

TISON'S LANDING
Community Development District

SEPTEMBER 14, 2023

AGENDA

Tison's Landing Community Development District

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

September 7, 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, September 14, 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 July 13, 2023 Meeting
 - B. Financial Statements
 - C. Check Register
- IV. Staff Reports
 - A. District Engineer
 - B. District Counsel
 - C. District Manager
 - D. Amenity Manager – Report
 - E. Field Operations Manager
- V. Business Items
 - A. Ratification of Fitness Equipment Preventative Maintenance Agreement
 - B. Ratification of Envera Agreement
 - C. Consideration of Proposal for Playground Mulch

D. Acceptance of Resignation of Supervisor Henninger

VI. Supervisor Requests / Audience Comments

VII. Next Scheduled Meeting – Thursday, October 12, 2023 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida 32218

VIII. Adjournment

THIRD ORDER OF BUSINESS

A.

MINUTES OF MEETING
TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Tison's Landing Community Development District was held Thursday, July 13, 2023 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida.

Present and constituting a quorum were:

Brandon Kirsch	Chairman
Monica Timmons	Vice Chairperson
Cedeila Alford	Supervisor

Also present were:

Howard McGaffney	District Manager
Gerald Knight	District Counsel
Scott Lockwood <i>by phone</i>	District Engineer
Dana Harden	Vesta Property Services
Tim Harden	Field Operations Manager
Elizabeth Myers	Amenity Manager
Oliver Ingram	Vesta Property Services

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

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the June 8, 2023 Meeting**
- B. Financial Statements**
- C. Check Register**

Copies of the minutes, financial statements and the check register totaling \$56,844.52 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 – Acceptance of the Annual Engineer’s Report

Mr. Lockwood provided a brief overview of the engineer’s report, which is a requirement of the trust indenture.

Mr. McGaffney reminded the Board that Mr. Richardson has raised some concerns about the ponds and the outfalls possibly being blocked. He and Mr. Harden investigated the outfalls and didn’t see anything of concern.

Mr. Lockwood added that he did not notice a high-water level at the time that he looked at the ponds and everything appeared to be flowing as it is supposed to.

On MOTION by Ms. Timmons seconded by Ms. Alford with all in favor the annual engineer’s report was accepted.

B. District Counsel

Ms. Timmons asked if the District could send a letter to the City Council to ask for assistance with funding installation of speed bumps in the community.

Mr. McGaffney stated that he or counsel would be happy to write a letter, however the best advocates for the community are the residents.

C. District Manager

1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2023

Mr. McGaffney presented a regular meeting schedule for Fiscal Year 2024 with meetings each month on the second Thursday at 6:00 p.m., with the exception to the month of November.

On MOTION by Ms. Timmons seconded by Mr. Kirsch with all in favor the Fiscal Year 2024 meeting schedule was approved as presented.

2. Report on the Number of Registered Voters (1,468)

Mr. McGaffney informed the Board that there are 1,468 registered voters reported to be residing within the District's boundaries.

D. Amenity Manager - Report

A copy of the amenities report was included in the agenda package for the Board's review.

E. Field Operations Manager

Mr. Harden gave an overview of maintenance items completed since the last meeting noting he is working to find the source of the leak in the splash pool. The suction line will need to be uncovered to do so.

Mr. Harden also informed the Board that he has received some concerns from residents regarding the gym equipment squeaking or appearing to be in bad shape. He has asked for proposals for equipment maintenance.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor authorizing the Chair to execute a contract for fitness equipment preventative maintenance was approved subject to District's Counsel's review.

FIFTH ORDER OF BUSINESS

Business Items

A. Public Hearing for the Purpose of Adopting the Fiscal Year 2024 Budget

On MOTION by Ms. Timmons seconded by Mr. Kirsch with all in favor the public hearing was opened.

Mr. McGaffney provided an overview of the budget for Fiscal Year 2024, which includes an increase in assessments in the amount of \$97.73 per household. He noted the capital reserve contribution was increased to \$82,500 as requested by the Board.

On MOTION by Ms. Alford seconded by Ms. Timmons with all in favor the public hearing was closed.

Mr. Kirsch asked what happens if the final insurance premium for 2024 comes back higher than what has been budgeted for.

Mr. McGaffney responded that he would put it out to bid.

1. Consideration of Resolution 2023-05, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2024

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor Resolution 2023-05, relating to annual appropriations and adopting the budget for Fiscal Year 2024 was approved.

2. Consideration of Resolution 2023-06, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2024

On MOTION by Ms. Timmons seconded by Ms. Alford with all in favor Resolution 2023-06, imposing special assessments and certifying an assessment roll for Fiscal Year 2024 was approved.

B. Consideration of Resolution 2023-07, Classifying Certain Patio Furniture as Surplus

Mr. Knight noted the resolution just says that the patio furniture has to be disposed of according to the applicable regulations and ratifies disposal of the furniture.

On MOTION by Ms. Timmons seconded by Ms. Alford with all in favor Resolution 2023-07, classifying certain patio furniture as surplus was approved.

C. Consideration of Proposal from Envera for Security Cameras

Mr. McGaffney reminded the Board that an updated proposal was requested at the last meeting after staff verified what exactly was needed. District Counsel is still waiting on Envera to send their form of agreement.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor the proposal from Envera for security cameras was approved with District Counsel authorized to negotiate the terms of the agreement and the Chair or Vice Chair authorized to execute the agreement.

SIXTH ORDER OF BUSINESS

**Supervisor Requests / Audience
Comments**

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

**Next Scheduled Meeting – Thursday,
August 10, 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 Reporting
July 31, 2023



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Tison's Landing
Community Development District
Combined Balance Sheet
July 31, 2023

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 246,341	\$ -	\$ -	\$ 246,341
Capital Reserve Account	-	-	14,569	14,569
<u>Investments:</u>				
State Board Administration (SBA)	129,300	-	50,274	179,574
<u>Series 2016-1</u>				
Reserve	-	152,005	-	152,005
Revenue	-	85,883	-	85,883
Redemption	-	3	-	3
<u>Series 2016-2</u>				
Reserve	-	43,756	-	43,756
Prepayment	-	37	-	37
Deposits	4,202	-	-	4,202
Total Assets	\$ 379,844	\$ 281,684	\$ 64,842	\$ 726,370
Liabilities:				
Accounts Payable	\$ 13,681	\$ -	\$ -	\$ 13,681
Total Liabilities	\$ 13,681	\$ -	\$ -	\$ 13,681
Fund Balance:				
Nonspendable:				
Deposits	\$ 4,202	\$ -	\$ -	\$ 4,202
Restricted for:				
Debt Service - Series 2016	-	281,684	-	281,684
Assigned for:				
Capital Reserve Fund	-	-	64,842	64,842
Unassigned	361,960	-	-	361,960
Total Fund Balances	\$ 366,162	\$ 281,684	\$ 64,842	\$ 712,689
Total Liabilities & Fund Balance	\$ 379,844	\$ 281,684	\$ 64,842	\$ 726,370

Tison's Landing
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2023

	Adopted Budget	Prorated Budget Thru 07/31/23	Actual Thru 07/31/23	Variance
Revenues:				
Special Assessments - On Roll	\$ 720,022	\$ 720,022	\$ 721,719	\$ 1,697
Clubhouse Income	2,000	1,667	10,087	8,420
HOA Revenues	1,500	1,250	-	(1,250)
Interest Income	200	167	10,256	10,090
Other Income	-	-	227	227
Total Revenues	\$ 723,722	\$ 723,105	\$ 742,289	\$ 19,183

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 10,000	\$ 7,800	\$ 2,200
PR-FICA	918	765	597	168
Engineering	3,000	2,500	208	2,293
Attorney	15,000	12,500	17,002	(4,502)
Annual Audit	3,100	3,100	3,100	-
Assessment Administration	2,500	2,500	2,500	-
Arbitrage Rebate	1,200	1,200	-	1,200
Dissemination Agent	1,000	833	1,133	(300)
Trustee Fees	3,725	3,725	3,717	8
Management Fees	50,000	41,667	37,500	4,167
Information Technology	1,400	1,167	1,167	(0)
Website Maintenance	1,400	1,167	1,167	(0)
Telephone	100	83	130	(47)
Postage & Delivery	1,000	833	843	(10)
Insurance General Liability	10,249	10,249	9,861	388
Printing & Binding	2,000	1,667	439	1,227
Legal Advertising	1,000	833	1,924	(1,090)
Other Current Charges	1,000	833	273	560
Office Supplies	500	417	10	406
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 111,267	\$ 96,214	\$ 89,546	\$ 6,668

Operations & Maintenance

Community Operations

Insurance (Property)	\$ 15,828	\$ 15,828	\$ 15,476	\$ 352
Field Management & Administration (Vesta)	31,469	26,224	26,224	(0)
Security Off Duty (JSO)	25,000	20,833	254	20,579
Security Camera Monitoring (Envera / Hi-Tech)	10,603	8,836	12,636	(3,800)
Landscape Maintenance (LawnBoy)	51,056	42,547	42,540	7
Landscape Mulch	15,000	-	-	-
Landscape Fertilization (Agro Pro)	19,332	16,110	15,871	239

Tison's Landing
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2023

	Adopted Budget	Prorated Budget Thru 07/31/23	Actual Thru 07/31/23	Variance
Community Operations (continued)				
Landscape Repairs and Maintenance	7,500	6,250	757	5,493
Irrigation Repairs and Maintenance	10,000	8,333	2,323	6,010
Lake Maintenance (The Lake Doctor)	11,428	9,523	8,040	1,483
Utilities-Cable (Comcast)	2,400	2,000	1,234	767
Utilities-Electric (JEA)	1,800	1,500	893	607
Utilities-Irrigation (JEA)	30,000	25,000	19,613	5,387
Community Repairs and Maintenance	20,000	16,667	4,386	12,281
Community Operations Contingency	10,000	8,333	2,930	5,403
Capital Reserve Funding	40,000	40,000	40,000	-
Subtotal Community Operations Expenditures	\$ 301,416	\$ 247,984	\$ 193,178	\$ 54,806
Amenity Operations Expenditures				
Amenity Manager (Vesta)	\$ 100,206	\$ 83,505	\$ 83,505	\$ 0
Pool Maintenance (Vesta)	30,065	25,054	25,054	(0)
Janitorial Maintenance (Vesta)	30,845	25,704	25,704	0
Janitorial Supplies (Vesta)	3,725	3,104	3,104	(0)
Website Lifestyle	3,000	2,500	2,500	-
Seasonal Office Staffing	13,753	11,461	11,461	0
Security Camera Monitoring (Envera)	12,860	10,717	11,729	(1,012)
Pool Repairs and Maintenance	5,000	4,167	4,717	(551)
Pool Chemicals (PoolSure)	11,980	9,983	12,420	(2,437)
Permit Fees	600	500	526	(26)
Utilities-Cable (Comcast)	6,000	5,000	4,951	49
Utilities-Electric (JEA)	24,000	20,000	11,615	8,385
Utilities-Water/Sewer (JEA)	12,000	10,000	9,590	410
Refuse Service (Republic Services)	4,800	4,000	4,681	(681)
Amenity Repairs and Maintenance	17,000	14,167	5,326	8,841
Fitness Equipment Maintenance	1,000	833	-	833
Special Events	20,000	16,667	18,148	(1,481)
Amenity Supplies	5,000	4,167	2,714	1,453
Amenity Operations Contingency	9,205	7,671	-	7,671
Capital Outlay	-	-	4,709	(4,709)
Subtotal Amenity Operations Expenditures	\$ 311,039	\$ 259,200	\$ 242,454	\$ 16,746
Total Operations & Maintenance	\$ 612,455	\$ 507,184	\$ 435,631	\$ 71,552
Total Expenditures	\$ 723,722	\$ 603,398	\$ 525,178	\$ 78,220
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 119,708	\$ 217,111	\$ 97,404
Net Change in Fund Balance	\$ -	\$ 119,708	\$ 217,111	\$ 97,404
Fund Balance - Beginning	\$ -		\$ 149,051	
Fund Balance - Ending	\$ -		\$ 366,162	

Tison's Landing
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2023

	Adopted Budget	Prorated Budget Thru 07/31/23	Actual Thru 07/31/23	Variance
Revenues				
Capital Reserve - Transfer In	\$ 40,000	\$ 40,000	\$ 40,000	\$ -
Interest	100	83	2,048	1,964
Total Revenues	\$ 40,100	\$ 40,083	\$ 42,048	\$ 1,964
Expenditures:				
Capital Outlay	\$ 75,133	\$ 62,611	\$ 33,563	\$ 29,048
Miscellaneous Services	800	667	252	415
Total Expenditures	\$ 75,933	\$ 63,278	\$ 33,814	\$ 29,463
Excess (Deficiency) of Revenues over Expenditures	\$ (35,833)		\$ 8,233	
Net Change in Fund Balance	\$ (35,833)		\$ 8,233	
Fund Balance - Beginning	\$ 75,937		\$ 56,609	
Fund Balance - Ending	\$ 40,104		\$ 64,842	

Tison's Landing
Community Development District
Debt Service Fund Series 2016A-1 & A-2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2023

	Adopted Budget	Prorated Budget Thru 07/31/23	Actual Thru 07/31/23	Variance
Revenues:				
Special Assessments - On Roll	\$ 382,996	\$ 382,996	\$ 382,836	\$ (161)
Interest Income	-	-	13,134	13,134
Total Revenues	\$ 382,996	\$ 382,996	\$ 395,969	\$ 12,973
Expenditures:				
<u>Series 2016A-1</u>				
Interest - 11/01	\$ 55,816	\$ 55,816	\$ 55,816	\$ -
Interest - 05/01	55,816	55,816	55,816	-
Principal - 05/01	185,000	185,000	185,000	-
Special Call 05/01	-	-	5,000	(5,000)
<u>Series 2016A-2</u>				
Interest - 11/01	20,328	20,328	20,328	-
Special Call 11/01	-	-	5,000	(5,000)
Interest - 05/01	20,328	20,328	20,210	118
Principal - 05/01	40,000	40,000	40,000	-
Special Call 05/01	-	-	5,000	(5,000)
Total Expenditures	\$ 377,288	\$ 377,288	\$ 392,170	\$ (14,883)
Excess (Deficiency) of Revenues over Expenditures	\$ 5,709	\$ 5,709	\$ 3,799	\$ (1,909)
Net Change in Fund Balance	\$ 5,709	\$ 5,709	\$ 3,799	\$ (1,909)
Fund Balance - Beginning	\$ 85,399		\$ 277,885	
Fund Balance - Ending	\$ 91,108		\$ 281,684	

Tison's Landing
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - On Roll	\$ -	\$ 90,660	\$ 610,572	\$ 7,710	\$ 4,008	\$ 2,728	\$ 2,109	\$ 2,575	\$ 1,358	\$ -	\$ -	\$ -	\$ 721,719
Clubhouse Income	1,020	-	1,525	1,560	125	-	3,365	1,022	1,595	(125)	-	-	10,087
HOA Revenues	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Income	224	140	1,276	2,478	2,196	1,697	529	567	561	590	-	-	10,256
Other Income	-	132	-	-	-	-	-	-	-	95	-	-	227
Total Revenues	\$ 1,244	\$ 90,931	\$ 613,373	\$ 11,747	\$ 6,328	\$ 4,425	\$ 6,002	\$ 4,163	\$ 3,514	\$ 560	\$ -	\$ -	\$ 742,289

Expenditures:

General & Administrative:

Supervisor Fees	\$ 800	\$ -	\$ 1,000	\$ 1,000	\$ 800	\$ 1,000	\$ 800	\$ 800	\$ 1,000	\$ 600	\$ -	\$ -	\$ 7,800
PR-FICA	61	-	77	77	61	77	61	61	77	46	-	-	597
Engineering	-	-	-	-	154	-	-	-	-	54	-	-	208
Attorney	1,843	1,238	1,788	1,348	1,210	1,540	853	2,008	3,119	2,058	-	-	17,002
Annual Audit	-	-	3,100	-	-	-	-	-	-	-	-	-	3,100
Assessment Administration	2,500	-	-	-	-	-	-	-	-	-	-	-	2,500
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	83	183	83	83	83	83	283	83	83	83	-	-	1,133
Trustee Fees	3,717	-	-	-	-	-	-	-	-	-	-	-	3,717
Management Fees	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	-	-	37,500
Information Technology	117	117	117	117	117	117	117	117	117	117	-	-	1,167
Website Maintenance	117	117	117	117	117	117	117	117	117	117	-	-	1,167
Telephone	23	58	15	8	-	5	8	10	-	3	-	-	130
Postage & Delivery	1	10	-	4	4	10	4	-	782	29	-	-	843
Insurance General Liability	9,861	-	-	-	-	-	-	-	-	-	-	-	9,861
Printing & Binding	53	29	9	74	45	70	33	72	23	31	-	-	439
Legal Advertising	100	100	100	193	100	-	100	217	1,015	-	-	-	1,924
Other Current Charges	51	45	30	16	7	119	-	5	-	-	-	-	273
Office Supplies	-	0	-	0	3	0	7	-	0	0	-	-	10
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 23,252	\$ 5,646	\$ 10,185	\$ 6,785	\$ 6,450	\$ 6,889	\$ 6,132	\$ 7,239	\$ 10,082	\$ 6,887	\$ -	\$ -	\$ 89,546

Tison's Landing
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Community Operations													
Insurance (Property)	\$ 15,476	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,476
Field Management & Administration (Vesta)	2,622	2,622	2,622	2,622	2,622	2,622	2,622	2,622	2,622	2,622	-	-	26,224
Security Off Duty (JSO)	-	-	254	-	-	-	-	-	-	-	-	-	254
Security Camera Monitoring (Envera / Hi-Tech)	948	3,259	948	948	948	1,019	1,722	948	948	948	-	-	12,636
Landscape Maintenance (LawnBoy)	4,254	4,254	4,254	4,254	4,254	4,254	4,254	4,254	4,254	4,254	-	-	42,540
Landscape Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Fertilization (Agro Pro)	1,492	1,492	1,611	1,611	1,611	1,611	1,611	1,611	1,611	1,611	-	-	15,871
Landscape Repairs and Maintenance	-	-	-	-	-	190	-	182	385	-	-	-	757
Irrigation Repairs and Maintenance	-	-	-	-	1,341	678	305	-	-	-	-	-	2,323
Lake Maintenance (The Lake Doctor)	804	804	804	804	804	804	804	804	804	804	-	-	8,040
Utilities-Cable (Comcast)	123	123	123	123	123	123	123	123	123	123	-	-	1,234
Utilities-Electric (JEA)	95	83	55	71	90	104	89	127	96	82	-	-	893
Utilities-Irrigation (JEA)	2,927	3,417	1,654	1,770	1,662	1,556	1,626	1,829	1,615	1,555	-	-	19,613
Community Repairs and Maintenance	148	167	190	141	-	1,456	444	320	1,520	-	-	-	4,386
Community Operations Contingency	-	-	2,252	630	-	-	48	-	-	-	-	-	2,930
Capital Reserve Funding	-	-	-	40,000	-	-	-	-	-	-	-	-	40,000
Subtotal Field Expenditures	\$ 28,889	\$ 16,221	\$ 14,769	\$ 52,976	\$ 13,456	\$ 14,418	\$ 13,648	\$ 12,822	\$ 13,979	\$ 12,000	\$ -	\$ -	\$ 193,178
Amenity Operations Expenditures													
Amenity Manager (Vesta)	\$ 8,351	\$ 8,351	\$ 8,351	\$ 8,351	\$ 8,351	\$ 8,351	\$ 8,351	\$ 8,351	\$ 8,351	\$ 8,351	\$ -	\$ -	\$ 83,505
Pool Maintenance (Vesta)	2,505	2,505	2,505	2,505	2,505	2,505	2,505	2,505	2,505	2,505	-	-	25,054
Janitorial Maintenance (Vesta)	2,570	2,570	2,570	2,570	2,570	2,570	2,570	2,570	2,570	2,570	-	-	25,704
Janitorial Supplies (Vesta)	310	310	310	310	310	310	310	310	310	310	-	-	3,104
Website Lifestyle	250	250	250	250	250	250	250	250	250	250	-	-	2,500
Seasonal Office Staffing	1,146	1,146	1,146	1,146	1,146	1,146	1,146	1,146	1,146	1,146	-	-	11,461
Security Camera Monitoring (Envera)	2,083	60	3,095	60	60	3,095	60	60	3,095	60	-	-	11,729
Pool Repairs and Maintenance	13	-	-	3,165	142	895	273	212	17	-	-	-	4,717
Pool Chemicals (PoolSure)	1,048	988	988	1,334	1,334	1,334	1,334	1,334	1,234	1,492	-	-	12,420
Permit Fees	-	-	-	-	-	-	-	526	-	-	-	-	526
Utilities-Cable (Comcast)	487	486	486	499	500	500	500	499	498	498	-	-	4,951
Utilities-Electric (JEA)	1,256	1,074	1,007	1,173	1,251	1,389	1,064	1,195	1,021	1,184	-	-	11,615
Utilities-Water/Sewer (JEA)	964	1,151	1,117	981	913	913	947	939	803	862	-	-	9,590
Refuse Service (Republic Services)	547	379	381	568	367	550	363	453	452	621	-	-	4,681
Amenity Repairs and Maintenance	130	9	2,135	518	-	-	392	1,334	695	113	-	-	5,326
Fitness Equipment Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Special Events	3,104	1,244	2,253	2,617	1,504	250	2,528	30	9	4,608	-	-	18,148
Amenity Supplies	579	23	369	191	-	-	477	557	168	352	-	-	2,714
Amenity Operations Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	3,023	-	1,686	-	-	-	-	-	4,709
Subtotal Amenity Expenditures	\$ 25,344	\$ 20,546	\$ 26,965	\$ 26,238	\$ 24,227	\$ 24,059	\$ 24,757	\$ 22,271	\$ 23,124	\$ 24,923	\$ -	\$ -	\$ 242,454
Total Operations & Maintenance	\$ 54,233	\$ 36,768	\$ 41,733	\$ 79,214	\$ 37,682	\$ 38,476	\$ 38,405	\$ 35,093	\$ 37,103	\$ 36,923	\$ -	\$ -	\$ 435,631
Total Expenditures	\$ 77,485	\$ 42,414	\$ 51,918	\$ 85,999	\$ 44,132	\$ 45,365	\$ 44,537	\$ 42,333	\$ 47,185	\$ 43,810	\$ -	\$ -	\$ 525,178
Excess (Deficiency) of Revenues over Expen	\$ (76,241)	\$ 48,517	\$ 561,455	\$ (74,252)	\$ (37,804)	\$ (40,940)	\$ (38,535)	\$ (38,169)	\$ (43,670)	\$ (43,250)	\$ -	\$ -	\$ 217,111
Net Change in Fund Balance	\$ (76,241)	\$ 48,517	\$ 561,455	\$ (74,252)	\$ (37,804)	\$ (40,940)	\$ (38,535)	\$ (38,169)	\$ (43,670)	\$ (43,250)	\$ -	\$ -	\$ 217,111

