities Maintenance Activities

1. Staff replaced cracked plexiglass doors and straightened the message board on Pond Run Ln just inside the Main St entrance. The sign was originally just buried in the dirt. We poured concrete around the post to provide more stability.

Before



After





Submitted by: Elizabeth Myers and Tim Harden on July 5th, 2023

2. Staff dug down to uncover the suction line for the circulation pump for the splash feature pool. After speaking with Compac technician we narrowed the location of the leak down to either this line or the holding tank for the splash feature pool. Compac informed us that they would not do any digging, but they would be happy to repair the leak after we located and uncovered it. We were able to confirm that this line was not the source of the leak.





Submitted by: Elizabeth Myers and Tim Harden on July 5th, 2023

Main pool pump failure

During the last week of June staff noticed that the main pool pump pressure was down significantly. We tried some minor modifications to the set up to get the flow rate where it should be. These efforts were not successful. The week of July 4th the pump began to make a loud groaning noise. The pool was monitored daily over the holiday weekend to make sure it was safe for residents to use. Meeting minutes from 2022 indicate that the pump was rebuilt just under one year ago. The repair came with a three-year parts warranty and a one year labor warranty. Compac has been informed of the issue, but due to the holiday week their lead service technician was out of state. The pool would likely be closed by the health department if they do an inspection before the repair is made.

Splash pool leak

We have narrowed the location of the leak in the splash feature pool to the suction line that runs between the collection tank and the splash feature pump. The six-inch PVC line is about 5 feet below grade. We will need to excavate around the line to identify the cause of the leak and get it repaired. Some bushes will need to be torn out between the pool equipment and tennis courts to complete this work. Staff is currently soliciting bids for this work.

FIFTH ORDER OF BUSINESS

A.

***Approved Proposed Budget
Fiscal Year 2024***

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

July 13, 2023



Tison's Landing

Community Development District

TABLE OF CONTENTS

	Page #
<u>General Fund</u>	
Budget	1 - 2
Narrative	3 - 8
<u>Capital Reserve Fund</u>	
Budget	9
<u>Debt Service Fund - Series 2016</u>	
Budget	10
Amortization Schedule - 2016-1	11
Amortization Schedule - 2016-2	12

Tison's Landing

Community Development District General Fund

Description	Adopted Budget FY 2023	Actual Thru 5/31/2023	Projected Next 4 Months	Total Projected 9/30/2023	Approved Budget FY 2024
Revenues					
Assessments - On Tax Roll	\$720,022	\$720,361	\$1,366	\$721,727	\$781,492
Clubhouse Rentals	\$2,000	\$8,617	\$2,000	\$10,617	\$2,000
HOA Revenues	\$1,500	\$0	\$0	\$0	\$0
Interest Income	\$200	\$9,105	\$2,200	\$11,305	\$4,000
Miscellaneous Revenues	\$0	\$180	\$0	\$180	\$0
Total Revenues	\$723,722	\$738,263	\$5,566	\$743,829	\$787,492
Expenditures					
Administrative					
Supervisor Fees	\$12,000	\$6,200	\$4,000	\$10,200	\$12,000
FICA Taxes	\$918	\$474	\$306	\$780	\$918
District Engineer Fees	\$3,000	\$154	\$2,846	\$3,000	\$3,000
District Counsel Fees	\$15,000	\$11,825	\$13,175	\$25,000	\$15,000
District Management Fees	\$50,000	\$30,000	\$15,000	\$45,000	\$45,000
Assessment Roll Administration	\$2,500	\$2,500	\$0	\$2,500	\$2,500
Dissemination Agent	\$1,000	\$967	\$133	\$1,100	\$1,000
Information Technology	\$1,400	\$933	\$467	\$1,400	\$1,400
District Website Administration	\$1,400	\$933	\$467	\$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	\$128	\$222	\$350	\$350
Postage	\$1,000	\$32	\$968	\$1,000	\$1,000
Printing & Binding	\$2,000	\$386	\$615	\$1,000	\$2,000
General Liability and Public Officials Insurance	\$10,249	\$9,861	\$0	\$9,861	\$11,340
Legal Advertising	\$1,000	\$909	\$0	\$909	\$1,000
Bank Fees and Other Charges	\$1,000	\$273	\$727	\$1,000	\$1,000
Office Supplies	\$500	\$10	\$490	\$500	\$500
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Total Administrative	\$111,267	\$72,577	\$40,615	\$113,193	\$107,708
Community Operations					
Property Insurance	\$15,828	\$15,476	\$0	\$15,476	\$23,214
Field Management & Administration (Vesta)	\$31,469	\$20,979	\$10,488	\$31,467	\$36,450
Security Off Duty (JSO)	\$25,000	\$254	\$12,246	\$12,500	\$2,500
Security Camera Monitoring (Envera/High-Tech)	\$10,603	\$10,669	\$3,792	\$14,461	\$16,376
Landscape Maintenance (LawnBoy)	\$51,056	\$34,032	\$17,016	\$51,048	\$52,980
Landscape Mulch	\$15,000	\$0	\$15,000	\$15,000	\$15,000
Landscape Fertilization (AgrowPro)	\$19,332	\$12,649	\$6,444	\$19,093	\$19,332
Irrigation Repairs and Maintenance	\$10,000	\$372	\$9,628	\$10,000	\$10,000
Landscape Repairs and Maintenance	\$7,500	\$2,323	\$5,177	\$7,500	\$7,000
Lake Maintenance (The Lake Doctor)	\$11,428	\$6,432	\$3,216	\$9,648	\$11,428
Utilities-Cable (Comcast)	\$2,400	\$987	\$493	\$1,480	\$1,680
Utilities-Electric (JEA)	\$1,800	\$715	\$500	\$1,215	\$1,800
Utilities-Irrigation (JEA)	\$30,000	\$16,442	\$9,558	\$26,000	\$30,000
Community Repairs and Maintenance	\$20,000	\$2,866	\$17,134	\$20,000	\$20,000
Community Operations Contingency	\$10,000	\$2,930	\$7,070	\$10,000	\$5,000
Capital Improvement Plan	\$0	\$0	\$0	\$0	\$22,500
Capital Reserve Funding	\$40,000	\$40,000	\$29,866	\$69,866	\$82,500
Total Community Operations	\$301,416	\$167,127	\$147,627	\$314,755	\$357,760