Tison's Landing
Community Development District
Long Term Debt Report

Series 2016A-1, Senior Special Assessment Revenue Refunding and Improvement Bonds		
Original Bond Issuance: 8/12/2016		\$4,520,000.00
Term 1:	\$2,235,000	
Interest Rate:	2.000%, 2.200%, 2.400%, 2.600%, 2.875%, 3.000%, 3.125%	
Maturity Date:	5/1/2028	
Term 2:	\$930,000	
Interest Rate:	3.750%	
Maturity Date:	5/1/2032	
Term 3:	\$1,355,000	
Interest Rate:	3.600%	
Maturity Date:	5/1/2037	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$149,668	
Reserve Fund Balance	152,005	
Less: Principal Payment - 5/1/17		(\$165,000)
Less: Special Call - 11/1/17		(\$10,000)
Less: Principal Payment - 5/1/18		(\$170,000)
Less: Special Call - 11/1/18		(\$5,000)
Less: Principal Payment - 5/1/19		(\$170,000)
Less: Special Call - 11/1/19		(\$10,000)
Less: Principal Payment - 5/1/20		(\$175,000)
Less: Principal Payment - 5/1/21		(\$180,000)
Less: Special Call - 11/1/21		(\$5,000)
Less: Principal Payment - 5/1/22		(\$180,000)
Less: Principal Payment - 5/1/23		(\$180,000)
Less: Special Call - 5/1/23		(\$5,000)
Current Bonds Outstanding		\$3,265,000

Series 2016A-2, Subordinate Special Assessment Revenue Refunding and Improvement Bonds		
Original Bond Issuance: 8/12/2016		\$1,135,000
Interest Rate:	4.70%	
Maturity Date:	5/1/2037	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$43,761	
Reserve Fund Balance	43,756	
Less: Principal Payment - 5/1/17		(\$50,000)
Less: Principal Payment - 5/1/18		(\$45,000)
Less: Principal Payment - 5/1/19		(\$40,000)
Less: Special Call - 11/1/19		(\$5,000)
Less: Principal Payment - 5/1/20		(\$45,000)
Less: Principal Payment - 5/1/21		(\$40,000)
Less: Principal Payment - 5/1/22		(\$45,000)
Less: Special Call - 11/1/22		(\$5,000)
Less: Principal Payment - 5/1/23		(\$40,000)
Less: Special Call - 5/1/23		(\$5,000)
Current Bonds Outstanding		\$815,000

Tison's Landing
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Duval County
Fiscal Year 2023

Gross Assessments \$ 778,402.80 \$ 412,903.60 \$ 1,191,306.40
Net Assessments \$ 720,022.59 \$ 381,935.83 \$ 1,101,958.42

ON ROLL ASSESSMENTS

allocation in % 65.34% 34.66% 100.00%

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Discount/ (Penalty)</i>	<i>Commission</i>	<i>Property Appraiser</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>2016A-1& A-2 Debt Service</i>	<i>Total</i>
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	11/01-11/13/22	19,221.69	768.88	374.59	271.26	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	2,322.00	1,681.46	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	15,902.72	11,515.75	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	2,241.22	1,622.96	106,540.87	69,614.09	36,926.78	106,540.87
12/19/22	12/01-12/13/22	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	01/01-01/18/23	2,407.77	72.24	47.42	34.33	2,253.78	1,472.63	781.15	2,253.78
02/17/23	01/19-01/31/23	3,964.52	79.29	78.86	57.12	3,749.25	2,449.77	1,299.48	3,749.25
02/27/23	02/01-02/21/23	2,492.02	20.91	50.17	36.32	2,384.62	1,558.12	826.50	2,384.62
03/07/23	02/22-02/28/23	3,563.69	39.65	71.54	51.80	3,400.70	2,222.03	1,178.67	3,400.70
03/21/23	03/01-03/13/23	801.66	-	16.27	11.79	773.60	505.47	268.13	773.60
04/11/23	03/14-03/31/23	3,344.54	-	67.90	49.16	3,227.48	2,108.84	1,118.64	3,227.48
05/04/23	04/16-04/30/23	2,091.19	(62.74)	43.72	31.67	2,078.54	1,358.12	720.42	2,078.54
05/22/23	05/01-05/17/23	1,873.33	(56.20)	39.17	28.36	1,862.00	1,216.64	645.36	1,862.00
06/07/23	05/18-05/31/23	2,091.19	(62.73)	43.72	31.67	2,078.53	1,358.12	720.41	2,078.53
TOTAL		\$ 1,191,306.40	\$ 46,690.50	\$ 23,235.70	\$ 16,825.87	\$ 1,104,554.33	\$ 721,718.78	\$ 382,835.55	\$ 1,104,554.33

100.00%	Percent Collected
\$ -	Balance Remaining to Collect

C.

Tison's Landing
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2023
Check Register

6/1 - 7/31/23
GENERAL FUND

<i>Date</i>	<i>check #'s</i>		<i>Amount</i>
6/1 - 7/31/23	3300-3344	\$	87,756.76
TOTAL		\$	87,756.76

CAPITAL RESERVE FUND

<i>Date</i>	<i>check #'s</i>		<i>Amount</i>
N/A			
TOTAL		\$	-

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/02/23	00030	5/25/23	84957412	202306 320-57200-41050	TV/INTERNET 6/4-7/3/23	*	497.57		
								497.57	003300

6/02/23	00209	2/23/23	02232023	202305 300-36200-10000	REFUND RENT CLUBHOUSE	*	125.00		
								125.00	003301

6/02/23	00004	6/01/23	441	202306 310-51300-34000	JUN 23 - MGMT FEES	*	3,750.00		
		6/01/23	441	202306 310-51300-49500	JUN 23 - WEBSITE ADMIN	*	116.67		
		6/01/23	441	202306 310-51300-35100	JUN 23 - IT	*	116.67		
		6/01/23	441	202306 310-51300-31200	JUN 23 - DISSEMINATION	*	83.33		
		6/01/23	441	202306 310-51300-51000	JUN 23 - OFFICE SUPPLIES	*	.15		
		6/01/23	441	202306 310-51300-42000	JUN 23 - POSTAGE	*	3.90		
		6/01/23	441	202306 310-51300-42500	JUN 23 - COPIES	*	22.80		
								4,093.52	003302

6/02/23	00186	5/26/23	385494	202305 320-53800-34502	LED ILLUM RTE BUTTON	*	702.48		
		6/01/23	385635	202306 320-53800-34502	JUN 23 - ACCESS CONTR SYS	*	60.00		
								762.48	003303

6/02/23	00077	5/16/23	687-0013	202306 320-53800-43200	WASTE 6/1-6/30/23	*	451.56		
								451.56	003304

6/02/23	00137	6/01/23	98475B	202306 320-53800-46800	JUN 23 - WATER MGMT	*	804.00		
								804.00	003305

6/02/23	00157	6/01/23	410607	202306 320-57200-45105	JUN 23 - AMENITY MANAGER	*	8,350.50		
		6/01/23	410607	202306 320-57200-46400	JUN 23 - POOL MAINTENANCE	*	2,505.42		
		6/01/23	410607	202306 320-53800-34400	JUN 23 - FIELD MGMT	*	2,622.42		
		6/01/23	410607	202306 320-57200-46601	JUN 23 - JANITORIAL MAINT	*	2,570.42		

TISO TISON TCESSNA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/01/23		410607		202306	320-57200-46602			*	310.42		
		JUN 23					JANITORIAL SUPP				
6/01/23		410607		202306	310-51300-49510			*	250.00		
		JUN 23					WEBSITE FEE				
6/01/23		410607		202306	320-53800-34450			*	1,146.08		
		JUN 23					ADDTL POOL MON				
										17,755.26	003306

6/09/23	00210	6/09/23	9075447	202306	310-51300-42000			*	778.16		
							MAIL NOTICES				
										778.16	003307

6/12/23	00030	4/28/23	84957412	202305	320-53800-41050			*	123.35		
							INTERNET 5/2-6/1/23				
										123.35	003308

6/21/23	00161	5/31/23	16768	202305	320-53800-46203			*	1,610.98		
							MAY 23- COMM TURF/ORNAMEN				
										1,610.98	003309

6/21/23	00212	6/14/23	06142023	202305	300-36200-10000			*	145.00		
							REFUND CLUBH RENTAL				
										145.00	003310

6/21/23	00030	5/28/23	84957412	202306	320-53800-41050			*	123.35		
							INTERNET 6/2-7/1/23				
										123.35	003311

6/21/23	00012	6/15/23	23-03858	202306	310-51300-48000			*	1,014.50		
							NOTICE OF PUBLIC HEARING				
										1,014.50	003312

6/21/23	00156	6/01/23	729070	202307	320-53800-34502			*	230.61		
							ENTR2 VIDEO 7/1-7/31/23				
6/01/23		729071		202307	320-53800-34502			*	388.21		
							UTILITY VIDEO 7/1-7/31/23				
6/01/23		729072		202307	320-53800-34502			*	329.27		
							ENTR1 VIDEO 7/1-7/31/23				
										948.09	003313

6/21/23	00200	5/26/23	2124	202305	320-57200-46000			*	430.00		
							REPL 9 LED LIGHTS FIXTURE				
										430.00	003314

6/21/23	00015	6/01/23	89708215	202305	320-53800-43000			*	127.24		
							ELECTRIC 4/26-5/29/23				

TISO TISON TCESSNA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/01/23		89708215	202305	320-53800-43100	IRRIGATION 4/26-5/29/23	*	1,829.49		
6/01/23		89708215	202305	320-57200-43100	W/S 4/26-5/30/23	*	938.59		
6/01/23		89708215	202305	320-57200-43000	ELECTRIC 4/27-5/30/23	*	1,195.18		
								4,090.50	003315
6/21/23	00052	6/01/23	8562	202305 320-53800-46200	MAY 23- LAWN SV	*	4,254.00		
								4,254.00	003316
6/21/23	00211	6/06/23	06062023	202306 320-57200-46000	ANNUAL FIRE EXTINGUISHER	*	70.00		
								70.00	003317
6/21/23	00038	6/13/23	06132023	202306 300-20700-10200	TXFER TAX COLLECTIONS	*	1,147.42		
								1,147.42	003318
6/21/23	00152	3/03/23	44846100	202302 300-36900-10000	CASH BACK	*	48.38		
6/03/23		44846100	202305	320-57200-49400	CREAM CHEES/BAGLE EVENT	*	18.09		
6/03/23		44846100	202305	320-57200-52000	CORDLESS PHONE FOR AMINIT	*	52.00		
6/03/23		44846100	202305	320-57200-52000	STAMPS	*	24.89		
6/03/23		44846100	202305	320-57200-52000	PAPER	*	20.34		
6/03/23		44846100	202305	320-57200-52000	CARTRIDGES FOR PRINTER	*	34.99		
6/03/23		44846100	202305	320-57200-52000	INK FOR PRINTER	*	71.66		
6/03/23		44846100	202305	320-57200-49400	POPSICLES	*	11.92		
6/03/23		44846100	202305	320-57200-46550	MARINE BATTERY FOR HAMMER	*	109.99		
6/03/23		44846100	202305	320-57200-46000	DOOR KNOB	*	138.98		
6/03/23		44846100	202305	320-57200-46550	TUBIN FITTINGS FOR POOL	*	9.86		
6/03/23		44846100	202305	320-57200-46000	HOT/COLD CONN BATH FAUCET	*	29.92		
6/03/23		44846100	202305	320-57200-46000	LED LIGHTS SOCIAL ROOM	*	413.82		

TISO TISON TCESSNA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/03/23		44846100	202305	320-57200-52000				PAPER TOWELS	*	3.23		
6/03/23		44846100	202305	320-57200-46550				MANUAL PUMP FOR POOL	*	52.71		
3/03/23		44846100	202302	300-36900-10000				CASH BACK	V	48.38		
6/03/23		44846100	202305	320-57200-49400				CREAM CHEES/BAGLE EVENT	V	18.09-		
6/03/23		44846100	202305	320-57200-52000				CORDLESS PHONE FOR AMINIT	V	52.00-		
6/03/23		44846100	202305	320-57200-52000				STAMPS	V	24.89-		
6/03/23		44846100	202305	320-57200-52000				PAPER	V	20.34-		
6/03/23		44846100	202305	320-57200-52000				CARTRIDGES FOR PRINTER	V	34.99-		
6/03/23		44846100	202305	320-57200-52000				INK FOR PRINTER	V	71.66-		
6/03/23		44846100	202305	320-57200-49400				POPSICLES	V	11.92-		
6/03/23		44846100	202305	320-57200-46550				MARINE BATTERY FOR HAMMER	V	109.99-		
6/03/23		44846100	202305	320-57200-46000				DOOR KNOB	V	138.98-		
6/03/23		44846100	202305	320-57200-46550				TUBIN FITTINGS FOR POOL	V	9.86-		
6/03/23		44846100	202305	320-57200-46000				HOT/COLD CONN BATH FAUCET	V	29.92-		
6/03/23		44846100	202305	320-57200-46000				LED LIGHTS SOCIAL ROOM	V	413.82-		
6/03/23		44846100	202305	320-57200-52000				PAPER TOWELS	V	3.23-		
6/03/23		44846100	202305	320-57200-46550				MANUAL PUMP FOR POOL	V	52.71-		
WELLS FARGO CREDIT CARD (AUTO PAY)											.00	003319
6/28/23	00081	5/31/23	181541	202305	310-51300-31500			LEGAL SV THRU 5/31/23	*	2,007.50		
BILLING, COCHRAN, LYLES, MAURO & RAMSE											2,007.50	003320
6/28/23	00213	6/27/23	06272023	202306	300-36200-10000			REFUND RENTAL	*	125.00		
J. BROWN											125.00	003321
6/28/23	00206	6/26/23	6507529	202306	320-57200-46500			AZONE-EPA REG NO. 7870-1	*	740.00		
HAWKINS, INC.											740.00	003322
TISO TISON												
TCESSNA												

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/28/23	00142	6/01/23 13129561	202306 320-57200-46500	JUN 23 CHEM-PRORATED CXL POOLSURE	*	493.61	493.61 003323
6/30/23	00200	5/26/23 2125	202305 320-53800-46000	REPLC LIGHTING CONTACTOR HENDRY ELECTRICAL CONSTRUCTORS INC	*	1,520.00	1,520.00 003324
7/10/23	00161	6/30/23 16886	202306 320-53800-46203	JUN 23- COMM TURF/ORNAMEN AGROWPRO INC.	*	1,610.98	1,610.98 003325
7/10/23	00030	6/25/23 84957412	202307 320-57200-41050	TV/INTERNET 7/4-8/3/23 COMCAST (AUTO PAY)	*	497.57	497.57 003326
7/10/23	00004	7/01/23 442	202307 310-51300-34000	JUL 23 - MGMT FEES	*	3,750.00	
		7/01/23 442	202307 310-51300-49500	JUL 23 - WEBSITE ADMIN	*	116.67	
		7/01/23 442	202307 310-51300-35100	JUL 23 - IT	*	116.67	
		7/01/23 442	202307 310-51300-31200	JUL 23 - DISSEMINATION	*	83.33	
		7/01/23 442	202307 310-51300-51000	JUL 23 - OFFICE SUPPLIES	*	.15	
		7/01/23 442	202307 310-51300-42000	JUL 23 - POSTAGE	*	28.62	
		7/01/23 442	202307 310-51300-42500	JUL 23 - COPIES	*	31.05	
		7/01/23 442	202307 310-51300-41000	JUL 23 - TELEPHONE	*	2.79	
				GOVERNMENTAL MANAGMENT'S SERVICES			4,129.28 003327
7/10/23	00186	7/01/23 387325	202307 320-53800-34502	JUL 23 - ACCESS CONTR SYS HI-TECH SYSTEMS ASSOCIATES	*	60.00	60.00 003328
7/10/23	00015	6/30/23 89708215	202306 320-53800-43000	ELECTRIC 5/30-6/28/23	*	96.18	
		6/30/23 89708215	202306 320-57200-43000	ELECTRIC 5/30-6/28/23	*	1,021.04	
		6/30/23 89708215	202306 320-53800-43100	IRRIGATION 5/29-6/27/23	*	1,615.42	
		6/30/23 89708215	202306 320-57200-43100	SEWER 5/29-6/27/23	*	595.97	

TISO TISON TCESSNA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		6/30/23 89708215	202306 320-57200-43100		*	206.66	
		WATER 5/29-6/27/23					
				JEA (AUTO PAY)			3,535.27 003329
7/10/23	00052	6/28/23 8593	202306 320-53800-46200		*	4,254.00	
		JUN 23 - LAWN MAINT					
		7/01/23 8609	202306 320-53800-46200		*	385.00	
		BUSH HOGGING 6/29/23					
				LAWNBOY LAWN SERVICES, INC.			4,639.00 003330
7/10/23	00137	7/03/23 106703B	202307 320-53800-46800		*	804.00	
		JUL 23 - WATER MGMT					
				THE LAKE DOCTORS, INC.			804.00 003331
7/10/23	00157	7/01/23 411119	202307 320-57200-45105		*	8,350.50	
		JUL 23 - AMENITY MANAGER					
		7/01/23 411119	202307 320-57200-46400		*	2,505.42	
		JUL 23 - POOL MAINTENANCE					
		7/01/23 411119	202307 320-53800-34400		*	2,622.42	
		JUL 23 - FIELD MGMT					
		7/01/23 411119	202307 320-57200-46601		*	2,570.42	
		JUL 23 - JANITORIAL MAINT					
		7/01/23 411119	202307 320-57200-46602		*	310.42	
		JUL 23 - JANITORIAL SUPP					
		7/01/23 411119	202307 310-51300-49510		*	250.00	
		JUL 23 - WEBSITE ADMIN					
		7/01/23 411119	202307 320-53800-34450		*	1,146.08	
		JUL 23 - ADDTL POOL MON					
				VESTA PROPERTY SERVICE INC.			17,755.26 003332
7/13/23	00031	6/27/23 ARF23062	202306 320-57200-46000		*	57.89	
		FIRE INSPECTION 6/26/23					
				CITY OF JACKSONVILLE			57.89 003333
7/13/23	00180	1/28/23 2306-1	202307 320-57200-49400		*	1,500.00	
		BALANCE 4TH JULY EVENT					
				INDEPENDENCE DISPLAYS, LLC			1,500.00 003334
7/13/23	00214	7/11/23 07112023	202307 300-36200-10000		*	125.00	
		REFUND FOR CLUBH RENTAL					
				TAMEKIA JOHNSON			125.00 003335
6/21/23	00152	6/03/23 44846100	202305 320-57200-49400		*	18.09	
		CREAM CHEES/BAGLE EVENT					
		6/03/23 44846100	202305 320-57200-52000		*	52.00	
		CORDLESS PHONE FOR AMINIT					

TISO TISON TCESSNA

TISONS LANDING GF
BANK A TISON LANDING

CHECK DATE	VEND#	.....INVOICE..... DATE	.....EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT	#
6/03/23		44846100	202305 320-57200-52000		STAMPS	*	24.89			
6/03/23		44846100	202305 320-57200-52000		PAPER	*	20.34			
6/03/23		44846100	202305 320-57200-52000		CARTRIDGES FOR PRINTER	*	34.99			
6/03/23		44846100	202305 320-57200-52000		INK FOR PRINTER	*	71.66			
6/03/23		44846100	202305 320-57200-49400		POPSICLES	*	11.92			
6/03/23		44846100	202305 320-57200-46550		MARINE BATTERY FOR HAMMER	*	109.99			
6/03/23		44846100	202305 320-57200-46000		DOOR KNOB	*	138.98			
6/03/23		44846100	202305 320-57200-46550		TUBIN FITTINGS FOR POOL	*	9.86			
6/03/23		44846100	202305 320-57200-46000		HOT/COLD CONN BATH FAUCET	*	29.92			
6/03/23		44846100	202305 320-57200-46000		LED LIGHTS SOCIAL ROOM	*	413.82			
6/03/23		44846100	202305 320-57200-52000		PAPER TOWELS	*	3.23			
6/03/23		44846100	202305 320-57200-46550		MANUAL PUMP FOR POOL	*	52.71			
-----								992.40	003336	
-----								WELLS FARGO CREDIT CARD (AUTO PAY)	992.40	003336
7/26/23	00081	6/30/23 181984	202306 310-51300-31500		LEGAL SV THRU 6/30/23	*	3,119.00			

-----								BILLING, COCHRAN, LYLES, MAURO & RAMSE	3,119.00	003337
7/26/23	00205	6/30/23 06302023	202306 320-57200-49400		OUTDOOR MOVIE	*	350.00			

-----								BOUNCERS, SLIDES AND MORE INC	350.00	003338
7/26/23	00030	6/28/23 84957412	202307 320-53800-41050		INTERNET 7/2-8/1/23	*	123.35			

-----								COMCAST (AUTO PAY)	123.35	003339
7/26/23	00156	7/03/23 730149	202308 320-53800-34502		ENTR2 VIDEO 8/1-8/31/23	*	230.61			
		7/03/23 730150	202308 320-53800-34502		UTILITY VIDEO 8/1-8/31/23	*	388.21			
		7/03/23 730151	202308 320-53800-34502		ENTR1 VIDEO 8/1-8/31/23	*	329.27			

-----								ENVERA	948.09	003340

				TISO TISON	TCESSNA					

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/26/23	00215	7/22/23 07222023	202307 320-57200-49400		CARD TABLES/RAFFLE PKG JACKSONVILLE PARTY COMPANY	*	1,600.00	1,600.00 003341
7/26/23	00077	6/16/23 0687-001	202307 320-53800-43200		WASTE 7/1-7/31/23 REPUBLIC SERVICES #687 (AUTO PAY)	*	621.26	621.26 003342
7/26/23	00157	6/30/23 411673	202306 320-57200-52000		HIGH PRESS PWR WASHER WND	*	19.34	
		6/30/23 411673	202306 320-57200-52000		THICK ACRYLIC SHEETS	*	53.74	
		6/30/23 411673	202306 320-57200-52000		OUTDOOR SECURITY LIGHTS	*	32.24	
		6/30/23 411673	202306 320-57200-52000		SCOTT PAPER TOWELS	*	29.85	
		6/30/23 411673	202306 320-57200-52000		BIFENTHRIN I/T 7.9 F VESTA PROPERTY SERVICE INC.	*	67.37	202.54 003343
7/26/23	00152	7/03/23 44846100	202306 320-57200-46602		TRASH BAGS/TOILET PAPER	*	50.24	
		7/03/23 44846100	202306 320-57200-52000		FEDEX	*	11.51	
		7/03/23 44846100	202306 320-57200-52000		OFFICE SUPPLIES	*	25.92	
		7/03/23 44846100	202306 320-57200-52000		OFFICE SUPPLIES	*	5.99	
		7/03/23 44846100	202306 320-57200-49400		POPSICLES	*	9.44	
		7/03/23 44846100	202306 320-53800-34502		KEY FOBS	*	70.99	
		7/03/23 44846100	202306 320-57200-52000		OFFICE SUPPLIES	*	73.95	
		7/03/23 44846100	202306 320-57200-46550		BATTARIES	*	6.65	
		7/03/23 44846100	202306 320-57200-46000		INCH MENDING BRACE	*	3.98	
		7/03/23 44846100	202306 320-57200-46550		COMBO PADLOCK	*	10.48	
		7/03/23 44846100	202306 320-57200-46000		1/4 INCH MIP VALVE	*	13.17	
		7/03/23 44846100	202306 320-57200-46000		DUMSTER RENTAL	*	660.45	
		7/03/23 44846100	202306 320-57200-46000		6 INC PVC CAP	*	11.82	

TISO TISON TCESSNA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		7/03/23	44846100 202306 320-57200-46000 6 INC PVC CAP	WELLS FARGO CREDIT CARD (AUTO PAY)	*	20.43	
							975.02 003344
TOTAL FOR BANK A						87,756.76	
TOTAL FOR REGISTER						87,756.76	

TISO TISON TCESSNA

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		\$499.27
EFT Payment - thank you	May 17	-\$499.27
Balance forward		\$0.00
Regular monthly charges	Page 3	\$492.95
Taxes, fees and other charges	Page 3	\$4.62
New charges		\$497.57

Amount due \$497.57

! Thanks for paying by Automatic Payment

Your automatic payment on Jun 16, 2023, will include your amount due, plus or minus any payment related activities or adjustments, and less any credits issued before your bill due date.

Need help?

Visit business.comcast.com/help or see page 2 for other ways to contact us.

Your bill explained

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

320 572 41050

Approved: 5/30/23

Elizabeth Myers

GL Code: 320.538.41050

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST
BUSINESS

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 **Jun 16, 2023**

Please pay \$497.57

Electronic payment will be applied Jun 16, 2023

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574120090613300497578

Download the Comcast Business App

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

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



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

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

Need help? We're here for you



Visit us online

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



Call us anytime

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

Useful information

Moving?

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

Accessibility:

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

Ways to pay



No more mailing monthly checks

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



Go paperless and say goodbye to clutter

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

Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



By App

Download the Comcast Business App



In-Store

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

Regular monthly charges \$492.95

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	\$52.15
Directory Listing Management Fee	\$5.00
Voice Network Investment	\$5.00
Broadcast TV Fee	\$30.80
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 monthly charge for the Broadcast TV Fee previously communicated in your annual rate change notice has been reduced. Your current billing statement reflects the lower monthly fee.

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

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.

Tiziana Cessna

From: Elizabeth A. Myers <emyers@vestapropertyservices.com>
Sent: Wednesday, May 31, 2023 8:40 AM
To: Tiziana Cessna
Subject: Refund Check
Attachments: Pay to the.pdf

Good morning,

Please issue a refund check at your earliest convenience to LaToya Gay at 145 Bradford Lake Circle for the amount of 125.00. Attached are copies of the check and register.

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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Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 441

Invoice Date: 6/1/23

Due Date: 6/1/23

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 - June 2023	340	3,750.00	3,750.00
Website Administration - June 2023	495	116.67	116.67
Information Technology - June 2023	351	116.67	116.67
Dissemination Agent Services - June 2023	312	83.33	83.33
Office Supplies	810	0.15	0.15
Postage	420	3.90	3.90
Copies	425	22.80	22.80

Total \$4,093.52

Payments/Credits \$0.00

Balance Due \$4,093.52



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 385635
Invoice Date: 06/01/2023
Completed: 06/01/2023
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 6.2.23

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



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 385494
 Invoice Date: 05/26/2023
 Completed: 05/26/2023
 Terms: Due On Receipt
 Bid#:
 Service Ticket: 68536
 16529 Tisons Bluff Rd

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

[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>			
LED Illuminated RTE Single Gang Button	1.00	\$89.99	89.99
Round Green Push to Exit Single Gang	1.00	\$89.99	89.99
Minimum Service Call Charge	1.00	\$95.00	95.00
Service Labor	4.50	\$95.00	427.50
Sales Tax			0.00

Approved by Tim Harden on 5/26/23

Please code to 320.538.34502

Tech Resolution Note:

WCT Swapped out the front push to exit with no problems and tested it. Message Noah for help with the gym push to exit cause it was wired weird, spent 35 min on the phone and he told me to call seco tech support. Called seco spent 1hr 9 min on the phone couldn't get working so wired up a different way and it started working. Had a set of extra wire left over seco told call after finding. Took the cover off the motion Rex device and tested continuity, when I touch wire together it would show previous company were running a second relay off the motion so I just wire pulled the ends and did not use the wires test over and over had office person test also

Total	\$702.48
Payments	\$0.00
Balance Due	\$702.48

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



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

Account Number 3-0687-0002027
Invoice Number 0687-001325292
Invoice Date May 16, 2023
Previous Balance \$453.30
Payments/Adjustments -\$453.30
Current Invoice Charges \$451.56

Important Information

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.

Total Amount Due \$451.56	Payment Due Date June 05, 2023
-------------------------------------	--

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 05/06	5555555	-\$453.30

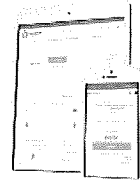
CURRENT INVOICE CHARGES

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 06/01-06/30			\$261.23	\$261.23
Container Refresh 06/01-06/30		1.0000	\$9.00	\$9.00
Total Fuel/Environmental Recovery Fee				\$115.72
Total Franchise - Local				\$65.61
CURRENT INVOICE CHARGES				\$451.56

320 538 432

Simple account access at your fingertips.

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



8619 Western Way
 Jacksonville FL 32256-036060

Thank You For Choosing Paperless

Total Enclosed

Return Service Requested

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

Total Amount Due	\$451.56
Payment Due Date	June 05, 2023
Account Number	3-0687-0002027
Invoice Number	0687-001325292

For Billing Address Changes,
 Check Box and Complete Reverse.



Make Checks Payable To:

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

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

ACCOUNT NUMBER	DATE	BALANCE
724857	6/1/2023	\$804.00

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

000000001302520010000000984750000008040006

Please Return this portion with your payment

Invoice Due Date 6/11/2023	Invoice 98475B	PO #
-----------------------------------	-----------------------	-------------

Invoice Date	Description	Quantity	Amount	Tax	Total
6/1/2023	16529 Tisons Bluff Road, Jacksonville, FL Jacksonville, FL 32218 Water Management - Monthly		\$804.00	\$0.00	\$804.00

Please remit payment for this month's invoice.

Approved by Tim Harden on 6.2.23

Please code to 320.538.46800

320 538 468

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 # 410607
Date 06/01/2023

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 320 572 45105	1	8,350.50	8,350.50
Pool maintenance 464	1	2,505.42	2,505.42
Field management and administration 320 538 344	1	2,622.42	2,622.42
Janitorial maintenance 320 572 46601	1	2,570.42	2,570.42
Janitorial supplies 46602	1	310.42	310.42
Website fee 310 513 49510	1	250.00	250.00
Additional pool monitors and FA's 320 538 34450	1	1,146.08	1,146.08

Total 17,755.26

Action Mail Services

2441 Orlando Central Parkway
Orlando, FL 32809
+1 4078559277
accounting@actionmailservices.com
http://www.actionmailservices.com



INVOICE

BILL TO
Sheryl Fulks
GMS

INVOICE 9075447
DATE 06/09/2023
TERMS Net 30
DUE DATE 07/09/2023

DESCRIPTION	QTY	AMOUNT
Tison Landing Mailer - Match Mail		
Data Conversion From Client's Files, Address Updating, Duplicate Analysis, Zip+4 Correcting, CASS Certification	1	195.00
Inkjet addresses, prepare, sort, tray, tag and deliver to post office	1	0.00T
Automated Folding and inserting	1	0.00T
Black and White Printing - 1/1 - mail merge	680	142.80
#10 Envelopes, Return Addressing	680	112.20
Q: 680		
U.S. Postage, Handling and Postal Delivery	678	323.36
U.S. Postage, Handling and Postal Delivery - Foreign	2	4.80

Payment Terms: Net 15 days	SUBTOTAL	778.16
1) 10% finance fee may be added for invoices open past 30 days.	TAX (6.5%)	0.00
2) If any unpaid balance must be collected by an attorney, the customer agrees to pay all attorneys' fees and court costs in such collection efforts.	TOTAL	778.16
2) If paying with a credit card, a 3% convenience fee will be applied.		

BALANCE DUE **\$778.16**

Get \$10 Off Of Your Next Service By Leaving us a Google Review!!

Hello Tisons Landing Community,

Thanks for choosing Comcast Business.

Your bill at a glance

For 5 POND RUN LN, MAIN GATE, JACKSONVILLE, FL,
32218-8982

Previous balance		\$123.35
EFT Payment - thank you	Apr 20	-\$123.35
Balance forward		\$0.00
Regular monthly charges	Page 3	\$123.35
Taxes, fees and other charges		\$0.00
New charges		\$123.35

Amount due \$123.35

Thanks for paying by Automatic Payment

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

Need help?

Visit business.comcast.com/help or see page 2 for other ways to contact us.

Your bill explained

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

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

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

Account number **8495 74 120 3534627**

Automatic payment **May 19, 2023**

Please pay \$123.35

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

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574120353462700123356

Download the Comcast Business App

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

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



Faster speeds. More solutions. Bigger savings.

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

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

Need help? We're here for you



Visit us online

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Call us anytime

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

Useful information

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Accessibility:

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

Ways to pay



No more mailing monthly checks

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



Go paperless and say goodbye to clutter

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

Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



By App

Download the Comcast Business App



In-Store

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

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

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

What's included?



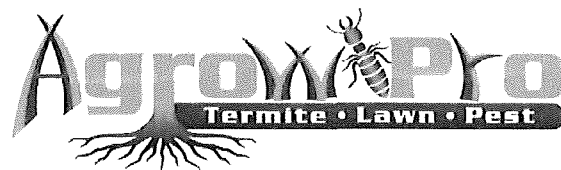
Internet: Fast, reliable internet on our Gig-speed network

Visit business.comcast.com/myaccount for more details

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

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
16768	05/31/2023	\$1,610.98	06/30/2023	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 5.31.23

Please code to 320.538.46203

Tiziana Cessna

From: Elizabeth A. Myers <emyers@vestapropertyservices.com>
Sent: Wednesday, June 14, 2023 4:04 PM
To: Tiziana Cessna
Subject: Refund; Kimberly Boatwright
Attachments: May 2023.pdf

Good afternoon

A resident at 15678 Tisons Bluff Road would like a refund and cancel her rental reservation. The check number is 1054 for the amount of 145.00.

Kimberly Boatwright
15678 Tisons Bluff Road
Jacksonville, FL 32218

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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Tison's CDD May 2023

Received Date	Account Number	Address	Payment Method	Amount	Check or CC Number	Payment Type
4/28/2023 0:00	181 Blomberg Grove Court	R. Whitfield	cash	27		key job
4/28/2023 0:00	15744 Tison Blvd Road	L. McCray	cash	30		key job
4/13/2023 0:00	16480 Tison Blvd Road	K. Muhammad	1162 check	125		Club house/patio
4/26/2023 0:00	16229 Tison Blvd Road	G. Ellison	1186 check	125		Club house/patio
5/1/2023 0:00	16330 Downing Creek Drive	T. Johnson	1076 Check	125		Club house/patio
4/17/2023 0:00	16099 Tison Blvd Road	J. Gamber	1243 Check	125		Club house/patio
4/18/2023 0:00	16480 Tison Blvd Road	K. Muhammad	1162 check	125		Club house/patio
4/22/2023 0:00	16276 Tison Blvd Road	M. DeBore	45553416 C	125		1/2 patio
4/21/2023 0:00	16217 Downing Creek Drive	A. Knight	cash	75		Club house/patio
5/8/2023 0:00	16276 Margolis Grove Court	E. Williams	1054 check	165		Club house/patio
5/9/2023 0:00	16478 Tison Blvd Road	K. Rossmiller	cash	15		covered pavilion

Hello Tisons Landing Community,

Thanks for choosing Comcast Business.

Your bill at a glance

For 5 POND RUN LN, MAIN GATE, JACKSONVILLE, FL,
32218-8982

Previous balance		\$123.35
EFT Payment - thank you	May 20	-\$123.35
Balance forward		\$0.00
Regular monthly charges	Page 3	\$123.35
Taxes, fees and other charges		\$0.00
New charges		\$123.35

Amount due \$123.35

Your bill explained

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

! Thanks for paying by Automatic Payment

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

Need help?

Visit business.comcast.com/help or see page 2 for other ways to contact us.

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST
BUSINESS

1100 NORTHPOINT PKWY W PALM
BCH FL 33407-1937

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

Account number **8495 74 120 3534627**

Automatic payment **Jun 19, 2023**

Please pay \$123.35

Electronic payment will be applied Jun 19, 2023

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574120353462700123356

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

Need help? We're here for you



Visit us online

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



Call us anytime

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

Useful information

Moving?

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

Accessibility:

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

Ways to pay



No more mailing monthly checks

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



Go paperless and say goodbye to clutter

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

Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



By App

Download the Comcast Business App




In-Store

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

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

← What's included?

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

Visit business.comcast.com/myaccount for more details

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

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

June 15, 2023

Date

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

Serial # 23-03858D PO/File # _____ \$1,014.50

Payment Due

Notice of Public Hearing, etc.; and Notice of Regular Board of
Supervisor's Meeting

\$1,014.50

Publication Fee

Tison's Landing Community Development District

Case Number _____

Amount Paid

Publication Dates 6/15,22

Payment Due Upon Receipt

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

County Duval

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

If your payment is being
mailed, please reference
Serial # 23-03858D 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 PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING**

The Board of Supervisors for the Tison's Landing Community Development District will conduct two public hearings and a regular meeting on Wednesday, July 19, 2023 commencing at 6:00 p.m. at the meeting location of 16529 Tisons Bluff Road, Jacksonville, Florida 32218.

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2023/2024 proposed budget. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed budget for Fiscal Year 2023/2024 upon the lands located within the District, a depiction of which lands is shown below; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law, including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy assessments as finally approved by the Board. A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

Participants are strongly encouraged to submit questions and comments to the District Manager at least 24 hours in advance of the meeting at (904) 910-5850 or hmccaffney@gmsnf.com to facilitate the Board's consideration of such questions and comments during the meeting. An electronic copy of the proposed budget, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained from the offices of the District Manager, located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 910-5850, e-mail: hmccaffney@gmsnf.com, during normal business hours. The agenda and budget are also anticipated to be posted on the District's website, www.TisonsLandingCDD.com.

The District's special assessments are annually recurring assessments and are in addition to previously levied debt assessments. Below is the proposed schedule of operation and maintenance assessments for FY 2023/2024. Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by law.

The proposed FY 2023/2024 operations and maintenance assessment for each of the 680 single-family lots within the District boundaries is \$1,242.44 (gross). This constitutes an annual increase over the current fiscal year's O&M Assessment in the amount of 897.73.

The General Fund's Operations and Maintenance Budget is proposed with increases mainly impacted by inflation, contractual services increases and reserve funding for future capital projects.

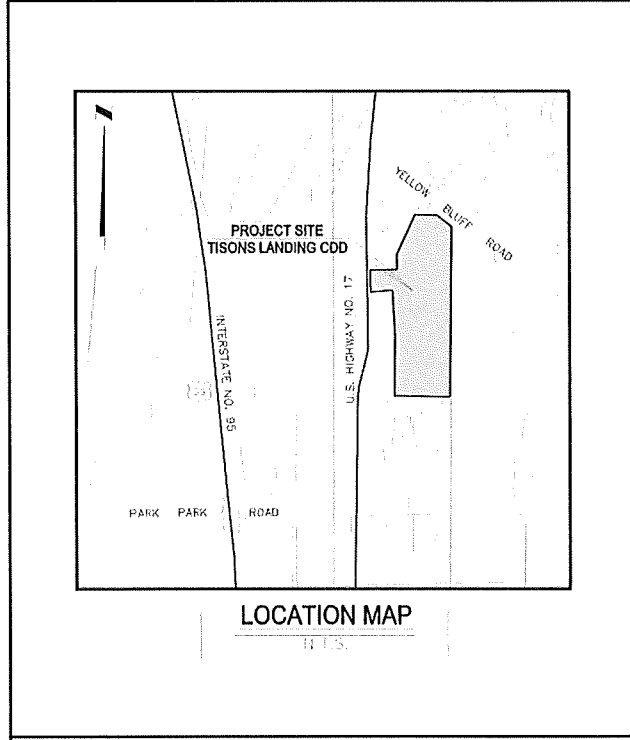
The special assessments are collected on each lot owner's annual real estate tax bill issued by Duval County (City of Jacksonville), Florida. Failure to pay the assessments will cause a tax certificate to be issued against the property, which may result in a loss of title. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

In accordance with the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to contact the District offices at (904) 910-5850 at least forty-eight (48) hours prior to the scheduled hearing. If you are hearing or speech impaired, please contact Florida Relay Service Numbers (800) 955-8771 (TDD) or (800) 955-8770 (VOICE), for assistance in contacting the District office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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 McCaffney
 District Manager



LOCATION MAP

	LOCATION MAP	DATE: 06/23/2023
	TISON'S LANDING CDD	DATE: 06/23/2023
	DUVAL COUNTY, FLORIDA	DATE: 06/23/2023

Envera

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

<h1>Invoice</h1>	
Invoice Number 729070	Date 06/01/2023
Customer Number 400423	Due Date 07/01/2023

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		06/01/2023	07/01/2023

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Entrance 2 - Yellow Bluff Rd, Jacksonville, FL</i>				
1.00	Service & Maintenance 07/01/2023 - 07/31/2023	1.00	\$30.61	\$30.61
1.00	Video Pulls 07/01/2023 - 07/31/2023	1.00	\$200.00	\$200.00
			Subtotal:	\$230.61
			Tax	\$0.00
			Payments/Credits Applied	\$0.00
			Invoice Balance Due:	\$230.61

Date	Invoice #	Description	Amount	Balance Due
6/1/2023	729070	Alarm Monitoring Services	\$230.61	\$230.61

Envera

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

<h1>Invoice</h1>	
Invoice Number 729070	Date 06/01/2023
Customer Number 400423	Due Date 07/01/2023

Net Due: \$230.61
Amount Enclosed: _____

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

REMIT TO: Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

<h1>Invoice</h1>	
Invoice Number 729071	Date 06/01/2023
Customer Number 400423	Due Date 07/01/2023

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		06/01/2023	07/01/2023

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Utility, Jacksonville, FL</i>				
1.00	Active Video Monitoring 07/01/2023 - 07/31/2023	1.00	\$250.00	\$250.00
1.00	Service & Maintenance 07/01/2023 - 07/31/2023	1.00	\$138.21	\$138.21
			Subtotal:	\$388.21
			Tax	\$0.00
			Payments/Credits Applied	\$0.00
			Invoice Balance Due:	\$388.21

Date	Invoice #	Description	Amount	Balance Due
6/1/2023	729071	Alarm Monitoring Services	\$388.21	\$388.21

Envera

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

<h1>Invoice</h1>	
Invoice Number 729071	Date 06/01/2023
Customer Number 400423	Due Date 07/01/2023

Net Due: \$388.21

Amount Enclosed: _____

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

<h1>Invoice</h1>	
Invoice Number 729072	Date 06/01/2023
Customer Number 400423	Due Date 07/01/2023

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		06/01/2023	07/01/2023

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Entrance 1 - Pond Run Rd., Jacksonville, FL</i>				
1.00	Service & Maintenance 07/01/2023 - 07/31/2023	1.00	\$129.27	\$129.27
1.00	Video Pulls 07/01/2023 - 07/31/2023	1.00	\$200.00	\$200.00
			Subtotal:	\$329.27
			Tax	\$0.00
			Payments/Credits Applied	\$0.00
			Invoice Balance Due:	\$329.27

Date	Invoice #	Description	Amount	Balance Due
6/1/2023	729072	Alarm Monitoring Services	\$329.27	\$329.27

Envera

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

<h1>Invoice</h1>	
Invoice Number 729072	Date 06/01/2023
Customer Number 400423	Due Date 07/01/2023

Net Due: \$329.27

Amount Enclosed: _____

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802



Hendry Electrical

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

(904) 612-6668
tharden@vestapropertyservices.com

INVOICE	#2124
SERVICE DATE	May 26, 2023
INVOICE DATE	Jun 08, 2023
DUE	Upon receipt
AMOUNT DUE	\$430.00

CONTACT US

85222 Miner Rd
Yulee, FL 32097

(904) 314-2544
chendry@hendryelectrical.net

INVOICE

Services	qty	unit price	amount
Electrical Work Replace 9 (8") recess cans with new owner provided LED light fixtures	1.0	\$430.00	\$430.00
Subtotal			\$430.00
Total Tax			\$0.00
Interest (4%)			\$0.00
Total			\$430.00

Approved by Tim Harden on 6/8/23

Please code to 320.572.46000

set up to auto pay
set up e bill

Tisons Landing - JEA

Budget	Vendor/ACCT #	Location	Meter #	October	November	December	January	February	March	April	May	June	July	August	September	Total
Electric	8970821539	16365 N MAIN ST APT SG01	95045373	\$94.87	\$83.42	\$55.38	\$71.46	\$90.16	\$104.04	\$88.71	\$127.24					\$715.28
Electric Total		001.320.538.43000		\$94.87	\$83.42	\$55.38	\$71.46	\$90.16	\$104.04	\$88.71	\$127.24	\$0.00	\$0.00	\$0.00	\$0.00	\$715.28

Electric	8970821539	16529 TISONS BLUFF ROAD	06221889	\$1,255.72	\$1,073.85	\$1,007.14	\$1,173.37	\$1,250.97	\$1,389.41	\$1,064.24	\$1,195.18					\$9,409.88
Electric Total		001.320.57200.43000		\$1,255.72	\$1,073.85	\$1,007.14	\$1,173.37	\$1,250.97	\$1,389.41	\$1,064.24	\$1,195.18	\$0.00	\$0.00	\$0.00	\$0.00	\$9,409.88