Tison's Landing

Community Development District General Fund

Description	Adopted Budget FY 2023	Actual Thru 5/31/2023	Projected Next 4 Months	Total Projected 9/30/2023	Approved Budget FY 2024
<u>Amenity Operations</u>					
Amenity Manager (Vesta)	\$100,206	\$66,804	\$33,402	\$100,206	\$100,206
Pool Maintenance (Vesta)	\$30,065	\$20,043	\$10,022	\$30,065	\$32,500
Facility / Pool Monitoring Service (Vesta)	\$0	\$0	\$0	\$0	\$11,975
Janitorial Maintenance (Vesta)	\$30,845	\$20,563	\$10,282	\$30,845	\$32,450
Janitorial Supplies (Vesta)	\$3,725	\$2,483	\$1,242	\$3,725	\$3,978
Amenity Website (Vesta)	\$3,000	\$2,000	\$1,000	\$3,000	\$3,000
Seasonal Office Staffing (Vesta)	\$13,753	\$9,169	\$4,584	\$13,753	\$13,753
Security Camera Monitoring (Envera/High-Tech)	\$12,860	\$8,574	\$4,287	\$12,861	\$12,862
Pool Repairs and Maintenance	\$5,000	\$4,558	\$442	\$5,000	\$0
Pool Chemicals (PoolSure)	\$11,980	\$9,695	\$5,336	\$15,031	\$15,000
License / Permit Fees	\$600	\$526	\$0	\$526	\$600
Utilities-Cable (Comcast)	\$6,000	\$3,956	\$2,000	\$5,956	\$6,000
Utilities-Electric (JEA)	\$24,000	\$9,410	\$10,590	\$20,000	\$22,000
Utilities-Water/Sewer (JEA)	\$12,000	\$7,925	\$4,075	\$12,000	\$12,000
Refuse Services (Republic Services)	\$4,800	\$3,608	\$2,392	\$6,000	\$7,200
Pest Control	\$0	\$0	\$0	\$0	\$2,000
Amenity Repairs and Maintenance	\$17,000	\$4,518	\$12,482	\$17,000	\$15,000
Fitness Equipment Maintenance	\$1,000	\$0	\$1,000	\$1,000	\$1,000
Special Events	\$20,000	\$13,530	\$6,469	\$20,000	\$23,500
Amenity Supplies	\$5,000	\$2,194	\$2,805	\$5,000	\$5,000
Amenity Operations Contingency	\$9,206	\$0	\$9,206	\$9,206	\$2,000
Capital Outlay	\$0	\$4,709	\$0	\$4,709	\$0
Total Amenity Operations	\$311,039	\$194,264	\$121,617	\$315,882	\$322,024
Total Expenditures	\$723,722	\$433,969	\$309,860	\$743,829	\$787,492
Excess of revenues over/(under) expenditures	\$0	\$304,294	(\$304,293)	\$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	\$1,242.44	\$231,093.02	\$97.73	\$18,177.14
55' SF	151	\$1,144.71	\$172,851.07	\$1,242.44	\$187,607.78	\$97.73	\$14,756.71
60' SF	138	\$1,144.71	\$157,969.85	\$1,242.44	\$171,456.11	\$97.73	\$13,486.26
65' SF	205	\$1,144.71	\$234,665.36	\$1,242.44	\$254,699.30	\$97.73	\$20,033.94
Total	680						
		Gross Assessments	\$778,402.16	Gross Assessments	\$844,856.22	Gross Assessments	\$66,454.05
		Less: Discounts 4%	(\$31,136.09)	Less: Discounts 4%	(\$33,794.25)	Less: Discounts 4%	(\$2,658.16)
		Less: Comm 3.5%	(\$27,244.08)	Less: Comm 3.5%	(\$29,569.97)	Less: Comm 3.5%	(\$2,325.89)
		Net Assessments	\$720,022.00	Net Assessments	\$781,492.00	Net Assessments	\$61,470.00