Budget	Vendor/ACCT #	Location	Meter #	October	November	December	January	February	March	April	May	June	July	August	September	Total
Irrigation	8970821539	15635 TISON BLUFF ROAD	67370623	\$83.33	\$92.25	\$19.47	\$62.63	\$119.01	\$110.09	\$114.55	\$127.93					\$729.26
Irrigation	8970821539	15681 TISON BLUFF ROAD	67370625	\$96.71	\$105.63	\$101.17	\$105.63	\$96.71	\$92.25	\$96.71	\$101.17					\$795.98
Irrigation	8970821539	16123 TISONS BLUFF RD	83726295	\$105.63	\$123.47	\$119.01	\$181.44	\$163.61	\$150.23	\$154.69	\$172.53					\$1,170.61
Irrigation	8970821539	16151 DOWING CREEK DR	74534584	\$83.33	\$96.71	\$87.79	\$92.25	\$87.79	\$83.33	\$83.33	\$96.71					\$711.24
Irrigation	8970821539	16211 DOWING CREEK DR	74458033	\$217.12	\$243.88	\$217.12	\$234.96	\$221.58	\$199.28	\$212.66	\$239.42					\$1,786.02
Irrigation	8970821539	16303 HUNTERS HOLLOW TL	67370633	\$150.23	\$172.53	\$154.69	\$168.07	\$154.69	\$154.69	\$105.63	\$87.79					\$1,148.32
Irrigation	8970821539	16316 MAGNOLIA GROVE WY	67370626	\$176.98	\$190.36	\$185.90	\$141.31	\$105.63	\$101.17	\$145.77	\$132.39					\$1,179.51
Irrigation	8970821539	16331 TISONS BLUFF RD	67370634	\$1,314.26	\$1,630.91	\$87.79	\$62.63	\$58.71	\$50.86	\$58.71	\$105.63					\$3,369.50
Irrigation	8970821539	16343 TISONS BLUFF RD	67370632	\$234.96	\$243.88	\$212.66	\$221.58	\$190.36	\$176.98	\$199.28	\$288.48					\$1,768.18
Irrigation	8970821539	16356 MAGNOLIA GROVE WY APT	67370624	\$127.93	\$141.31	\$132.39	\$132.39	\$119.01	\$127.93	\$127.93	\$119.01					\$1,027.90
Irrigation	8970821539	261 BRADFORD LAKE CR	81523391	\$199.28	\$221.58	\$203.74	\$217.12	\$203.74	\$181.44	\$194.82	\$212.66					\$1,634.38
Irrigation	8970821539	79 BRADFORD LAKE CR	83874232	\$136.85	\$154.69	\$132.39	\$150.23	\$141.31	\$127.93	\$132.39	\$145.77					\$1,121.56
Irrigation Total		001.320.538.43100		\$2,926.61	\$3,417.20	\$1,654.12	\$1,770.24	\$1,662.15	\$1,556.18	\$1,626.47	\$1,829.49	\$0.00	\$0.00	\$0.00	\$0.00	\$16,442.46

Budget	Vendor/ACCT #	Location	Meter #	October	November	December	January	February	March	April	May	June	July	August	September	Total
Sewer	8970821539	16529 TISONS BLUFF ROAD	67891772	\$721.02	\$865.82	\$839.49	\$734.18	\$681.53	\$681.53	\$707.86	\$701.28					\$5,932.71
Water	8970821539	16529 TISONS BLUFF ROAD	67891772	\$243.06	\$285.21	\$277.54	\$246.89	\$231.56	\$231.56	\$239.23	\$237.31					\$1,992.36
Water/Sewer Total		001.320.57200.43100		\$964.08	\$1,151.03	\$1,117.03	\$981.07	\$913.09	\$913.09	\$947.09	\$938.59	\$0.00	\$0.00	\$0.00	\$0.00	\$7,925.07

GRAND TOTAL				\$5,241.28	\$5,725.50	\$3,833.67	\$3,996.14	\$3,916.37	\$3,962.72	\$3,726.51	\$4,090.50	\$0.00	\$0.00	\$0.00	\$0.00	\$34,492.69
-------------	--	--	--	------------	------------	------------	------------	------------	------------	------------	------------	--------	--------	--------	--------	-------------



Customer Name: TISONS LANDING CDD

Account #: 8970821539

Cycle: 04 Bill Date: 06/01/23

TOTAL SUMMARY OF CHARGES

Electric	\$	1,322.42
Irrigation		1,829.49
Sewer		701.28
Water		237.31

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

Total New Charges: \$ 4,090.50



Change your light bulbs to LEDs.



JEA's Annual Water Quality report for 2022 is 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 386548/4180406 0009889 I=0000000000

Do not pay. AutoPay will process your payment on 06/23/23.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$3,726.51	-\$3,726.51	\$0.00	\$4,090.50	\$4,090.50

WE APPRECIATE YOUR BUSINESS

Additional information on reverse side. →



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

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

Acct#: 8970821539

Bill Date: 06/01/23

Do not pay. AutoPay will process your payment on 06/23/23.

0009889

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, 225 North Pearl Street, is open 8:00 a.m.–5:00 p.m. Monday through Friday except holidays. Closed Saturday.**

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

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

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

STATEMENT INFORMATION

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

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

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

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

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

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

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

Environmental Charge provides funding for environmental and regulatory programs.

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

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

gal: 1,000 gallons

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

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

ADDRESS CORRECTION

Account #

Tel: [grid]

Address: [grid]

[grid]

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

E-mail: [grid]



225 North Pearl Street, Jacksonville, FL 32202-4513
 Phone: 904.665.6000 • Fax: 904.665.7990 • Internet: jea.com

SERVICE DETAILS			
Account Name: TISONS LANDING CDD	Account #: 8970821539	Bill Date: 06/01/23	Cycle: 04

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
15635 TISONS BLUFFRD	I	127.93	Irrigation 1 - Commercial	04/26/23 - 05/29/23	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	5675	26000 GAL 33 Regular
		Tier 2 Consumption (> 14 kgal @ \$4.33)			
		City of Jacksonville Franchise Fee			
		3.73			
15681 TISONS BLUFFRD	I	101.17	Irrigation 1 - Commercial	04/26/23 - 05/29/23	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	4596	20000 GAL 33 Regular
		Tier 2 Consumption (> 14 kgal @ \$4.33)			
		City of Jacksonville Franchise Fee			
		2.95			
16123 TISONS BLUFFRD	I	172.53	Irrigation 1 - Commercial	04/26/23 - 05/29/23	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	527	36000 GAL 33 Regular
		Tier 2 Consumption (> 14 kgal @ \$4.33)			
		City of Jacksonville Franchise Fee			
		5.03			
16151 DOWING CREEK DR	I	96.71	Irrigation 1 - Commercial	04/26/23 - 05/29/23	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	2076	19000 GAL 33 Regular
		Tier 2 Consumption (> 14 kgal @ \$4.33)			
		City of Jacksonville Franchise Fee			
		2.82			
16211 DOWING CREEK DR	I	239.42	Irrigation 1 - Commercial	04/26/23 - 05/29/23	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	7089	51000 GAL 33 Regular
		Tier 2 Consumption (> 14 kgal @ \$4.33)			
		City of Jacksonville Franchise Fee			
		160.20			
		6.97			
16303 HUNTERS HOLLOW TL	I	87.79	Irrigation 1 - Commercial	04/26/23 - 05/29/23	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	5365	17000 GAL 33 Regular
		Tier 2 Consumption (> 14 kgal @ \$4.33)			
		City of Jacksonville Franchise Fee			
		2.56			

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Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
16316 MAGNOLIA GROVE WY	I	132.39	Irrigation 1 - Commercial	05/01/23 - 06/01/23	Commercial Irrigation Service
Detail Basic Monthly Charge		18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Tier 1 Consumption (1-14 kgal @ \$3.81)		53.35	67370626	6832	27000 GAL 31 Regular
Tier 2 Consumption (> 14 kgal @ \$4.33)		56.28			
City of Jacksonville Franchise Fee		3.86			
16331 TISONS BLUFFRD	I	105.63	Irrigation 1 - Commercial	04/26/23 - 05/29/23	Commercial Irrigation Service
Detail Basic Monthly Charge		18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Tier 1 Consumption (1-14 kgal @ \$3.81)		53.35	67370634	7034	21000 GAL 33 Regular
Tier 2 Consumption (> 14 kgal @ \$4.33)		30.30			
City of Jacksonville Franchise Fee		3.08			
16343 TISONS BLUFFRD	I	288.48	Irrigation 1 - Commercial	04/26/23 - 05/29/23	Commercial Irrigation Service
Detail Basic Monthly Charge		18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Tier 1 Consumption (1-14 kgal @ \$3.81)		53.35	67370632	9388	62000 GAL 33 Regular
Tier 2 Consumption (> 14 kgal @ \$4.33)		207.83			
City of Jacksonville Franchise Fee		8.40			
16356 MAGNOLIA GROVE WY APT IRO1	I	119.01	Irrigation 1 - Commercial	05/01/23 - 06/01/23	Commercial Irrigation Service
Detail Basic Monthly Charge		18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Tier 1 Consumption (1-14 kgal @ \$3.81)		53.35	67370624	4712	24000 GAL 31 Regular
Tier 2 Consumption (> 14 kgal @ \$4.33)		43.29			
City of Jacksonville Franchise Fee		3.47			
16365 N MAIN ST APTSG01	E	127.24	Commercial - Electric	04/27/23 - 05/30/23	General Service
Detail Basic Monthly Charge		21.00	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Energy Charge (\$0.06078 per kWh)		58.90	24074025	28506	969 KWH 33 Regular
Tax Exempt Fuel Cost (\$0.03674 per kWh)		35.60			
Taxable Fuel Cost (\$0.00511 per kWh)		4.95			
City of Jacksonville Franchise Fee		3.61			
Gross Receipts Tax		3.18			
16529 TISONS BLUFFRD	E	1,195.18	Commercial - Electric	04/27/23 - 05/30/23	General Service
Detail Basic Monthly Charge		21.00	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Energy Charge (\$0.06078 per kWh)		657.58	22968209	1281	10819 KWH 33 Regular
Tax Exempt Fuel Cost (\$0.03674 per kWh)		397.49	22968209	31.39	31.39 KW 33 Regular
Taxable Fuel Cost (\$0.00511 per kWh)		55.29			
City of Jacksonville Franchise Fee		33.94			
Gross Receipts Tax		29.88			
16529 TISONS BLUFFRD	S	701.28	Commercial - Water/Sewer	04/26/23 - 05/29/23	Commercial Sewer Service
Detail Basic Monthly Charge		105.75	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Sewer Usage Charge		575.10	87650993	3233	90000 GAL 33 Regular
City of Jacksonville Franchise Fee		20.43			
16529 TISONS BLUFFRD	W	237.31	Commercial - Water/Sewer	04/26/23 - 05/29/23	Commercial Water Service
Detail Basic Monthly Charge		63.00	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Water Consumption Charge		167.40	87650993	3233	90000 GAL 33 Regular
City of Jacksonville Franchise Fee		6.91			

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
261 BRADFORD LAKE CR	I	212.66	Irrigation 1 - Commercial	04/26/23 - 05/29/23	Commercial Irrigation Service
Detail	Basic Monthly Charge	18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.81)	53.35	81523391	4459	45000 GAL 33 Regular
	Tier 2 Consumption (> 14 kgal @ \$4.33)	134.22			
	City of Jacksonville Franchise Fee	6.19			
79 BRADFORD LAKE CR	I	145.77	Irrigation 1 - Commercial	04/26/23 - 05/29/23	Commercial Irrigation Service
Detail	Basic Monthly Charge	18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.81)	53.35	83974232	2148	30000 GAL 33 Regular
	Tier 2 Consumption (> 14 kgal @ \$4.33)	69.27			
	City of Jacksonville Franchise Fee	4.25			

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LawnBoy Lawn Services

PO Box 551203
 Jacksonville, FL 32255

Invoice

Date	Invoice #
6/1/2023	8562

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	7/1/2023	CC Duval Property, ...

Item	Description	Rate	Serviced	Amount
Maintenance	Installation for monthly services-May, 2023	4,254.00		4,254.00
	Approved by Tim Harden			
	Please code to 320.538.46200			

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



686 Edgewood Ave N • Jacksonville, FL 32254 • Ph: 904-384-1066 • Fax: 904-302-9808

Invoice

Customer Name: Tisons Landing
 Address: 16529 Tisons Bluff Rd
 City, State Zip Jacksonville, FL
 Phone Number: _____
 Email Address: _____

Description of work: Annual Fire Extinguisher Inspection

Fire Extinguisher Inspection Chart

Make	Size	Serial #	Type	Hydro	6 Year	Manufact. Year	Service Done	Location	Unit Cost
Ansul	5#	ZU 196463	ABC	18	19	2008	Ins		\$5.00
Amerex	5#	F 93819069	ABC			2020	Ins		\$5.00
Amerex	10#	E 77675551	ABC			2018	Ins		\$5.00

Description of authorized repair work: Trip Charge **-\$55.00** Approved by Tim Harden on 6.13.23
 Annual inspection of 3 FX- **\$15.00** Please code to 320.538.46000

Labor Total:	\$55.00
Material Total:	
FX Inspection Total:	\$15.00
Other:	
Subtotal:	
Sales Tax:	
Total:	\$70.00

Date: 6/6/2023
 Work Performed By: Scott Oyler
 License Number: FEP 18-000091
 Service Truck #: _____

I hereby acknowledge the satisfactory completion of the above described work and I am authorized to approve payment.

Print Name: _____
 Sign Name: [Signature]

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 - O&M	Debt Service Fund - Series 2016-1 & 2	Total
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	\$374.59	\$271.26	\$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	\$2,322.00	\$1,681.46	\$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	\$15,902.72	\$11,515.75	\$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	\$2,241.22	\$1,622.96	\$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	\$0.00	\$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	(\$62.74)	\$43.72	\$31.67	\$2,078.54	\$1,358.12	\$720.42	\$2,078.54
05/22/23	5/1-5/17/23	\$1,873.33	(\$56.20)	\$39.17	\$28.36	\$1,862.00	\$1,216.64	\$645.36	\$1,862.00
06/07/23	5/18-5/31/23	\$2,091.19	(\$62.73)	\$43.72	\$31.67	\$2,078.53	\$1,358.12	\$720.41	\$2,078.53
TOTAL		\$1,191,306.40	\$46,690.50	\$23,235.70	\$16,825.87	\$1,104,554.33	\$721,718.78	\$382,835.55	\$1,104,554.33

GROSS PERCENT COLLECTED	100.00%	100.00%	100.00%
GROSS REMAINING TO COLLECT	\$0.00	\$0.00	\$0.00
Gross YTD collected	\$778,402.80	\$412,903.60	\$1,191,306.40
Discount/Penalties	\$30,507.70	\$15,182.80	\$46,690.50
Commission	\$15,182.27	\$8,053.43	\$23,235.70
Prop Appraiser	\$10,994.07	\$5,831.80	\$16,825.87
Net YTD collected	\$721,718.76	\$382,835.57	\$1,104,554.33

Assessed on Roll:

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$778,402.80	65.3403%	\$721,718.76	(\$721,718.76)	\$0.00
DEBT SERVIC	\$412,903.60	34.6597%	\$382,835.55	(\$381,688.13)	\$1,147.42
TOTAL	\$1,191,306.40	100.00%	\$1,104,554.31	(\$1,103,406.89)	\$1,147.42

TRANSFERS TO DEBT SERVICE:

DATE	CHECK #	AMOUNT
12/6/2022	3181	\$347,033.02
2/14/2023	3231	\$29,024.92
5/26/2023	3299	\$5,630.19
TOTAL		\$381,688.13
Amount due:		\$1,147.42

Credit Card Expense Tracker

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

Date of Receipt	Store/Vendor/Where purchased	GL Account (Expense Line in the Budget)	Amount on Receipt/Invoice	Description
8-May	Aldi's	320.572.49400	\$ 18.09	Cream cheese, etc.... Bagel Event
4-May	WalMart	320.572.52000	\$ 52.00	cord less Phone for Amenity Center
26-May	WalMart	320.572.52000	\$ 24.89	Stamps
26-May	WalMart	320.572.49400	\$ 11.92	popsicles
11-May	Amazon	320.572.52000	\$ 20.34	printer paper
12-May	Amazon	320.572.52000	\$ 34.99	cartridg for printer
12-May	Amazon	320.572.52000	\$ 71.66	ink for printer
Total on Report			\$233.89	

Give us feedback & survey walmart.com
Thank you! ID # 75J5F0192YH7

Walmart*

904-751-5552 Mr. ADAM
13227 CITY SQUARE DR
JACKSONVILLE FL 32218

ST# 08702 OP# 000365 TR# 25 TR# 08761
ATT# EL52219 065053003178 52 00 0
SUBTOTAL 52 00
TOTAL 52 00
VISA TEND 52 00

View Credit **** * 2163 1

APPROVAL # 004865
REF # 212400356424
TRANS ID - 663124630010432
VALIDATION - 3BKJ
PAYMENT SERVICE - E
CID 00000000021010
MAC 000114668747008
TERMINAL # 00010103
AND SIGNATURE REQUIRED

06/04/23 10 43 24

CHANGE DUE 0 00

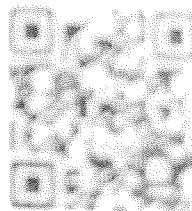
ITEMS 00 0

TOT 0001 1370 3175 0000 4870



Walmart*

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06/04/23 10 43 33

CUSTOMER COPY

***** RETURN & EXCHANGE POLICY *****

Electronics may be returned
for refund or exchange with receipt
WITHIN 30 days

ALDI
 Store #101
 467689 FL 200
 yulee
 833-547-4101
 www.ALDI.us

Your cashier today was Benjamin

Fat Free Half/Half	2.50	EA
Wheat Butter	1.50	EA
Soft Cream Cheese	1.50	EA
Flavored Loaf Cake	1.50	EA
Soft Cream Cheese	1.50	EA
Soft Cream Cheese	1.50	EA
Flavored Loaf Cake	1.50	EA
TAX	0.00	

*****2163 ONE TIME
 05/08/23 19 57 Ref/Ret # 87768
 AUTH # 008898
 ADD ADDITIONAL
 EYE 00000000
 TAD 000020500000
 END 0000 ARE YOU 10 10 10
 * APPEND 10 *

TOTAL	15.00
A Taxable 00 000	0.00
AMOUNT PAID	15.00
T O T A L	\$ 15.00
CASH	15.00
CREDIT CARD	0.00

ALDI® | ALDI®
 Let us know we did it
 www.aldi.us
 Enter the drawing for a chance
 to win a \$100 ALDI gift card
 Must be 18 years old to enter
 (if purchase necessary)
 ALDI® | ALDI®
 www.aldi.us

Give us feedback @ survey.walmart.com
Thank you! ID #: 75J7PW192ARM

Walmart*

904-751-5552 Mr. ADAM
13227 CITY SQUARE DR

ST# 03702 OP# 003122 TR# 22 TR# 03257
JACKSONVILLE FL 32218
STAMP BK 20 001564568230K 12.00 0
STAMP BK 20 001564568230K 12.00 0
STAMP BK 20 001564568230K 12.00 0
** VOIDED ENTRY **
STAMP BK 20 001564568230K 12.00 0
FUN POPS 007104120360 F 2.98 X
FUN POPS 007104120360 F 2.98 X
FUN POPS 007104120360 F 2.98 X
FUN POPS 007104120360 F 2.98 X
SUBTOTAL 36.92
TAX 1 7.500 X 0.89
TOTAL 36.81
VISA TENS 36.81

Visa Credit ***** 2163 1

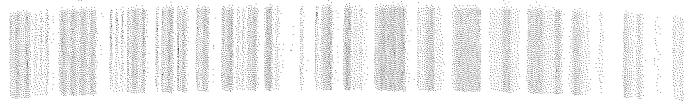
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REF # 314600356849
TRANS ID - 202146627633184
VALIDATION - 1088
PAYMENT SERVICE - E
AID 00000000021010
ARC 64688C49E3E03000
TERMINAL # 50012151
AND SIGNATURE REQUIRED

05/26/23 13:26:56

CHANGE DUE 0.00

ITEMS SOLD

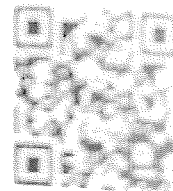
TC# 0287 7467 9877 8961 7820



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05/26/23 13:26:57

CUSTOMER COPY



Final Details for Order #111-9576231-1556269

Order Placed: May 11, 2023
Amazon.com order number: 111-9576231-1556269
Order Total: \$126.99

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 May 11, 2023	
Items Ordered	Price
1 of: Amazon Basics Multipurpose Copy Printer Paper, 8.5 x 11 Inch 20Lb Paper - 3 Ream Case (1,500 Sheets), 92 GE Bright White Sold by: Amazon (seller profile) Business Price Condition: New	\$20.34
Shipping Address: Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: \$20.34 Shipping & Handling: \$0.00 ----- Total before tax: \$20.34 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$20.34 -----

Shipped on May 12, 2023	
Items Ordered	Price
1 of: 934 and 935 Ink Cartridges Combo Pack Compatible for HP 934XL 935XL Work with HP Officejet Pro 6830 6230 6835 6812 6815 6820 6220 6800 (1 Black, 1 Cyan) Sold by: ING-US (seller profile) Condition: New	\$34.99
Shipping Address: Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: \$34.99 Shipping & Handling: \$0.00 ----- Total before tax: \$34.99 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$34.99 -----

Shipped on May 12, 2023

Items Ordered	Price
1 of: EPSON T822 DURABrite Ultra Ink High Capacity Black & Standard Color Cartridge Combo Pack (T822XL-BCS) for select Epson WorkForce Pro Printers Sold by: Amazon.com Condition: New	\$71.66
Shipping Address:	Item(s) Subtotal: \$71.66
Elizabeth Myers	Shipping & Handling: \$0.00
17100 EAGLE BEND BLVD	-----
JACKSONVILLE, FL 32226-1179	Total before tax: \$71.66
United States	Sales Tax: \$0.00
Shipping Speed:	-----
FREE Prime Delivery	Total for This Shipment: \$71.66

Payment information	
Payment Method:	Item(s) Subtotal: \$126.99
Visa | Last digits: 2163	Shipping & Handling: \$0.00

Billing address	Total before tax: \$126.99
Elizabeth Myers	Estimated Tax: \$0.00
17100 EAGLE BEND BLVD	-----
JACKSONVILLE, FL 32226-1179	Grand Total: \$126.99
United States	
Credit Card transactions	Visa ending in 2163: May 12, 2023: \$126.99

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

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Credit Card Expense Tracker

District: Tisons Landing CDD
 Cardholder: Tim Harden
 Month: **May-23**

Date of Receipt	Store/Vendor/Where purchased	GL Account (Expense Line in the Budget)	Amount on Receipt/Invoice	Description
10-May	Oreilly's Auto Parts	320.572.46400	\$ 109.99	Marine Battery for hammerhead
21-May	Lowe's	320.572.46000	\$ 138.98	Door knob
22-May	Lowe's	320.572.46400	\$ 9.86	tubing fittings
23-May	Lowe's	320.572.46000	\$ 29.92	Hot and cold water connections for bath faucets
24-May	Lowe's	320.572.46000	\$ 413.82	LED lights for social room
25-May	Dollar General	320.572.46000	\$ 3.23	Paper Towels
1-Jun	Lowe's	320.572.46400	\$ 52.71	Manual pump
Total on Report			758.51	

O'Reilly AUTO PARTS

PROFESSIONAL PARTS PEOPLE

13857 MAIN ST N
JACKSONVILLE, FL 32218
(904) 309-6164
www.oreillyauto.com

Store hours:
Mon-Sat: 07:30 AM-09:00 PM
Sun: 08:00 AM-08:00 PM

Counter #: 615218 CHARLIE
Date: 05/10/2023 10:35 AM Drawer: 5
Invoice #: 5499-227669 5499WS154

SSB 24DCM	109.99
BATTERY	
SSB 24DCM Core Charge	22.00
SSB 24DCM Core Exchange	-22.00

Call 866-830-4351 for Super Start National
Warranty Information

1 Item

Sub-Total	109.99
Total	109.99
VISA 1213	109.99

VISA XXXXXXXXXXXX1213 Auth CD: 010624
REF# 303809984897

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

- SALE -

SALES#: S2472JOI 4616345 TRANS#: 9682021 05-21-23

597127 RB SN OLIVIA HALL/CLOSET	19.98
5099399 KW STCD 270 ELEC DBLT SN	119.00

SUBTOTAL:	138.98
TAX:	0.00
INVOICE 09722 TOTAL:	138.98
VISA:	138.98

VISA: XXXXXXXXXXXXX1213 AMOUNT:138.98 AUTHCD: 021371

CHIP REFID:247209110908 05/21/23 11:13:04

APL: Visa Credit TVR: 0080008000

AID: A0000000031010 TSI: E800

STORE: 2472 TERMINAL: 09 05/21/23 11:13:41

OF ITEMS PURCHASED: 2

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



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

STORE MANAGER: JOSEPH WARD

LOWE'S PRICE PROMISE



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 #: 10782177
Order Date: 05/22/23 15:02:57



Item	Price
3/8-IN P2C X 1/4-IN MIP (-28994)	\$ 5.48
Item #: 835028	
1 @ 5.48	
1/4-IN P2C X 1/4-IN OD AD 383547	\$ 4.38
Item #: 835022	
1 @ 4.38	
Invoice 10923 Subtotal	\$ 9.86
Invoice 10923 Subtotal	\$ 9.86
Subtotal	\$ 9.86
Total Tax	\$ 0.00
Total	\$ 9.86

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

Payment: VISA ending in 1213 \$ 9.86

AuthTime 05/22/23 15:02:01

AuthCD 022096

REFID 247210082285

APL Visa Credit

TSI E800

AID A000000031010

TVR 0080008000

Order Date 05/22/23 15:02:57

Store # 2472

Terminal # 10

Store Manager JOSEPH WARD



Your Lowe's Receipt

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

Transaction # : 88858095
Order Date : 05/23/23 12:08:15



Item	Price
3/8-IN X 16-IN SS-FC (76000)	\$ 29.92
Item #: 751640	
4 @ 7.48	
Invoice 1207 Subtotal	\$ 29.92
Invoice 1207 Subtotal	\$ 29.92
Subtotal	\$ 29.92
Total Tax	\$ 0.00
Total	\$ 29.92

Total # of items purchased: 4
Excludes fees, services and special order items

Payment: VISA ending in	\$ 29.92
1213	
AuthTime	05/23/23 12:07:52
AuthCD	023972
REFID	247201066296
APL	Visa Credit
TSI	E800

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

- SALE -

SALES#: S2472SD2 2550898 TRANS#: 9933467 05-24-23

5036687 HALO 8-IN 5CCT DTACH JBOX 413.82
9 @ 45.98

SUBTOTAL: 413.82
TAX: 0.00
INVOICE 09932 TOTAL: 413.82
VISA: 413.82

VISA: XXXXXXXXXXXX1213 AMOUNT:413.82 AUTHCD: 024867

CHIP REFID:247209111176 05/24/23 09:03:57

APL: Visa Credit TVR: 0080008000

AID: A0000000031010 TSI: E800

STORE: 2472 TERMINAL: 09 05/24/23 09:04:27

OF ITEMS PURCHASED: 9

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



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

STORE MANAGER: JOSEPH WARD

LOWE'S PRICE PROMISE
FOR MORE DETAILS, VISIT LOWES.COM/PRICEPROMISE

DOLLAR GENERAL STORE #13746
13807 MAIN STREET,
JACKSONVILLE, FL 32218
(904) 345-0931

SALE TRANSACTION

S TL SFT STRONG TWL 1RO 72105012622	\$1.00
S TL SFT STRONG TWL 1RO 72105012622	\$1.00
S TL SFT STRONG TWL 1RO 72105012622	\$1.00

Tax: \$3.00 @ 7.5% \$0.23

Items in Transaction:3

Balance to pay	\$3.23
Visa	\$3.23

**PAYMENT CARD PURCHASE TRANSACTION
CUSTOMER COPY**

Visa Credit	*****1213
Type: Chip Read	Auth Code: 025209
AID: A0000000031010	PAN Seq:
TVR: 0000008000	TSI: EC00
IAD: 06031203A0B002	
MID: *****27013	TID: ****6000
TOTAL PURCHASE	\$3.23

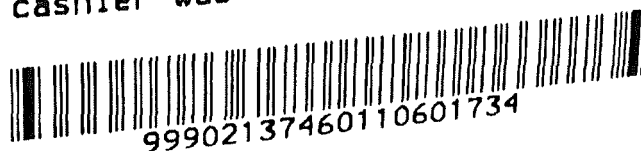
No Cardholder Verification

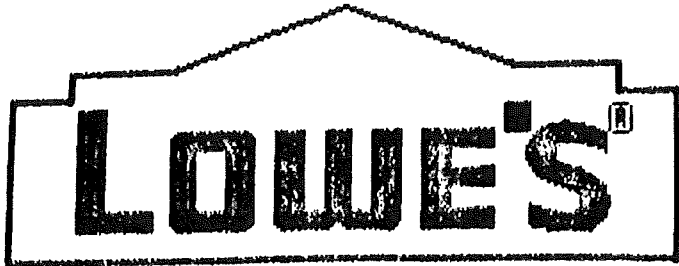
Please retain for your records

Save Time. Save Money.
Every Day! At Dollar General

STORE	TILL	TRANS.	DATE
13746	11	60173	05-25-23 8:27 AM

Your cashier was: SCO





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

- SALE -

SALES#: S2472GB2 1045068 TRANS#: 11636695 06-01-23

1329459 BHK #16 X 15-FT ZINC-PLTD 10.48
666405 MULTI-PURPOSE HAND PUMP 38.95
809417 #6 ZINC SCRN DOOR SPRING 3.28

SUBTOTAL: 52.71
TAX: 0.00
INVOICE 11674 TOTAL: 52.71
VISA: 52.71

VISA: XXXXXXXXXXXX1213 AMOUNT:52.71 AUTHCD: 001306
CHIP REFID:247211098321 06/01/23 12:24:31
CUSTOMER CODE: 00

APL: Visa Credit TVR: 0080008000
AID: A0000000031010 TSI: E800

STORE: 2472 TERMINAL: 11 06/01/23 12:24:55

OF ITEMS PURCHASED: 3

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



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

STORE MANAGER: JOSEPH WARD

Credit Card Expense Tracker

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

Date of Receipt	Store/Vendor/Where purchased	GL Account (Expense Line in the Budget)	Amount on Receipt/Invoice	Description
8-May	Aldi's	320.572.49400	\$ 18.09	Cream cheese, etc.... Bagel Event
4-May	WalMart	320.572.52000	\$ 52.00	cord less Phone for Amenity Center
26-May	WalMart	320.572.52000	\$ 24.89	Stamps
26-May	WalMart	320.572.49400	\$ 11.92	popsicles
11-May	Amazon	320.572.52000	\$ 20.34	printer paper
12-May	Amazon	320.572.52000	\$ 34.99	cartridg for printer
12-May	Amazon	320.572.52000	\$ 71.66	ink for printer
Total on Report			\$233.89	

Give us feedback & survey walmart.com
Thank you! ID # 75J5F0192YH7

Walmart*

904-751-5552 Mr. ADAM
13227 CITY SQUARE DR
JACKSONVILLE FL 32218

ST# 08702 OP# 000365 TR# 25 TR# 08761
ATT# EL52219 065053003178 52 00 0
SUBTOTAL 52 00
TOTAL 52 00
VISA TEND 52 00

View Credit **** * 2163 1

APPROVAL # 004865
REF # 212400356424
TRANS ID - 663124630010432
VALIDATION - 3BKJ
PAYMENT SERVICE - E
CID 00000000021010
MAC 000114668747008
TERMINAL # 00010103
AND SIGNATURE REQUIRED

06/04/23 10 43 24

CHANGE DUE 0 00

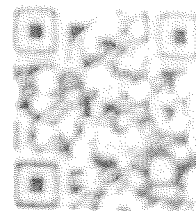
ITEMS 00 0

TOT 0001 1370 3175 0000 4870



Walmart*

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06/04/23 10 43 33

CUSTOMER COPY

***** RETURN & EXCHANGE POLICY *****

Electronics may be returned
for refund or exchange with receipt
WITHIN 30 days

ALDI
 Store #101
 467689 FL 200
 yulee
 833-547-4101
 www.ALDI.us

Your cashier today was Benjamin

Fat Free Half/Half	2.50	EA
Wheat Butter	1.50	EA
Soft Cream Cheese	1.50	EA
Flavored Loaf Cake	1.50	EA
Soft Cream Cheese	1.50	EA
Soft Cream Cheese	1.50	EA
Flavored Loaf Cake	1.50	EA
TAX	0.00	

*****2163 ONE TIME
 05/08/23 19 57 Ref/Scan # 87700
 AUTH # 008898
 ADD ADDITIONAL
 EYE 0000000000
 TAD 000020500000
 T-E 0000 ARE TO APPEND

TOTAL	15.00
A Taxable @ 0.00	0.00
AMOUNT PAID	15.00
T O T A L	\$ 15.00
CASH	
CREDIT CARD	

ALDI® | ALDI®
 Let us know we did it
 www.aldi.us
 Enter the number for a chance
 to win a \$100 ALDI gift card
 Must be 18 years old to enter
 (if purchase necessary)

ALDI® | ALDI®
 Let us know we did it
 www.aldi.us

Give us feedback @ survey.walmart.com
Thank you! ID #: 75J7PW192ARM

Walmart*

904-751-5552 Mr. ADAM
13227 CITY SQUARE DR

ST# 03702 OP# 003122 TR# 22 TR# 03257
JACKSONVILLE FL 32218
STAMP BK 20 001564568230K 12.00 0
STAMP BK 20 001564568230K 12.00 0
STAMP BK 20 001564568230K 12.00 0
** VOIDED ENTRY **
STAMP BK 20 001564568230K 12.00 0
FUN POPS 007104120360 F 2.98 X
FUN POPS 007104120360 F 2.98 X
FUN POPS 007104120360 F 2.98 X
FUN POPS 007104120360 F 2.98 X
SUBTOTAL 36.92
TAX 1 7.50 X
TOTAL 44.42
VISA TEND 44.42

Visa Credit **** * 2163 1

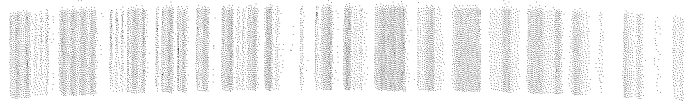
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REF # 314600356849
TRANS ID - 282146627633184
VALIDATION - 1088
PAYMENT SERVICE - E
AID 00000000021010
ARC 64688C49E3E0D000
TERMINAL # 50012151
AND SIGNATURE REQUIRED

05/26/23 13:26:56

CHANGE DUE 0.00

ITEMS SOLD

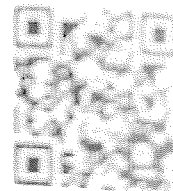
TC# 0287 7467 9877 8961 7820



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05/26/23 13:26:57

CUSTOMER COPY



Final Details for Order #111-9576231-1556269

Order Placed: May 11, 2023
Amazon.com order number: 111-9576231-1556269
Order Total: \$126.99

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 May 11, 2023	
Items Ordered	Price
1 of: Amazon Basics Multipurpose Copy Printer Paper, 8.5 x 11 Inch 20Lb Paper - 3 Ream Case (1,500 Sheets), 92 GE Bright White Sold by: Amazon (seller profile) Business Price Condition: New	\$20.34
Shipping Address: Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: \$20.34 Shipping & Handling: \$0.00 ----- Total before tax: \$20.34 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$20.34 -----

Shipped on May 12, 2023	
Items Ordered	Price
1 of: 934 and 935 Ink Cartridges Combo Pack Compatible for HP 934XL 935XL Work with HP Officejet Pro 6830 6230 6835 6812 6815 6820 6220 6800 (1 Black, 1 Cyan) Sold by: ING-US (seller profile) Condition: New	\$34.99
Shipping Address: Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: \$34.99 Shipping & Handling: \$0.00 ----- Total before tax: \$34.99 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$34.99 -----

Shipped on May 12, 2023

Items Ordered	Price
1 of: EPSON T822 DURABrite Ultra Ink High Capacity Black & Standard Color Cartridge Combo Pack (T822XL-BCS) for select Epson WorkForce Pro Printers Sold by: Amazon.com Condition: New	\$71.66
Shipping Address:	
Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: \$71.66 Shipping & Handling: \$0.00 ----- Total before tax: \$71.66 Sales Tax: \$0.00 -----
Shipping Speed:	
FREE Prime Delivery	Total for This Shipment: \$71.66 -----

Payment information	
Payment Method:	
Visa | Last digits: 2163	Item(s) Subtotal: \$126.99 Shipping & Handling: \$0.00 -----
Billing address	
Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Total before tax: \$126.99 Estimated Tax: \$0.00 ----- Grand Total: \$126.99
Credit Card transactions	Visa ending in 2163: May 12, 2023: \$126.99

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

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Credit Card Expense Tracker

District: Tisons Landing CDD
 Cardholder: Tim Harden
 Month: **May-23**

Date of Receipt	Store/Vendor/Where purchased	GL Account (Expense Line in the Budget)	Amount on Receipt/Invoice	Description
10-May	Oreilly's Auto Parts	320.572.46400	\$ 109.99	Marine Battery for hammerhead
21-May	Lowes	320.572.46000	\$ 138.98	Door knob
22-May	Lowes	320.572.46400	\$ 9.86	tubing fittings
23-May	Lowes	320.572.46000	\$ 29.92	Hot and cold water connections for bath faucets
24-May	Lowes	320.572.46000	\$ 413.82	LED lights for social room
25-May	Dollar General	320.572.46000	\$ 3.23	Paper Towels
1-Jun	Lowes	320.572.46400	\$ 52.71	Manual pump
Total on Report			758.51	

O'Reilly AUTO PARTS

PROFESSIONAL PARTS PEOPLE

13857 MAIN ST N
JACKSONVILLE, FL 32218
(904) 309-6164
www.oreillyauto.com

Store hours:
Mon-Sat: 07:30 AM-09:00 PM
Sun: 08:00 AM-08:00 PM

Counter #: 615218 CHARLIE
Date: 05/10/2023 10:35 AM Drawer: 5
Invoice #: 5499-227669 5499WS154

SSB 24DCM BATTERY	109.99
SSB 24DCM Core Charge	22.00
SSB 24DCM Core Exchange	-22.00

Call 866-830-4351 for Super Start National
Warranty Information

1 Item

Sub-Total	109.99
Total	109.99
VISA 1213	109.99

VISA XXXXXXXXXXXX1213 Auth CD: 010624
REF# 303809984897

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

- SALE -

SALES#: S2472JOI 4616345 TRANS#: 9682021 05-21-23

597127 RB SN OLIVIA HALL/CLOSET	19.98
5099399 KW STCD 270 ELEC DBLT SN	119.00

SUBTOTAL:	138.98
TAX:	0.00
INVOICE 09722 TOTAL:	138.98
VISA:	138.98

VISA: XXXXXXXXXXXX1213 AMOUNT:138.98 AUTHCD: 021371

CHIP REFID:247209110908 05/21/23 11:13:04

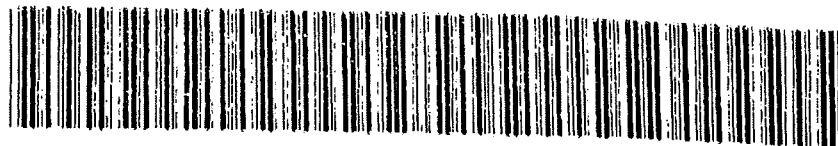
APL: Visa Credit TVR: 0080008000

AID: A0000000031010 TSI: E800

STORE: 2472 TERMINAL: 09 05/21/23 11:13:41

OF ITEMS PURCHASED: 2

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



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

STORE MANAGER: JOSEPH WARD

LOWE'S PRICE PROMISE



Your Lowe's Receipt

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

Transaction #: 10782177
Order Date: 05/22/23 15:02:57



Item	Price
3/8-IN P2C X 1/4-IN MIP (-28994)	\$ 5.48
Item #: 835028	
1 @ 5.48	
1/4-IN P2C X 1/4-IN OD AD 383547	\$ 4.38
Item #: 835022	
1 @ 4.38	
Invoice 10923 Subtotal	\$ 9.86
Invoice 10923 Subtotal	\$ 9.86
Subtotal	\$ 9.86
Total Tax	\$ 0.00
Total	\$ 9.86

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

Payment: VISA ending in 1213 \$ 9.86

AuthTime	05/22/23 15:02:01
AuthCD	022096
REFID	247210082285
APL	Visa Credit
TSI	E800
AID	A000000031010
TVR	0080008000
Order Date	05/22/23 15:02:57
Store #	2472
Terminal #	10
Store Manager	JOSEPH WARD



Your Lowe's Receipt

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

Transaction # : 88858095
Order Date : 05/23/23 12:08:15



Item	Price
3/8-IN X 16-IN SS-FC (76000)	\$ 29.92
Item #: 751640	
4 @ 7.48	
Invoice 1207 Subtotal	\$ 29.92
Invoice 1207 Subtotal	\$ 29.92
Subtotal	\$ 29.92
Total Tax	\$ 0.00
Total	\$ 29.92

Total # of items purchased: 4
Excludes fees, services and special order items

Payment: VISA ending in	\$ 29.92
1213	
AuthTime	05/23/23 12:07:52
AuthCD	023972
REFID	247201066296
APL	Visa Credit
TSI	E800

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

- SALE -

SALES#: S2472SD2 2550898 TRANS#: 9933467 05-24-23

5036687 HALO 8-IN 5CCT DTACH JBOX 413.82
9 @ 45.98

SUBTOTAL: 413.82
TAX: 0.00
INVOICE 09932 TOTAL: 413.82
VISA: 413.82

VISA: XXXXXXXXXXXX1213 AMOUNT:413.82 AUTHCD: 024867

CHIP REFID:247209111176 05/24/23 09:03:57

APL: Visa Credit TVR: 0080008000

AID: A0000000031010 TSI: E800

STORE: 2472 TERMINAL: 09 05/24/23 09:04:27

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EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



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STORE MANAGER: JOSEPH WARD

LOWE'S PRICE PROMISE
FOR MORE DETAILS, VISIT LOWES.COM/PRICEPROMISE

DOLLAR GENERAL STORE #13746
13807 MAIN STREET,
JACKSONVILLE, FL 32218
(904) 345-0931

SALE TRANSACTION

S TL SFT STRONG TWL 1RO 72105012622	\$1.00
S TL SFT STRONG TWL 1RO 72105012622	\$1.00
S TL SFT STRONG TWL 1RO 72105012622	\$1.00

Tax: \$3.00 @ 7.5% \$0.23

Items in Transaction:3

Balance to pay	\$3.23
Visa	\$3.23

PAYMENT CARD PURCHASE TRANSACTION
CUSTOMER COPY

Visa Credit	*****1213
Type: Chip Read	Auth Code: 025209
AID: A0000000031010	PAN Seq:
TVR: 0000008000	TSI: EC00
IAD: 06031203A0B002	
MID: *****27013	TID: ****6000
TOTAL PURCHASE	\$3.23

No Cardholder Verification

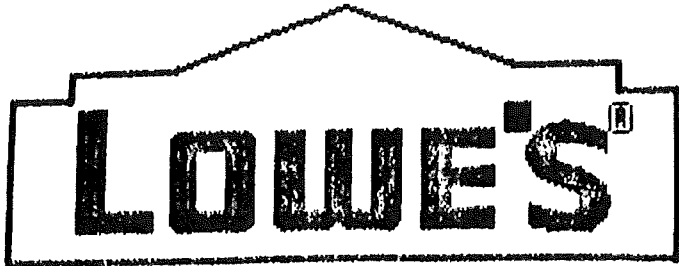
Please retain for your records

Save Time. Save Money.
Every Day! At Dollar General

STORE	TILL	TRANS.	DATE
13746	11	60173	05-25-23 8:27 AM

Your cashier was: SCO





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

- SALE -

SALES#: S2472GB2 1045068 TRANS#: 11636695 06-01-23

1329459 BHK #16 X 15-FT ZINC-PLTD 10.48
666405 MULTI-PURPOSE HAND PUMP 38.95
809417 #6 ZINC SCRN DOOR SPRING 3.28

SUBTOTAL: 52.71
TAX: 0.00
INVOICE 11674 TOTAL: 52.71
VISA: 52.71

VISA: XXXXXXXXXXXX1213 AMOUNT:52.71 AUTHCD: 001306
CHIP REFID:247211098321 06/01/23 12:24:31
CUSTOMER CODE: 00

APL: Visa Credit TVR: 0080008000
AID: A0000000031010 TSI: E800

STORE: 2472 TERMINAL: 11 06/01/23 12:24:55

OF ITEMS PURCHASED: 3

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



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

STORE MANAGER: JOSEPH WARD

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. WOLFFE

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

WWW.BILLINGCOCHRAN.COM

PLEASE REPLY TO: FORT LAUDERDALE

May 31, 2023

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

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

Dear Rich:

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

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

Very truly yours,


DENNIS E. LYLES
For the Firm

DEL/sp
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
 05/31/2023
 Account No: 80-12113M
 Statement No: 181541

Attn: MR. RICHARD P. HANS

TISON'S LANDING CDD

Fees

		Hours
05/11/2023		
GLK	PREPARE FOR, TRAVEL AND ATTEND MEETING OF BOARD OF SUPERVISORS	1.50
GLK	TELEPHONE CONFERENCE WITH COURTNEY HOGGE, REVIEW PROPOSED AGENDA FOR MEETING OF CDD BOARD OF SUPERVISORS	0.20
05/12/2023		
MJP	CORRESPONDENCE TO MAC MCGAFFNEY WITH ATTACHMENT	0.20
GLK	TELEPHONE CONFERENCE WITH MAC MCGAFFNEY RE: QUALIFICATION FOR HOLDING OFFICE AS MEMBER OF CDD BOARD OF SUPERVISORS; TELEPHONE CONFERENCE WITH DANA HARDEN RE: TERMINATION OF POOL SURE CONTRACT	0.50
GLK	REVIEW DOCUMENTS RE: TERMINATION OF POOL SURE AGREEMENT	0.30
05/15/2023		
GLK	TELEPHONE CONFERENCE WITH MAC MCGAFFNEY, PREPARE CORRESPONDENCE TO SUPERVISOR HENNINGER	0.50
MJP	INTIAL RESEARCH RE: SUPERVISOR ELIGIBILITY	0.30
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY	0.20
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM MAC MCGAFFNEY	0.20
MJP	CORRESPONDENCE TO MAC MCGAFFNEY WITH ATTACHMENT	0.20
05/16/2023		
SFD	REVIEW AND REVISE NOTICE OF PUBLIC HEARING ON BUDGET AND ASSESSMENTS; REVIEW STATUTORY REQUIREMENTS	0.60
SFD	CORRESPONDENCE TO COURTNEY HOGGE	0.20
SFD	MULTIPLE CORRESPONDENCE TO HOWARD MCGAFFNEY	0.30

TISON'S LANDING CDD

TISON'S LANDING CDD

		Hours		
05/17/2023	MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DISTRICT MANAGER AND SUPERVISOR HENNINGER	0.20	
05/19/2023	MJP	REVISE CORRESPONDENCE TO SUPERVISOR HENNINGER	0.10	
05/22/2023	GLK	TELEPHONE CONFERENCE WITH MAC MCCAFFNEY, TELEPHONE CONFERENCE WITH COURTNEY HOGGE, PREPARE CORRESPONDENCE TO SUPERVISOR HENNINGER	0.50	
	GEW	REVIEW AND ANALYZE SHADE NOTICE	0.30	
	GLK	PREPARE AND TRANSMIT EMAIL TO SUPERVISOR HENNINGER RE: RESIDENCY; RECEIVE AND REVIEW CORRESPONDENCE FROM MAC MCGAFFNEY	0.50	
05/25/2023	MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY	0.10	
05/30/2023	GLK	REVIEW OF FILE, TELEPHONE CONFERENCE WITH COURTNEY HOGGE RE: BUDGET HEARING NOTICE; TELEPHONE CONFERENCE WITH TIM HARDEN RE: TERMINATION OF POOL SURE	0.40	
		For Current Services Rendered	7.30	<u>2,007.50</u>

Recapitulation

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
GINGER E. WALD	PARTNERS	0.30	\$275.00	\$82.50
GERALD L. KNIGHT	PARTNERS	4.40	275.00	1,210.00
SUSAN F. DELEGAL	PARTNERS	1.10	275.00	302.50
MICHAEL J. PAWELCZYK	PARTNERS	1.50	275.00	412.50

Previous Balance \$852.50

Total Current Work 2,007.50

Payments

06/06/2023 PAYMENT RECEIVED - THANK YOU -852.50

Balance Due \$2,007.50

TISON'S LANDING CDD

TISON'S LANDING CDD

Page: 3
05/31/2023
Account No: 80-12113M
Statement No: 181541

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

Tiziana Cessna

From: Elizabeth A. Myers <emyers@vestapropertyservices.com>
Sent: Tuesday, June 27, 2023 12:46 PM
To: Tiziana Cessna
Subject: Refund for rental
Attachments: WESTERN UNION FINANCIAL SERVICES INC. - ISSUER - Denver, Colorado.pdf; Tisons Landing Check and Cash Tracker June 2023 .xlsx

Good afternoon, Tiziana
Due to a family emergency, the resident had to cancel her rental and will be to obtain a refund. The check number was 1244 in the amount of \$125.00.

J.Brown
15919 Tisons Bluff Road
Jacksonville, FL 32218
Best regards,
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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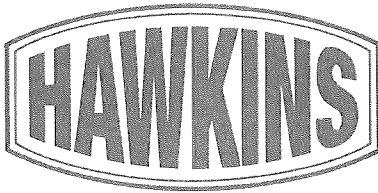
From: Tracy Brown <tlbrown814@gmail.com>
Sent: Monday, June 26, 2023 8:23 AM
To: Elizabeth A. Myers <emyers@vestapropertyservices.com>
Subject: Amenities Center

Good morning.

I called yesterday as early as I could and left a message. We are scheduled to use the amenities center (Yellow Bluff) today from 2-6pm. We were celebrating my husband's dad's 80th birthday & unfortunately due to a medical emergency, we have to cancel. This was never expected. I'm not sure if we are able to get a refund at this point, but I appreciate any help you can offer. Please feel free to call me if you have any questions.

Respectfully,
Tracy Brown
850-449-2267

Original



Hawkins, Inc.
2381 Rosegate
Roseville, MN 55113
Phone: (612) 331-6910

INVOICE

Total Invoice	\$740.00
Invoice Number	6507529
Invoice Date	6/26/23
Sales Order Number/Type	4283754 SO
Branch Plant	74
Shipment Number	5059248

Sold To: 485799
ACCOUNTS PAYABLE
TISON'S LANDING CDD
475 WEST TOWN PLACE
SUITE 114
ST AUGUSTINE FL 32092

Ship To: 485800
YELLOW BLUFF AMENITY CENTER
16529 TISON'S BLUFF ROAD
JACKSONVILLE FL 32218

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #			
7/26/23	Net 30	PPD Origin	HAWKINS SOUTHEAST FLEET			B74			
Line #	Item Number	Item Name/Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1 1 LB BLK (Mini-Bulk)	N	260.0000	GA	\$2.8000	GA	2,514.2 LB	\$728.00
				260.0000	GA			2,514.2 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00

***** Receive Your Invoice Via Email *****

Please contact our Accounts Receivable Department via email at Credit.Dept@HawkinsInc.com or call 612-331-6910 to get it setup on your account.

Approved by Tim Harden

Please code to 320.572.46500

Page 1 of 1

Tax Rate 0 %
Sales Tax \$0.00

Invoice Total **\$740.00**

No Discounts on Freight
IMPORTANT: All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.
NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.

CHECK REMITTANCE:
Hawkins, Inc.
P.O. Box 860263
Minneapolis, MN 55486-0263

WIRING CONTACT INFORMATION:
Email: Credit.Dept@Hawkinsinc.com

Phone Number: (612) 617-8581
Fax Number: (612) 225-6702

FINANCIAL INSTITUTION:
US Bank
800 Nicollet Mall
Minneapolis, MN 55402

Account Name: Hawkins, Inc.
Account #: 180120759469
ABA/Routing #: 091000022
Swift Code#: USBKUS44IMT
Type of Account: Corporate Checking

ACH PAYMENTS:
CTX (Corporate Trade Exchange) is our preferred method. Please remember to include in the addendum the document numbers pertaining to the payment.
For other than CTX, the remit to information may be emailed to Credit.Dept@Hawkinsinc.com

CASH IN ADVANCE/EFT PAYMENTS:
Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

This contractor and subcontractor shall abide by the requirements of 41 CFR §§60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, national origin, protected veteran status or disability.

www.hawkinsinc.com

Job# 3453902



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

Invoice

Date 6/1/2023

Invoice # 131295614951

Terms	Net 20
Due Date	6/21/2023
PO #	

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

Item ID	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate - prorated for cancellation date 6/12/2023	0.37	ea	493.61
	Approved by Tim Harden on 6/26/23			
	Please code to 320.572.46500			

Subtotal 493.61
Shipping Cost (FEDEX GROUND) 0.00
Total 493.61
Amount Due \$493.61

Remittance Slip

Customer
13TIS025
Invoice #
131295614951

Amount Due \$493.61
Amount Paid 493.61
Make Checks Payable To
Poolsure
PO Box 55372
Houston, TX 77255-5372



131295614951



INVOICE	#2125
SERVICE DATE	May 26, 2023
INVOICE DATE	May 26, 2023
DUE	Upon receipt
AMOUNT DUE	\$1,520.00

Hendry Electrical

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

(904) 612-6668
tharden@vestapropertyservices.com

CONTACT US
85222 Miner Rd
Yulee, FL 32097

(904) 314-2544
chendry@hendryelectrical.net

INVOICE

Services	qty	unit price	amount
Electrical Work Replace existing lighting contactor and power modules	1.0	\$1,520.00	\$1,520.00
Subtotal			\$1,520.00
Total Tax			\$0.00
Interest (4%)			\$0.00
Total			\$1,520.00

Approved by Tim Harden

Please code to 320.572.46000

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
16886	06/30/2023	\$1,610.98	07/30/2023	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

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		\$497.57
EFT Payment - thank you	Jun 17	-\$497.57
Balance forward		\$0.00
Regular monthly charges	Page 3	\$492.95
Taxes, fees and other charges	Page 3	\$4.62
New charges		\$497.57

Amount due \$497.57

ⓘ Thanks for paying by Automatic Payment

Your automatic payment on Jul 16, 2023, will include your amount due, plus or minus any payment related activities or adjustments, and less any credits issued before your bill due date.

Need help?
Visit business.comcast.com/help or see page 2 for other ways to contact us.

Your bill explained

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

Approved: 6/30/23
Elizabeth Myers
GL code: 320.572.41050

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST
BUSINESS

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 **Jul 16, 2023**

Please pay \$497.57

Electronic payment will be applied Jul 16, 2023

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574120090613300497578

Download the Comcast Business App

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

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



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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 \$492.95

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

Equipment & services \$56.50

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

Service fees \$52.15

Directory Listing Management Fee	\$5.00
Voice Network Investment	\$5.00
Broadcast TV Fee	\$30.80
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.

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

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 442

Invoice Date: 7/1/23

Due Date: 7/1/23

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 - July 2023	340	3,750.00	3,750.00
Website Administration - July 2023	2495	116.67	116.67
Information Technology - July 2023	351	116.67	116.67
Dissemination Agent Services - July 2023	312	83.33	83.33
Office Supplies	510	0.15	0.15
Postage	420	28.62	28.62
Copies	425	31.05	31.05
Telephone	410	2.79	2.79
Total			\$4,129.28
Payments/Credits			\$0.00
Balance Due			\$4,129.28



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 387325
Invoice Date: 07/01/2023
Completed: 06/30/2023
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

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

set up to auto pay
set up e bill

Tisons Landing - JEA

Budget	Vendor/ACCT # Location	Meter #	October	November	December	January	February	March	April	May	June	July	August	September	Total
Electric	8970821539 16325 N MAIN ST APT 501	95045373	\$94.67	\$83.42	\$55.38	\$71.46	\$90.16	\$104.04	\$88.71	\$127.24	\$96.18				\$811.46
Electric Total	001.320.538.43000		\$94.67	\$83.42	\$55.38	\$71.46	\$90.16	\$104.04	\$88.71	\$127.24	\$96.18	\$0.00	\$0.00	\$0.00	\$811.46
Electric	8970821539 16529 TISONS BLUFF ROAD	06221889	\$1,255.72	\$1,073.85	\$1,007.14	\$1,173.37	\$1,250.97	\$1,389.41	\$1,064.24	\$1,195.18	\$1,021.04				\$10,430.92
Electric Total	001.320.57200.43000		\$1,255.72	\$1,073.85	\$1,007.14	\$1,173.37	\$1,250.97	\$1,389.41	\$1,064.24	\$1,195.18	\$1,021.04	\$0.00	\$0.00	\$0.00	\$10,430.92

Budget	Vendor/ACCT # Location	Meter #	October	November	December	January	February	March	April	May	June	July	August	September	Total
Irrigation	8970821539 15635 TISON BLUFF ROAD	67370623	\$83.33	\$92.25	\$19.47	\$92.63	\$118.01	\$110.09	\$114.55	\$127.93	\$110.09				\$839.35
Irrigation	8970821539 15681 TISON BLUFF ROAD	67370626	\$96.71	\$105.03	\$101.17	\$105.03	\$96.71	\$92.25	\$96.71	\$101.17	\$92.25				\$889.23
Irrigation	8970821539 16123 TISONS BLUFF RD	83726296	\$105.03	\$123.47	\$119.01	\$181.44	\$103.61	\$150.23	\$154.69	\$172.53	\$154.69				\$1,325.20
Irrigation	8970821539 16151 DOWING CREEK DR	74534584	\$83.33	\$96.71	\$87.79	\$82.25	\$87.79	\$83.33	\$83.33	\$96.71	\$83.33				\$794.57
Irrigation	8970821539 16211 DOWING CREEK DR	74458033	\$217.12	\$243.88	\$217.12	\$234.96	\$199.28	\$212.66	\$239.42	\$199.28					\$1,865.20
Irrigation	8970821539 16303 HUNTERS HOLLOW TL	67370630	\$150.23	\$172.53	\$154.69	\$168.07	\$154.69	\$154.69	\$105.03	\$87.79	\$83.33				\$1,291.65
Irrigation	8970821539 16316 MAGNOLIA GROVE WY	67370626	\$176.86	\$190.36	\$185.90	\$141.31	\$105.03	\$101.17	\$145.77	\$132.39	\$136.85				\$1,316.26
Irrigation	8970821539 16331 TISONS BLUFF RD	67370634	\$1,314.26	\$1,830.91	\$87.79	\$82.63	\$88.71	\$50.89	\$84.71	\$105.03	\$154.69				\$3,524.19
Irrigation	8970821539 16343 TISONS BLUFF RD	67370632	\$234.96	\$243.88	\$212.66	\$221.58	\$176.86	\$199.28	\$288.48	\$261.72					\$2,029.90
Irrigation	8970821539 16356 MAGNOLIA GROVE WY A	67370624	\$127.93	\$141.31	\$132.39	\$132.39	\$119.01	\$127.93	\$127.93	\$119.01	\$123.47				\$1,151.37
Irrigation	8970821539 261 BRADFORD LAKE CR	81523391	\$198.28	\$221.58	\$203.74	\$217.12	\$203.74	\$181.44	\$184.82	\$212.66	\$87.79				\$1,722.17
Irrigation	8970821539 79 BRADFORD LAKE CR	83874232	\$136.85	\$154.69	\$132.39	\$150.23	\$141.31	\$127.93	\$132.39	\$145.77	\$127.93				\$1,249.49
Irrigation Total	001.320.538.43100		\$2,826.61	\$3,417.20	\$1,654.12	\$1,770.24	\$1,662.15	\$1,556.18	\$1,626.47	\$1,829.49	\$1,615.42	\$0.00	\$0.00	\$0.00	\$18,057.88

Budget	Vendor/ACCT # Location	Meter #	October	November	December	January	February	March	April	May	June	July	August	September	Total
Sewer	8970821539 16529 TISONS BLUFF ROAD	67891772	\$721.02	\$865.82	\$839.49	\$734.18	\$681.53	\$691.53	\$707.86	\$701.28	\$595.67				\$6,526.68
Water	8970821539 16529 TISONS BLUFF ROAD	67891772	\$243.06	\$285.21	\$277.54	\$246.89	\$231.56	\$231.56	\$239.23	\$237.31	\$206.66				\$2,199.02
Water/Sewer Total	001.320.57200.43100		\$964.08	\$1,151.03	\$1,117.03	\$981.07	\$913.09	\$913.09	\$947.09	\$938.59	\$802.33	\$0.00	\$0.00	\$0.00	\$8,725.70

GRAND TOTAL			\$5,241.28	\$5,725.56	\$3,833.67	\$3,896.14	\$3,916.37	\$3,962.72	\$3,726.51	\$4,090.50	\$3,535.27	\$0.00	\$0.00	\$0.00	\$38,027.96
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	last year	October	November	December	January	February	March	April	May	June	July	August	September	Total
		\$3,627.95	\$4,039.02	\$3,978.54	\$4,279.62	\$3,665.84	\$3,680.71	\$3,955.04	\$3,696.43	\$4,817.19	\$5,129.44	\$5,163.43	\$5,544.88	\$52,618.19
	Increase/(Decrease)	\$1,613.33	\$1,686.48	\$(144.87)	\$(298.48)	\$250.59	\$282.01	\$(268.50)	\$394.07	\$(1,261.82)	\$(5,129.44)	\$(5,163.43)	\$(5,544.88)	\$(14,500.23)
		1 meter very high	1 meter very high					increase of rates						

			Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	
Irrigation	8970821539 15635 TISON BLUFF ROAD	67370623	18,000.00	18,000.00	-	11,000.00	24,000.00	22,000.00	23,000.00	26,000.00	22,000.00				\$162,000.00
Irrigation	8970821539 15681 TISON BLUFF ROAD	67370626	19,000.00	21,000.00	20,000.00	21,000.00	19,000.00	18,000.00	19,000.00	20,000.00	18,000.00				\$175,000.00
Irrigation	8970821539 16123 TISONS BLUFF RD	83726296	21,000.00	25,000.00	24,000.00	38,000.00	34,000.00	31,000.00	32,000.00	36,000.00	32,000.00				\$273,000.00
Irrigation	8970821539 16151 DOWING CREEK DR	74534584	16,000.00	19,000.00	17,000.00	18,000.00	17,000.00	16,000.00	16,000.00	16,000.00	16,000.00				\$154,000.00
Irrigation	8970821539 16211 DOWING CREEK DR	74458033	46,000.00	52,000.00	46,000.00	50,000.00	47,000.00	42,000.00	45,000.00	51,000.00	42,000.00				\$421,000.00
Irrigation	8970821539 16303 HUNTERS HOLLOW TL	67370630	31,000.00	36,000.00	32,000.00	35,000.00	32,000.00	32,000.00	21,000.00	17,000.00	16,000.00				\$252,000.00
Irrigation	8970821539 16316 MAGNOLIA GROVE WY	67370626	37,000.00	40,000.00	39,000.00	29,000.00	21,000.00	20,000.00	30,000.00	27,000.00	28,000.00				\$327,000.00
Irrigation	8970821539 16331 TISONS BLUFF RD	67370634	292,000.00	353,000.00	17,000.00	11,000.00	10,000.00	8,000.00	10,000.00	21,000.00	32,000.00				\$764,000.00
Irrigation	8970821539 16343 TISONS BLUFF RD	67370632	50,000.00	52,000.00	45,000.00	47,000.00	37,000.00	37,000.00	42,000.00	62,000.00	56,000.00				\$431,000.00
Irrigation	8970821539 16356 MAGNOLIA GROVE WY A	67370624	26,000.00	29,000.00	27,000.00	27,000.00	24,000.00	26,000.00	26,000.00	24,000.00	25,000.00				\$234,000.00
Irrigation	8970821539 261 BRADFORD LAKE CR	81523391	42,000.00	47,000.00	43,000.00	46,000.00	43,000.00	38,000.00	41,000.00	45,000.00	17,000.00				\$362,000.00
Irrigation	8970821539 79 BRADFORD LAKE CR	83874232	28,000.00	32,000.00	27,000.00	31,000.00	29,000.00	26,000.00	27,000.00	30,000.00	26,000.00				\$256,000.00
Sewer	8970821539 16529 TISONS BLUFF ROAD	67891772	93,000.00	115,000.00	111,000.00	95,000.00	87,000.00	87,000.00	91,000.00	90,000.00	74,000.00				\$843,000.00
Water	8970821539 16529 TISONS BLUFF ROAD	67891772	93,000.00	115,000.00	111,000.00	95,000.00	87,000.00	87,000.00	91,000.00	90,000.00	74,000.00				\$843,000.00
			610,000.00	964,000.00	553,000.00	554,000.00	514,000.00	490,000.00	514,000.00	558,000.00	478,000.00	-	-	-	5,441,000.00



225 North Pearl Street, Jacksonville, FL 32202-4513
 Phone: 904.665.6000 • Fax: 904.665.7990 • Internet: jea.com

Customer Name: TISONS LANDING CDD

Account #: 8970821539

Cycle: 04 Bill Date: 06/30/23

TOTAL SUMMARY OF CHARGES

Electric	\$	1,117.22
Irrigation		1,615.42
Sewer		595.97
Water		206.66

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

Total New Charges: \$ 3,535.27



The Customer Solutions Center at the new JEA headquarters, located at 225 N. Pearl St. in downtown Jacksonville, is now open to the public.



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

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Do not pay. AutoPay will process your payment on 07/24/23.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$4,090.50	-\$4,090.50	\$0.00	\$3,535.27	\$3,535.27

**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: 06/30/23

Do not pay. AutoPay will process your payment on 07/24/23.

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

BILLING AND PAYMENT OPTIONS

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

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

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

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

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

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

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

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

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

Pay in Person: JEA payments are accepted at the JEA Downtown Customer Center, Winn-Dixie stores, Duval County Tax Collector offices and over 140 JEA authorized payment-only locations. Find locations at JEA.com/paymentlocations. Be sure to take a copy of your JEA bill when you go. The JEA Downtown Customer Center, 225 North Pearl Street, is open 8:00 a.m.–5:00 p.m. Monday through Friday except holidays. Closed Saturday.

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

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

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

STATEMENT INFORMATION

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

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

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

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

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

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

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

Environmental Charge provides funding for environmental and regulatory programs.