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	\$3,037.50	\$36,450.00

Security Off Duty (JSO)

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

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 - 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
Repairs		\$5,000.00
Total		\$16,377.08

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.	\$4,415.00	\$52,980

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

COMMUNITY OPERATIONS: (CONTINUED)

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

AMENITY OPERATIONS: (CONTINUED)

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	\$2,708.33	\$32,500

Facility / Pool Monitoring Service (Vesta)

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

<u>Vendor</u>	<u>Monthly</u>	<u>Annually</u>
Vesta Property Service	\$997.92	\$11,975

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	\$2,704.17	\$32,450

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	\$331.50	\$3,978

Amenity Website (Vesta)

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

Seasonal Office Staffing (Vesta)

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

Security Camera Monitoring (Envera)

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
Hich-Tech - Alarm access control	\$ 60.00	\$720.00
Total		\$12,860.52

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	\$1,250	\$15,000

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 5/31/2023	Projected Next 4 Months	Total Projected 9/30/2023	Approved Budget FY 2024
Revenues					
Carry Forward Surplus	\$75,937	\$56,609	\$0	\$56,609	\$53,142
Interest Income	\$100	\$1,600	\$1,000	\$2,600	\$3,055
Capital Reserve-Transfer In	\$40,000	\$40,000	\$29,866	\$69,866	\$82,500
Total Revenues	\$116,037	\$98,209	\$30,866	\$129,075	\$138,697
Expenditures					
Capital Outlay	\$75,133	\$11,832	\$63,301	\$75,133	\$22,740
Miscellaneous	\$800	\$248	\$552	\$800	\$800
Total Expenditures	\$75,933	\$12,080	\$63,853	\$75,933	\$23,540
Excess of revenues over/(under) expenditures	\$40,104	\$86,129	(\$32,987)	\$53,142	\$115,157

Capital Reserve Study

General

Description	FY 2024-Study (Pg. 11)
Reserves Beginning of Year	\$96,709
Contributions	\$76,361
Interest Income	\$2,255
Expenditures	(\$22,740)
Anticipated Balance	\$152,585

Budget Fiscal Year 2024

Description	Budget FY2024
Reserves Beginning of Year	\$53,142
Contributions	\$82,500
Interest Income	\$2,255
Expenditures	(\$22,740)
Anticipated Balance	\$115,157

Variance Reserve Study Vs Actual	(\$37,428)
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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 5/31/2023	Projected Next 4 Months	Total Projected 9/30/2023	Approved Budget FY 2024
Revenues					
Carry Forward Surplus ⁽¹⁾	\$85,399	\$126,557	\$0	\$126,557	\$128,947
Special Assessments - On Roll	\$382,996	\$382,115	\$725	\$382,840	\$381,936
Interest Income	\$0	\$10,920	\$800	\$11,720	\$2,000
Total Revenues	\$468,395	\$519,592	\$1,525	\$521,117	\$512,883
Expenditures					
Series 2016-1					
Interest - 11/01	\$55,816	\$55,816	\$0	\$55,816	\$53,697
Interest - 05/01	\$55,816	\$55,816	\$0	\$55,816	\$53,697
Principal - 05/01	\$185,000	\$185,000	\$0	\$185,000	\$190,000
Special Call 05/01	\$0	\$5,000	\$0	\$5,000	\$0
Series 2016-2					
Interest - 11/01	\$20,328	\$20,328	\$0	\$20,328	\$19,153
Special Call 11/01	\$0	\$5,000	\$0	\$5,000	\$0
Interest - 05/01	\$20,328	\$20,210	\$0	\$20,210	\$19,153
Principal - 05/01	\$40,000	\$40,000	\$0	\$40,000	\$40,000
Special Call 05/01	\$0	\$5,000	\$0	\$5,000	\$0
Total Expenditures	\$377,288	\$392,170	\$0	\$392,170	\$375,699
Excess of revenues over/(under) expenditures	\$91,108	\$127,422	\$1,525	\$128,947	\$137,184

⁽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 Gross	
		50'	55	60'	65	Total		
Phase I		Units						
Single Family	\$417.64	15	21	66	73	175	\$73,087.00	
Single Family	\$421.26	18	9	7	22	56	\$23,590.56	
Single Family	\$436.63	6	4	3	6	19	\$8,295.97	
Single Family	\$728.62	7	13	0	0	20	\$14,572.40	
Single Family	\$946.48	0	0	11	7	18	\$17,036.64	
Phase II								
Single Family	\$421.26	15	24	3	13	55	\$23,169.30	
Single Family	\$436.63	26	17	2	4	49	\$21,394.87	
Single Family	\$728.62	94	63	0	0	157	\$114,393.34	
Single Family	\$946.48	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

1.