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

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

gal: 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: [input fields]

Address: [input fields]

City: [input fields] State: [input fields] Zip Code: [input fields]

E-mail: [input fields]



225 North Pearl Street, Jacksonville, FL 32202-4513
 Phone: 904.665.6000 • Fax: 904.665.7990 • Internet: jea.com

SERVICE DETAILS			
Account Name: TISONS LANDING CDD	Account #: 8970821539	Bill Date: 06/30/23	Cycle: 04

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
15635 TISONS BLUFFRD	I	110.09	Irrigation 1 - Commercial	05/29/23 - 06/27/23	Commercial Irrigation Service
Detail		Basic Monthly Charge			
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.81)	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
		Tier 2 Consumption (> 14 kgal @ \$4.33)	67370623	5697	22000 GAL 29 Regular
		City of Jacksonville Franchise Fee			
15681 TISONS BLUFFRD	I	92.25	Irrigation 1 - Commercial	05/29/23 - 06/27/23	Commercial Irrigation Service
Detail		Basic Monthly Charge			
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.81)	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
		Tier 2 Consumption (> 14 kgal @ \$4.33)	67370625	4614	18000 GAL 29 Regular
		City of Jacksonville Franchise Fee			
16123 TISONS BLUFFRD	I	154.69	Irrigation 1 - Commercial	05/29/23 - 06/27/23	Commercial Irrigation Service
Detail		Basic Monthly Charge			
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.81)	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
		Tier 2 Consumption (> 14 kgal @ \$4.33)	83726295	559	32000 GAL 29 Regular
		City of Jacksonville Franchise Fee			
16151 DOWING CREEK DR	I	83.33	Irrigation 1 - Commercial	05/29/23 - 06/27/23	Commercial Irrigation Service
Detail		Basic Monthly Charge			
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.81)	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
		Tier 2 Consumption (> 14 kgal @ \$4.33)	74534584	2092	16000 GAL 29 Regular
		City of Jacksonville Franchise Fee			
16211 DOWING CREEK DR	I	199.28	Irrigation 1 - Commercial	05/29/23 - 06/27/23	Commercial Irrigation Service
Detail		Basic Monthly Charge			
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.81)	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
		Tier 2 Consumption (> 14 kgal @ \$4.33)	74458033	7131	42000 GAL 29 Regular
		City of Jacksonville Franchise Fee			
16303 HUNTERS HOLLOW TL	I	83.33	Irrigation 1 - Commercial	05/29/23 - 06/27/23	Commercial Irrigation Service
Detail		Basic Monthly Charge			
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.81)	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
		Tier 2 Consumption (> 14 kgal @ \$4.33)	67370633	5381	16000 GAL 29 Regular
		City of Jacksonville Franchise Fee			

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Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
16316 MAGNOLIA GROVE WY	I	136.85	Irrigation 1 - Commercial	06/01/23 - 06/30/23	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	6860	28000 GAL 29 Regular
		Tier 2 Consumption (> 14 kgal @ \$4.33)			
		City of Jacksonville Franchise Fee			
		3.99			
16331 TISONS BLUFFRD	I	154.69	Irrigation 1 - Commercial	05/29/23 - 06/27/23	Commercial Irrigation Service
Detail		Basic Monthly Charge	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.81)	67370634	7066	32000 GAL 29 Regular
		Tier 2 Consumption (> 14 kgal @ \$4.33)			
		City of Jacksonville Franchise Fee			
		4.51			
16343 TISONS BLUFFRD	I	261.72	Irrigation 1 - Commercial	05/29/23 - 06/26/23	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	9444	56000 GAL 28 Regular
		Tier 2 Consumption (> 14 kgal @ \$4.33)			
		City of Jacksonville Franchise Fee			
		7.62			
16356 MAGNOLIA GROVE WY APT IRO1	I	123.47	Irrigation 1 - Commercial	06/01/23 - 06/30/23	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	4737	25000 GAL 29 Regular
		Tier 2 Consumption (> 14 kgal @ \$4.33)			
		City of Jacksonville Franchise Fee			
		3.60			
16365 N MAIN ST APT SGO1	E	96.18	Commercial - Electric	05/30/23 - 06/28/23	General Service
Detail		Basic Monthly Charge	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		Energy Charge (\$0.06078 per kWh)	24074025	29202	696 KWH 29 Regular
		Tax Exempt Fuel Cost (\$0.03476 per kWh)			
		Taxable Fuel Cost (\$0.00511 per kWh)			
		City of Jacksonville Franchise Fee			
		Gross Receipts Tax			
		2.40			
16529 TISONS BLUFFRD	E	1,021.04	Commercial - Electric	05/30/23 - 06/28/23	General Service
Detail		Basic Monthly Charge	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		Energy Charge (\$0.06078 per kWh)	22968209	10675	9394 KWH 29 Regular
		Tax Exempt Fuel Cost (\$0.03476 per kWh)	22968209	27.75	27.75 KW 29 Regular
		Taxable Fuel Cost (\$0.00511 per kWh)			
		City of Jacksonville Franchise Fee			
		Gross Receipts Tax			
		25.53			
16529 TISONS BLUFFRD	S	595.97	Commercial - Water/Sewer	05/29/23 - 06/27/23	Commercial Sewer Service
Detail		Basic Monthly Charge	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		Sewer Usage Charge	87650993	3307	74000 GAL 29 Regular
		City of Jacksonville Franchise Fee			
		17.36			
16529 TISONS BLUFFRD	W	206.66	Commercial - Water/Sewer	05/29/23 - 06/27/23	Commercial Water Service
Detail		Basic Monthly Charge	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		Water Consumption Charge	87650993	3307	74000 GAL 29 Regular
		City of Jacksonville Franchise Fee			
		6.02			

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:		
261 BRADFORD LAKE CR	I	87.79	Irrigation 1 - Commercial	05/29/23 - 06/27/23	Commercial Irrigation Service		
Detail		Basic Monthly Charge		Meter Nbr	Consumption	Days Billed	Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.81)		81523391	4476	17000 GAL	29 Regular
		Tier 2 Consumption (> 14 kgal @ \$4.33)					
		City of Jacksonville Franchise Fee					
79 BRADFORD LAKE CR	I	127.93	Irrigation 1 - Commercial	05/29/23 - 06/27/23	Commercial Irrigation Service		
Detail		Basic Monthly Charge		Meter Nbr	Consumption	Days Billed	Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.81)		83974232	2174	26000 GAL	29 Regular
		Tier 2 Consumption (> 14 kgal @ \$4.33)					
		City of Jacksonville Franchise Fee					

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LawnBoy Lawn Services

PO Box 551203
Jacksonville, FL 32255

Invoice

Date	Invoice #
7/1/2023	8609

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	7/31/2023	

Item	Description	Rate	Serviced	Amount
Bush Hogging	Bush Hogged under power lines by Amenity Center on 6/29/2023	385.00	6/29/2023	385.00
	Approved by Tim Harden			
	Please code to 320.538.46200			
Please remit to above address. Thank you for your business!			Current Charges	\$385.00

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

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

LawnBoy Lawn Services

PO Box 551203
Jacksonville, FL 32255

Invoice

Date	Invoice #
6/28/2023	8593

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	7/28/2023	CC Duval Property, ...

Item	Description	Rate	Serviced	Amount
Maintenance	Installment for monthly services-June, 2023 Approved by Tim Harden 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



Invoice

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

Invoice # 411119
 Date 07/01/2023
 Terms
 Due Date 07/20/2023
 Memo Monthly Fees

Bill To

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

Description	Quantity	Rate	Amount
Amenity Manager 320 572 45105	1	8,350.50	8,350.50
Pool maintenance 464	1	2,505.42	2,505.42
Field management and administration 320 538 344	1	2,622.42	2,622.42
Janitorial maintenance 320 572 46601	1	2,570.42	2,570.42
Janitorial supplies 46602	1	310.42	310.42
Website fee 310 513 49510	1	250.00	250.00
Additional pool monitors and FA's 320 572 538 31450	1	1,146.08	1,146.08

Total 17,755.26



ONE CITY. ONE JACKSONVILLE

City of Jacksonville, Florida

Lenny Curry, Mayor

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

INVOICE

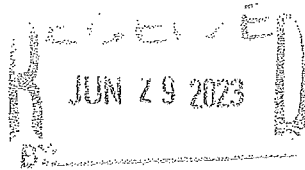
Bill-To

Tisons Landing Community Development
District
c/o GMS LLC
475 West Town PI Suite 114
SAINT AUGUSTINE, FL 32092

BILLING DEPARTMENT:

Fire Prevention Division
515 North Julia Street
Jacksonville, FL 32202
JFRDInvoice@coj.net
904 255 7788

001.320.57200.46000



Invoice Number ARF23062712
Invoice Date 6/27/23

Total \$57.89
Payments \$0.00
Credits \$0.00
Line and Tax Adjustment \$0.00

Payment Terms 30 Net

Due Date 7/27/23

Balance Due \$57.89

No.	Product	Description	UOM	Quantity	Unit Price	Amount
1		261963 | Fire Inspection-6/26/2023 16529 TISONS BLUFF RD 32		1	\$57.89	\$57.89
Line Total						\$57.89

If not paid within 30 days, the invoice becomes delinquent. After 90 days, it goes to collection.

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

Invoice Number: ARF23062712

□□□□□□□□□□□□□□□□

Amount Enclosed: \$ 57.89

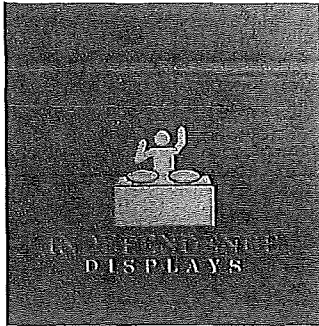
Send payment to

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

Special Instructions

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

001.320.57200.49400 \$1500



INVOICE

Date: January 28, 2023
INVOICE # 2306

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

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

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

Make all checks payable to Independence Displays, LLC

Mail Deposit to:

**16360 Tisons Bluff Road
Jacksonville, FL 32218**

320 572 494

Thank you for your business!

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

Tiziana Cessna

From: Elizabeth A. Myers <emyers@vestapropertyservices.com>
Sent: Monday, July 10, 2023 12:30 PM
To: Tiziana Cessna
Subject: FW: 4th of July Payment - Independence Displays

Good afternoon,

Please release the second half of the invoice for Independence Displays at your convenience . Let me know if you have any questions.

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

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.VestaPropertyServices.com&c=E,1,kOBqLI41jPC1S9vpF-4R4AtT5LdctP-W6obwhxGRgMALbFAkmWzdQl687KQAhi-f85SQgej-UeZ1TcVwZVJ46xkJqKJO-UCoa__Q-VIS&typo=1

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-----Original Message-----

From: Dana A. Harden <dharden@vestapropertyservices.com>
Sent: Monday, July 10, 2023 11:54 AM
To: Independence Displays <danny@independencedisplays.com>; Elizabeth A. Myers <emyers@vestapropertyservices.com>
Subject: RE: 4th of July Payment

Danny, are you waiting on the payment from the HOA or CDD?

Dana A. Harden, LCAM, AMS
Regional General Manager

245 Riverside Avenue #300
Jacksonville, FL 32202
C: 904-775-9754

<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fnam12.safelinks.protection.outlook.com%2f%3furl%3dhttp%253A%252F%252Fwww.vestapropertyservices.com%252F%26data%3d05%257C01%257Cemyers%2540vestapropertyservices.com%257C5c345045ba084cb2f9ca08db815ddcee%257C8af8744420b64d0d8eb034a4747a03fd%257C0%257C638246012378387076%257CUnknown%257CTWfpbGZsb3d8eyJWljoiMC4wLjAwMDAiLCJQljoiv2luMzliLCJBTil6lk1haWw>

Tiziana Cessna

From: Elizabeth A. Myers <emyers@vestapropertyservices.com>
Sent: Tuesday, July 11, 2023 2:27 PM
To: Tiziana Cessna
Subject: Cancelled rental - refund
Attachments: THIS CERTIFICATE IS !!.pdf

Hi Tiziana 001.300.36200.1000

Please issue a refund to:

Tamekia Johnson

16330 Dowing Creek Drive

Jacksonville, FL 32218

For the amount of 125.00 check number 199

Best regards,

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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C

D

B

A

Tison's CDD May 2023

Revenue Type	Amt	check or cc number	Payment Method	Name	Address	Received Date	Event Date	Receipt Number	Notes
key fob	27		cash	R.Whitfield	181 Blooming Grove Court	4/28/2023 0:00			receipt number 673097
key fob	30		cash	I.McCray	15744Tisons Bluff Road	4/28/2023 0:00			receipt number 673098
Club house/patio	125	1142	check	K.Muhammad	16480 Tisons Bluff Road	4/13/2023 0:00			
Club house/patio	125	1136	check	G.Elliston	16229 Tisons Bluff Road	4/26/2023 0:00			
Club house/patio	125	1143	Check	G.Sparks	16332 Stanis Court	5/2/2023 0:00			
Club house/patio	125	199	check	T.Johnson	16930 Dowling Creek Drive	5/1/2023 0:00			
Club house/patio	125	1076	Check	J.Gonzalez	16093 Tisons Bluff Road	4/17/2023 0:00			
Club house/patio	125	1143	check	K.Muhammad	16480 Tisons Bluff Road	4/18/2023 0:00			
Club house/patio	125	456553416	Cc	M.DeNose	15876 Tisons Bluff Road	4/22/2023 0:00			
1/2 patio	75		cash	A.Knight	16217 Dowling Creek Drive	4/21/2023 0:00			
Club house/patio	145	1	check	E.Williams	16176 Magnolia Grove	5/8/2023 0:00			Receipt number 673096
Club house/patio	145	1054	check	K.Boatwright	15678 Tisons Bluff Road	5/9/2023 0:00			
covered pavilion	15		cash	C.Garcia	168 Asbury Hill court	5/9/2023 0:00			Receipt Number 673100

LAW OFFICES

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

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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
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(561) 659-6173 FAX

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OF COUNSEL

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SUSAN F. DELEGAL
SHIRLEY A. DELUNA
GERALD L. KNIGHT
BRUCE M. RAMSEY
RICHARD T. WOULFE

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HAYWARD D. GAY (1943-2007)

WWW.BILLINGCOCHRAN.COM

PLEASE REPLY TO: FORT LAUDERDALE

June 30, 2023

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

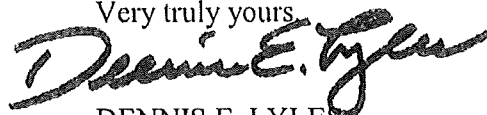
**Re: Tison's Landing CDD
Our File No.: 80.12113**

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/sp
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
 06/30/2023
 Account No: 80-12113M
 Statement No: 181984

Attn: MR. RICHARD P. HANS

TISON'S LANDING CDD

Fees

		Hours
06/01/2023		
SFD	RECEIPT AND REVIEW CORRESPONDENCE FROM COURTNEY HOGGE	0.20
SFD	REVIEW INDIVIDUAL NOTICES TO OWNERS RE ASSESSMENT INCREASE; REVIEW STATUTE	0.40
SFD	MULTIPLE CORRESPONDENCE TO COURTNEY HOGGE	0.30
06/05/2023		
MJP	REVIEW SECURITY CAMERA PROPOSALS TO BE PRESENTED AT JUNE 8, 2023 BOARD OF SUPERVISORS MEETING	0.30
06/07/2023		
GLK	REVIEW ENVERA AGREEMENTS	0.40
06/08/2023		
GLK	TELEPHONE CONFERENCES WITH MAC MCGAFFNEY, TELEPHONE CONFERENCE WITH SUPERVISOR KIRSCH, REVIEW DOCUMENTS RE: CDD CONTRACTS WITH ENVERA SYSTEMS	0.80
GLK	PREPARE FOR, TRAVEL TO, AND ATTEND MEETING OF CDD BOARD OF SUPERVISORS	2.40
MJP	REVISE CORRESPONDENCE TO DISTRICT MANAGER	0.20
06/09/2023		
MJP	REVIEW ENVERA DOCUMENTS, PROJECT SPREADSHEETS, AND CHECK REGISTERS	0.40
GFG	RESEARCH HB 199 (ETHICS TRAINING), REGULARLY CHECK ON STATUS OF LEGISLATION; REVIEW CHAPTER 2023-121, LAWS OF FLORIDA; PREPARE MEMORANDUM TO DISTRICT MANAGER RE: ETHICS TRAINING LEGISLATION	0.20
MJP	CORRESPONDENCE TO DISTRICT MANAGER WITH ATTACHMENT RE: ETHICS TRAINING	0.10
GLK	RECEIVE AND REVIEW CORRESPONDENCE FROM MAC MCGAFFNEY, REVIEW DOCUMENTS RELATING TO CDD	

		Hours
	CONTRACT WITH ENVERA	0.60
06/12/2023		
MJP	REVISE AND FINALIZE CORRESPONDENCE TO MAC MCGAFFNEY RE: ENVERA CONTRACTS	0.20
06/13/2023		
MJP	CORRESPONDENCE TO MAC MCGAFFNEY; REVIEW ENVERA AGREEMENTS	0.50
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY	0.10
GLK	RECEIVE AND REVIEW CORRESPONDENCE FROM COURTNEY HOGGE, REVIEW AND REVISE SURPLUS PROPERTY RESOLUTION, CORRESPONDENCE TO COURTNEY HOGGE RE: SURPLUS POOL FURNITURE	0.40
GLK	RECEIVE AND REVIEW CORRESPONDENCE FROM TIM HARDEN, REVIEW FILE RE: TERMINATION OF POOLSURE	0.30
06/14/2023		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY WITH MULTIPLE (X3) ATTACHMENTS	0.30
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM MAC MCGAFFNEY	0.20
06/15/2023		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY	0.20
06/16/2023		
MJP	TELEPHONE CONFERENCE WITH MAC MCGAFFNEY	0.20
06/20/2023		
MJP	CORRESPONDENCE TO MAC MCGAFFNEY AND RECEIVE REPLY	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY AND REPLY THERETO	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM TIM HARDEN; RECEIPT AND REVIEW OF CORRESPONDENCE FROM HEATHER LYONS AT ENVERA	0.10
MJP	CONFERENCE CALL WITH MAC MCGAFFNEY, HEATHER LYONS (ENVERA), TIM HARDEN, ET AL.; CORRESPONDENCE TO HEATHER LYONS AT ENVERA WITH MULTIPLE (X5) ATTACHMENTS	0.60
06/25/2023		
MJP	REVIEW AND RESEARCH ADA WEBSITE ACCESSIBILITY MATERIALS; CORRESPONDENCE TO DISTRICT MANAGER WITH ATTACHMENTS	0.10
06/27/2023		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM	

TISON'S LANDING CDD

TISON'S LANDING CDD

		Hours		
	HEATHER LYONS AT ENVERA WITH ATTACHMENTS	0.40		
MJP	CORRESPONDENCE TO MAC MCGAFFNEY	0.20		
06/28/2023				
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY AND REPLY THERETO	0.20		
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM MAC MCGAFFNEY	0.10		
MJP	RECEIPT AND REVIEW ADDITIONAL CORRESPONDENCE FROM MAC MCGAFFNEY	0.10		
06/30/2023				
GLK	PREPARE SURPLUS PROPERTY RESOLUTION RE: DISPOSAL OF TANGIBLE PROPERTY (PATIO FURNITURE)	0.50		
	For Current Services Rendered	11.40	3,119.00	

Recapitulation

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
GERALD L. KNIGHT	PARTNERS	5.40	\$275.00	\$1,485.00
SUSAN F. DELEGAL	PARTNERS	0.90	275.00	247.50
MICHAEL J. PAWELCZYK	PARTNERS	4.90	275.00	1,347.50
GREGORY F. GEORGE	ASSOCIATES	0.20	195.00	39.00

Previous Balance \$2,007.50

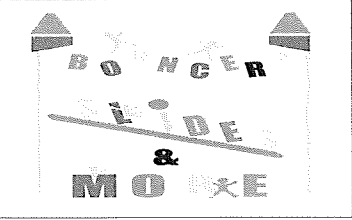
Total Current Work 3,119.00

Payments

07/05/2023 PAYMENT RECEIVED - THANK YOU -2,007.50

Balance Due \$3,119.00

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

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice		
				Date: June 30th, 2023 Invoice Number: 06302023.12		
<u>Name / Address</u> Attn: Liz Myers Tison's Landing CDD 16529 Tison's Bluff Jacksonville, FL 32218		<u>Additional Details:</u>				
<u>Description</u>		<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>SubTotal</u>	<u>Extended</u>
1	Outdoor Movie	1	\$500.00		\$350.00	\$350.00
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
<u>Comments:</u>		Subtotal				\$350.00
		Sales Tax (0.0%)				N/A
		Total				\$350.00

GL Code: 320.572.49400
 Approved By: Elizabeth Myers
 Date: 7/19/23

Hello Tisons Landing Community,

Thanks for choosing Comcast Business.

Your bill at a glance

For 5 POND RUN LN, MAIN GATE, JACKSONVILLE, FL,
32218-8982

Previous balance		\$123.35
EFT Payment - thank you	Jun 20	-\$123.35
Balance forward		\$0.00
Regular monthly charges	Page 3	\$123.35
Taxes, fees and other charges		\$0.00
New charges		\$123.35

Amount due \$123.35

! Thanks for paying by Automatic Payment

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

Need help?

Visit business.comcast.com/help or see page 2 for other ways to contact us.

Your bill explained

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

001.320.53800.41050

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST
BUSINESS

1100 NORTHPOINT PKWY W PALM
BCH FL 33407-1937

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

Account number **8495 74 120 3534627**

Automatic payment **Jul 19, 2023**

Please pay \$123.35

Electronic payment will be applied Jul 19, 2023

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574120353462700123356

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Attn: M. Gifford.

Ways to pay



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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



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

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

What's included?