RESOLUTION 2023-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors (the "Board") proposed budgets for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Tison's Landing Community Development District, pursuant to the provisions of section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budgets (the "Proposed Budgets"), the District filed a copy of the Proposed Budgets with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set July 13, 2023, as the date for a public hearing thereon, and caused notice of such public hearing to be given by publication pursuant to section 190.008(2)(a), Florida Statutes; and

WHEREAS, section 190.008(2)(a), Florida Statutes, requires that, prior to October 1 of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared Proposed Budgets, whereby the budgets shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

Section 1. Budgets

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budgets, copies of which are on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager's Proposed Budgets, attached hereto as Exhibit "A," as amended by the Board, are hereby adopted in accordance with the provisions of section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budgets may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2023 and/or revised projections for Fiscal Year 2024.
- c. That the adopted budgets, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budgets for the Tison's Landing Community Development District for the Fiscal Year Ending September 30, 2024" as adopted by the Board of Supervisors on July 13, 2023.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Tison’s Landing Community Development District, for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of \$ _____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND	\$ _____
CAPITAL RESERVE FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred, previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Passed and adopted this 13th day of July 2023.

ATTEST:

**TISON’S LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: Chairman / Vice Chairman

2.

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Tison's Landing Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Duval County, Florida (the "County"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors ("Board") of the District hereby determines to undertake various operations and maintenance activities described in the District's budget for Fiscal Year 2023-2024 ("Budget"), attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District's Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which special assessments may be placed on the County tax roll and collected by the County Tax Collector ("Uniform Method"); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of certain special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance on all lands located within the District benefitted by the activities and services contained in the Budget; and

WHEREAS, the District desires to levy and collect operation and maintenance special assessments on the all benefitted lands in the amount of each lot's or parcel's portion of the District's Budget; and

WHEREAS, the District desires to collect the debt service assessment and operations and maintenance assessments on certain lots using the Uniform Method ("Uniform Method Property") reflecting their portion of the District's Budget which is also indicated on **Exhibit B**; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the District (the "Assessment Roll") attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify that certain portion of the Assessment Roll attributable to the Uniform Method Property to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, as authorized by Florida law.

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in **Exhibit B**.

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with **Exhibit B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits "A" and "B."** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified. That portion of the District's Assessment Roll that

includes the Uniform Method Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Tison's Landing Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 6. FUTURE ASSESSMENTS AND COLLECTION METHODS. This Resolution shall in no way be interpreted as the sole means by which the District may, in the future, collect assessments. Notwithstanding the above means of collecting assessments on any property, the District may, in future years, collect assessments by any method authorized by law.

SECTION 7. GENERAL AUTHORIZATION. The District's Chairman, Vice Chairman, Secretary, Assistant Secretaries, District Manager, and District Counsel are hereby authorized, upon the adoption of this Resolution, to do all acts and things required of them to effectuate the intent of this Resolution, and all acts and things that may be desirable or consistent with the requirements hereof. The Chairman and Secretary are hereby further authorized to execute any and all documents necessary to effectuate the intent of this Resolution. The Vice Chairman shall be authorized to undertake any action herein authorized to be taken by the Chairman, in the absence or unavailability of the Chairman and any Assistant Secretary shall be authorized to undertake any action herein authorized to be taken by the Secretary, in the absence or unavailability of the Secretary.

SECTION 8. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 9. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Tison's Landing Community Development District.

PASSED AND ADOPTED this 13th day of July, 2023.

ATTEST:

**TISON'S LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____
Its: Chairman / Vice Chairman

Exhibit A: District's Fiscal Year 2023-2024 Budget

Exhibit B: Fiscal Year 2023-2024 Assessment Roll – Uniform Method Property

B.

RESOLUTION 2023-07

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 used patio furniture (patio furniture), 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 JULY, 2023.

**TISON'S LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair

EXHIBIT "A"

PROPERTY DECLARED SURPLUS

Current Inventory on Patio

- | | | |
|----|----|----------------------------------|
| 1. | 5 | 48 inch Round table |
| 2. | 25 | 14inch chairs with arms |
| 3. | 1 | 24inch glass top table |
| 4. | 2 | 42inch table with inlayed design |