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

Visit business.comcast.com/myaccount for more details

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

Envera

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

<h1>Invoice</h1>	
Invoice Number 730149	Date 07/03/2023
Customer Number 400423	Due Date 08/01/2023

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		07/03/2023	08/01/2023

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Entrance 2 - Yellow Bluff Rd, Jacksonville, FL</i>				
1.00	Service & Maintenance 08/01/2023 - 08/31/2023	1.00	\$30.61	\$30.61
1.00	Video Pulls 08/01/2023 - 08/31/2023	1.00	\$200.00	\$200.00
			Subtotal:	\$230.61
			Tax	\$0.00
			Payments/Credits Applied	\$0.00
			Invoice Balance Due:	\$230.61

Approved by Tim Harden on 7.21.23

Please code to 320.538.34502

Date	Invoice #	Description	Amount	Balance Due
7/3/2023	730149	Alarm Monitoring Services	\$230.61	\$230.61

Envera

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

<h1>Invoice</h1>	
Invoice Number 730149	Date 07/03/2023
Customer Number 400423	Due Date 08/01/2023

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 730150	Date 07/03/2023
Customer Number 400423	Due Date 08/01/2023

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		07/03/2023	08/01/2023

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Utility, Jacksonville, FL</i>				
1.00	Active Video Monitoring 08/01/2023 - 08/31/2023	1.00	\$250.00	\$250.00
1.00	Service & Maintenance 08/01/2023 - 08/31/2023	1.00	\$138.21	\$138.21
			Subtotal:	\$388.21
			Tax	\$0.00
			Payments/Credits Applied	\$0.00
			Invoice Balance Due:	\$388.21

Approved by Tim Harden on 7.21.23

Please code to 320.538.34502

Date	Invoice #	Description	Amount	Balance Due
7/3/2023	730150	Alarm Monitoring Services	\$388.21	\$388.21

Envera

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

<h1>Invoice</h1>	
Invoice Number 730150	Date 07/03/2023
Customer Number 400423	Due Date 08/01/2023

Net Due: \$388.21

Amount Enclosed: 388.21

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

REMIT TO: Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

Invoice	
Invoice Number 730151	Date 07/03/2023
Customer Number 400423	Due Date 08/01/2023

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		07/03/2023	08/01/2023

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Entrance 1 - Pond Run Rd., Jacksonville, FL</i>				
1.00	Service & Maintenance 08/01/2023 - 08/31/2023	1.00	\$129.27	\$129.27
1.00	Video Pulls 08/01/2023 - 08/31/2023	1.00	\$200.00	\$200.00
			Subtotal:	\$329.27
			Tax	\$0.00
			Payments/Credits Applied	\$0.00
			Invoice Balance Due:	\$329.27

Approved by Tim Harden
 on 7.21.23

Please code to 320.538.34502

Date	Invoice #	Description	Amount	Balance Due
7/3/2023	730151	Alarm Monitoring Services	\$329.27	\$329.27

Envera

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


Invoice	
Invoice Number 730151	Date 07/03/2023
Customer Number 400423	Due Date 08/01/2023

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

		The Jacksonville Party Company 115 Industrial Loop N. Orange Park, FL 32073		Invoice		
				Date: July 22nd, 2023 Invoice No.: 07222023.04		
Name / Address Attn: Liz Myers Tison's Landing CDD 16529 Tison's Bluff Jacksonville, FL 32218		Additional Details: All items will be set up at a minimum of 30 mins prior to the start time (TBD), and gaming will be for three hours. Delivery address will be 16529 Tison's Bluff, 32218				
<u>Description</u>		<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>Subtotal</u>	<u>Extended</u>
1	Black Jack Table (dealer & supplies)	3	\$299.00			\$1,600.00
2	Roulette Table (dealer & supplies)	1	\$399.00			
3	Poker Table (dealer & supplies)	1	\$299.00			
4	Delivery, Setup, Take Down & Removal	1	\$250.00			
5	Raffle Package	1	\$200.00			
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
<u>Signature & Date</u>		Subtotal				\$1,600.00
		7.50%				n/a
		Total				

GL Code: 320.572.49400
Approved By: Elizabeth Myers
Date: 7/22/23



REPUBLIC SERVICES

8619 Western Way
Jacksonville FL 32256-036060

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

Important Information

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.

Account Number 3-0687-0002027
Invoice Number 0687-001333309
Invoice Date June 16, 2023
Previous Balance \$451.56
Payments/Adjustments -\$451.56
Current Invoice Charges \$621.26

Total Amount Due \$621.26	Payment Due Date July 06, 2023
-------------------------------------	--

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 06/05	5555555	-\$451.56

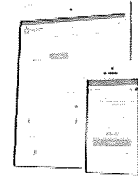
CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Tison's Landing Amenity Center 16529 Tisons Bluff Rd PO 9687025-50 Jacksonville, FL Contract: 9687025 (C50)				
1 Waste Container 4 Cu Yd, 1 Lift Per Week				
Waste/Recycling Overage 06/07		1.0000	\$106.45	\$106.45
Pickup Service 07/01-07/31			\$261.23	\$261.23
Container Refresh 07/01-07/31		1.0000	\$9.00	\$9.00
Total Fuel/Environmental Recovery Fee				\$154.31
Total Franchise - Local				\$90.27
CURRENT INVOICE CHARGES				\$621.26

001.320.53800.43200

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

Return Service Requested

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

Total Amount Due	\$621.26
Payment Due Date	July 06, 2023
Account Number	3-0687-0002027
Invoice Number	0687-001333309

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

UNDERSTANDING OUR RATES, CHARGES, AND FEES
 Visit Republicservices.com/customer-support/fee-disclosures

Responsible Party

All waste services are managed, performed, and billed for by individual operating subsidiaries of Republic Services, Inc. Republic Services, Inc. itself does not perform any waste services, nor does it contract for such services. The operating entity providing your waste service is identified on your invoice. Accordingly, all obligations to you, including providing quality service and billing you for service, rests with the operating entity identified on your invoice.

Residential Customers

If you are a residential customer receiving service without a signed customer service agreement, your service is subject to and governed by the Service Terms for Residential Customers located at Republicservices.com/customer-support/residential-service-terms, which include a **CLASS ACTION WAIVER** and **ARBITRATION CLAUSE**, and our right to charge you a container removal fee upon termination of service, among other terms. These terms are subject to change so please review them upon receipt of your invoice. If you do not have access to a computer, you may request that a copy be mailed to you by calling Customer Service at the number on the front of this invoice. Please note that some or all of the Service Terms for Residential Customers may not apply if your services are subject to terms mandated by a governmental entity in your locality.

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 without a signed customer service agreement, please visit RepublicServices.com/Fees to review the financial terms and conditions relating to your service. If you are receiving service pursuant to a written contract, but have questions relating to any charges or fees, RepublicServices.com/Fees provides a detailed description of our 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)

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	



Invoice

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

Invoice # 411673
Date 06/30/2023

Terms
Due Date 07/31/2023

Memo

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

Description	Quantity	Rate	Amount
Billable Expenses			
High Pressure Power Washer wand			19.34
Thick Clear Acrylic Sheets			53.74
Outdoor Security Lights			32.24
Scott Paper Towels			29.85
Bifenthrin I/T 7.9 F (generic Talstar), for Insects			67.37
Total Billable Expenses			202.54

Total 202.54

001.320.57200.5200 please itemize each expense.

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

Invoice summary

Payment due by July 14, 2023

Item subtotal before tax	\$ 17.99
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 17.99
Tax	\$ 1.35

Amount due \$ 19.34 USD

Account # A2DPS3ST4NXTBP

Payment terms Net 30

Purchase date 14-Jun-2023

Purchased by Wynnfield Lakes CDD

Cost center Northeast

GL code 51008 Pool Repairs & Supplies

Location DSD - Tison's Landing

Billable / Billable

Non-Billable

Pay by

Electronic funds transfer (EFT/ACH/Wire)

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

Check

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

Registered business name

Vesta Property Services

Bill to

Vesta Property Services
 Attn: Accounts Payable
 245 Riverside Avenue
 Suite 300
 Jacksonville, Florida 32202

Ship to

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

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

Invoice details

Description	Qty	Unit price	Item subtotal before tax	Tax
1 High Pressure Power Washer wand, Hydro Jet Water Hose Nozzle, Watering Sprayer Cleaning Tool, Wand Lance for Gutter Patio Car Pet Window Glass Blue ASIN: B08GLFRHL2 Sold by: Hu Yanjun Order # 113-8146149-3598638	1	\$17.99	\$17.99	7.500%

Total before tax \$17.99
 Tax \$1.35

Amount due

\$19.34

FAQs

How is tax calculated?

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

How are digital products and services taxed?

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



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

Invoice summary

Payment due by July 14, 2023

Item subtotal before tax	\$ 49.99
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 49.99
Tax	\$ 3.75
Amount due	\$ 53.74 USD

Account #	A2DPS3ST4NXTBP
Payment terms	Net 30
Purchase date	13-Jun-2023
Purchased by	Wynnfield Lakes CDD
Cost center	Northeast
GL code	51010 Repairs & Maintenance
Location	DSD - Tison's Landing
Billable / Non-Billable	Billable

Pay by

Electronic funds transfer (EFT/ACH/Wire)

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

Check

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

Registered business name

Vesta Property Services

Bill to

Vesta Property Services
 Attn: Accounts Payable
 245 Riverside Avenue
 Suite 300
 Jacksonville, Florida 32202

Ship to

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

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

Invoice details

Description	Qty	Unit price	Item subtotal before tax	Tax
1 (2 Pack) 1/8" Thick Clear Acrylic Sheets - 24" x 36" Pre-Cut Plexiglass Sheets for Craft Projects, Signs, Sneeze Guard, and More - Cut with Laser, Pow ASIN: B08FDLQJYZ Sold by: Yi Yang Shi Jia Supply Chain Co Ltd Order # 113-4876940-4090625	1	\$49.99	\$49.99	7.500%

Total before tax	\$49.99
Tax	\$3.75

Amount due

\$53.74

FAQs

How is tax calculated?

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

How are digital products and services taxed?

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

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

Invoice summary

Payment due by July 15, 2023

Item subtotal before tax	\$ 29.99
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
 Total before tax	 \$ 29.99
Tax	\$ 2.25
 Amount due	 \$ 32.24 USD

Account #	A2DPS3ST4NXTBP
Payment terms	Net 30
 Purchase date	 15-Jun-2023
Purchased by	Wynnfield Lakes CDD
Cost center	Northeast
GL code	51010 Repairs & Maintenance
Location	DSD - Tison's Landing
Billable / Non-Billable	Billable

Pay by

Electronic funds transfer (EFT/ACH/Wire)

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

Check

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

Registered business name

Vesta Property Services

Bill to

Vesta Property Services
 Attn: Accounts Payable
 245 Riverside Avenue
 Suite 300
 Jacksonville, Florida 32202

Ship to

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

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

Invoice details

Description	Qty	Unit price	Item subtotal before tax	Tax
1 INDMIRD 150W LED Flood Light, Outdoor Security Lights Landscape Wall Lights Fixtures 6500K 15000LM Illumination, IP66 Waterproof White Lighting Projec ASIN: B0BB7C8SMN Sold by: SanYaMeiJiaLvYeYouXianGongSi Order # 113-1111777-6875400	1	\$29.99	\$29.99	7.500%

Total before tax \$29.99

Tax	\$2.25
-----	--------

Amount due	\$32.24
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FAQs

How is tax calculated?

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

How are digital products and services taxed?

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

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

Invoice summary

Payment due by July 19, 2023

Item subtotal before tax	\$ 27.77
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
 Total before tax	 \$ 27.77
Tax	\$ 2.08
 Amount due	 \$ 29.85 USD

Account #	A2DPS3ST4NXTBP
Payment terms	Net 30
 Purchase date	 16-Jun-2023
Purchased by	Wynnfield Lakes CDD
Cost center	Northeast
GL code	51003 Housekeeping Janitorial
Location	DSD - Tison's Landing
Billable /	Billable
Non-Billable	

Pay by

Electronic funds transfer (EFT/ACH/Wire)

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

Check

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

Registered business name

Vesta Property Services

Bill to

Vesta Property Services
 Attn: Accounts Payable
 245 Riverside Avenue
 Suite 300
 Jacksonville, Florida 32202

Ship to

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

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

Invoice details

Description	Qty	Unit price	Item subtotal before tax	Tax
1 Scott Paper Towels, Choose-A-Sheet - 30 Mega Rolls (2 Packs of 15) = 56 Regular Rolls (102 Sheets Per Roll) ASIN: B01ANSJUTK Order # 113-5669695-5834623 Sold by: Amazon.com Services LLC	1	\$27.77	\$27.77	7.500%

Total before tax	\$27.77
Tax	\$2.08

Amount due	\$29.85
-------------------	----------------

FAQs

How is tax calculated?

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

How are digital products and services taxed?

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

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

Invoice summary

Payment due by July 27, 2023

Item subtotal before tax	\$ 62.67
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 62.67
Tax	\$ 4.70

Amount due \$ 67.37 USD

Account #	A2DPS3ST4NXTBP
Payment terms	Net 30
Purchase date	27-Jun-2023
Purchased by	Wynnfield Lakes CDD
Cost center	Northeast
GL code	51010 Repairs & Maintenance
Location	DSD - Tison's Landing
Billable / Non-Billable	Billable

Pay by

Electronic funds transfer (EFT/ACH/Wire)

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

Check

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

Registered business name

Vesta Property Services

Bill to

Vesta Property Services
 Attn: Accounts Payable
 245 Riverside Avenue
 Suite 300
 Jacksonville, Florida 32202

Ship to

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

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

Invoice details

Description	Qty	Unit price	Item subtotal before tax	Tax
1 Bifenthrin I/T 7.9 F (generic Talstar), for Insects, (1 Gallon) ASIN: B00DGUY2LO Order # 113-3340769-2927447 Sold by: Innova Supply Inc	1	\$62.67	\$62.67	7.500%

Total before tax	\$62.67
Tax	\$4.70

Amount due

\$67.37

FAQs

How is tax calculated?

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

How are digital products and services taxed?

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

Credit Card Expense Tracker

District: Trisons Landing CDD
 Cardholder: Elizabeth Myers
 Month: Jun-23

Date of Receipt	Store/Vendor/Where purchased	GL Account (Expense Line in the Budget)	Amount on Receipt/Invoice	Description
7-Jun	Sam's Club	320.577.6660	\$0.24	2 each bags toilet paper 40x60
18-Jun	Office Max	320.577.5700	11.51	400 8x
27-Jun	Amazon	320.577.5700	28.92	Office Supplies
27-Jun	Amazon	320.577.5700	5.84	Office Supplies
30-Jun	Bibis	320.577.6700	8.44	Paper Plates
30-Jun	Amazon	320.588.34507	10.09	Key Jobs
2-Jul	Amazon	320.577.5700	73.95	Office Supplies
Total on Report			248.04	

Instructions:

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

Order Details

Order placed on June 27, 2023. Order ID: A34986767562227

View order details on Amazon

Shipping Address

Charlyetta Myers
17101 TAMM E BOND BLVD
JACKSONVILLE, FL 32224, USA
United States

Payment Method

AMEX **** 2143

Order Summary

Itemized Subtotal	\$24.92
Shipping & Handling	\$0.00
Total before tax	\$24.92
Estimated tax (if applicable)	\$0.00
Grand Total:	\$24.92

Order method

Location

GL code

Billable / Non-Billable

Cost center

Business

USD - Travel's Landing

5900 Pass Thru-BNG-OPCG-Fac

Non-Billable

MyTravel

Delivered Jun 28, 2023

Your package was left near the front door or porch.

Track package



Amazon Basics Multipurpose Copy Printer Paper, 8.5" x 11", 20 lb., 3 Ream Case | 1500 Sheets, 92 Gf Bright White
 Sold by Amazon.com Services LLC
 Return eligible through Jul 28, 2023
 \$20.54
 Condition: New
[Buy it again](#)

Print packing slip

Return or replace items

Show gift receipt

Write a product review



SHARPIE Look Style Highlighters, Chisel Tip, Assorted, 12 Count
 Sold by Amazon.com Services LLC
 Return eligible through Jul 28, 2023
 \$5.98
 Condition: New
[Buy it again](#)

Frequently bought with Amazon Basics Multipurpose Copy Printer Paper, 8.5...

[New Account](#) | [Our Order](#) | [Order Detail](#)

Order Details

Ordered on June 27, 2023 Order# 111-5294169-1895522

[Editable Order Summary](#)

Shipping Address

Elizabeth Myers
17109 EAGLE BEHD BLVD
JACKSONVILLE, FL 32226-1179
United States

Payment Method

VISA **** 2163

Order Summary

Item(s) Subtotal	\$5.99
Shipping & Handling	\$0.00
Total before tax	\$5.99
Estimated tax to be collected	\$0.00
Grand Total:	\$5.99

Transaction

Order method

Business

Location

DSD - Tikon's Landing

GL code

59010 Pass Thru-DSD, DFFG, Etc

Billable / Non-Billable

Non-Billable

Cost center

Northeast

Delivered Jun 28, 2023

Your package was left near the front door or porch.

[Track package](#)



Jumbo Paper Clips, 2 Inch Paper Clip, 100 pcs Large Paperclips (Jumbo, Silver)

Sold by: SLOOR VISION

Return eligible through Jul 28, 2023

\$5.99

Condition: New

[Buy it again](#)

[Print packing slip](#)

[Return or replace items](#)

[Share gift receipt](#)

[Leave seller feedback](#)

[Write a product review](#)

Recommended for you based on Jumbo Paper Clips, 2 Inch Paper Clip, 100 pcs Larg...

Order reference: 2023-06-30-1111111111

Order Details

Ordered on June 25, 2023 Order ID: 2023-06-30-1111111111

Order summary

Shipping Address	Payment Method	Order Summary
Elizabeth Myers 17109 LEVITT BEND BLVD JACKSONVILLE, FL 32226-1129 United States	AMEX **** 2***	Product price: \$119.99 Shipping & handling: \$15.99 Product shipping cost: \$15.99 Expediting cost for the shipment: \$15.99 Grand Total: \$177.96

Order method

Order method	Business
Location	D3D - Home's Landing
GL code	59016 Post-Item D3D OMS Co
Billable / Non-Billable	Non-Billable
Cost center	Northeast

Delivered Jun 30, 2023

Your package was left near the front door or porch.



50 Thin 26 Bit Proximity Key Fobs Weigand Prox KeyFobs Compatible with PEWSEC 1106 1106 1110301 Format Readers. Works with the vast majority of Access Control Systems.
Sold by Caydi Electronic Technology Co., Ltd.
Return eligible through Jul 30, 2023
\$70.99
Condition: New

Buy it again

Track package

Get product support

Print packing slip

Return or replace items

Write gift receipt

Leave seller feedback

Write a product review

Recommended for you based on 50 Thin 26 Bit Proximity Key Fobs Weigand Prox Key...

Publix

Northpoint Village
12541 Yellow Bluff Rd
Jacksonville, FL 32226
Store Manager: Jason Hancock
904-757-1304



1771 6VM 075 867

BUDGET SAVER POPS	4.39	T F
BUDGET SAVER POPS	4.39	T F
Promotion	4.39	T F
BUDGET SAVER POPS	4.39	T F
BUDGET SAVER POPS	4.39	T F
Promotion	4.39	T F
Order Total	8.78	
Sales Tax	0.66	
Grand Total	9.44	
Credit	Payment	9.44
Change		0.00

Special Savings 8.78

\$ Your Savings at Publix *
* 8.78 *

Receipt ID: 1771 6VM 075 867

PRESTO!
Trace #: 073590
Reference #: 0555645005
Acct #: XXXXXXXXXXXX2163
Purchase VISA
Amount: \$9.44
Auth #: 030595

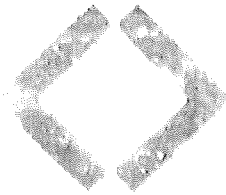
CREDIT CARD	PURCHASE
A0000000031910	Visa Credit
Entry Method:	Contactless
Mode:	Issuer

Your cashier was Tanner W.

06/30/2023 15:33 S1771 R107 5867 00243

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We're an equal opportunity employer.

Publix Super Markets, Inc



suns club

Self Checkout

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

06/05/21 10:30 AM ST 08253 091 9091

DAYS

780020353 BATH TISSUE	22.90	N
556445 42GALLON BA	22.80	N
980126237 SCRUBING TOM	4.38	E
SUBTOTAL	50.74	

TOTAL 50.74

VISA TEND 50.74

Visa credit **** * 2163 J I

APPROVAL # 005264

AID A00000000031010

AME 0504910385569107

TERMINAL # 22429058

NO SIGNATURE REQUIRED

CHANGE DUE 0.00

Visit sunsclub.com to see your savings

ITEMS SOLD 3

TER 6310 4117 6772 7014 6904



*** MEMBER COPY ***

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

SALE TRANSACTION

H RAYOVAC HE AA-8 MIA \$6.65
12800517725

Tax: \$6.65 @ 0.0% \$0.00

Items in Transaction: 1

Balance to pay \$6.65
 Visa \$6.65

PAYMENT CARD PURCHASE TRANSACTION
CUSTOMER COPY

Visa Credit *****1213
Type: Chip Read Auth Code: 002820
AID: A0000000031010 PAN Seq:
TVR: 0000008000 TSI: ECOO
IAD: 06031203A0B002
MID: *****27013 TID: ***6000
TOTAL PURCHASE \$6.65

No Cardholder Verification

Please retain for your records

Save Time. Save Money.

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 # : 88152220
Order Date : 06/07/23 11:37:01



Item	Price
RB 3-IN ZN MENDING BRACE 4-CT	\$ 3.98
Item #: 3632096	
1 @ 3.98	
Invoice 1523 Subtotal	\$ 3.98
Invoice 1523 Subtotal	\$ 3.98
Subtotal	\$ 3.98
Total Tax	\$ 0.00
Total	\$ 3.98

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

Payment: VISA ending in 1213	\$ 3.98
AuthTime	06/07/23 11:36:58
AuthCD	007399
REFID	247201068309
APL	Visa Credit
TSI	E800
AID	A0000000031010
TVR	0080008000
Order Date	06/07/23 11:37:01



How doers
get more done.

12111 LEM TURNER RD
JACKSONVILLE, FL 32218 (904) 766-2818

6351 00012 73754 06/12/23 10:53 AM
SALE CASHIER JESSICA

665626126031 1/4 MIP VALV <A> 13.17N
1/4" OD PTC X 1/4" MIP VALVE POLY

SUBTOTAL 13.17
SALES TAX 0.00

TAX EXEMPT

TOTAL \$13.17

XXXXXXXXXXXX1213 VISA

USD\$ 13.17

AUTH CODE 012943/9123858

TA

Chip Read

AID A0000000031010

Visa Credit

P.O.#/JOB NAME: 0

6351 06/12/23 10:53 AM



6351 12 73754 06/12/2023 9053

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	09/10/2023

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: H89 154148 147809

PASSWORD: 23312 147797

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.



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

- SALE -

SALES#: S2472AG2 1632851 TRANS#: 2580019 06-12-23

3756408 PASSWORD COMBO PADLOCK 10.48

SUBTOTAL: 10.48

TAX: 0.00

INVOICE 02830 TOTAL: 10.48

USA: 10.48

USA: XXXXXXXXXXXX1213 AMOUNT:10.48 AUTHCD: 012143

CHIP REFID:247202202820 06/12/23 10:26:53

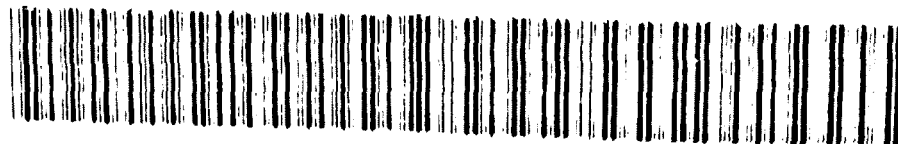
APL: Visa Credit TVR: 0080008000

AID: A0000000031010 TSI: E800

STORE: 2472 TERMINAL: 02 06/12/23 10:26:59

OF ITEMS PURCHASED: 1

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
FOR DETAILS ON OUR RETURN POLICY, VISIT

DCS



Your Card Sale is complete! Below is your receipt with all relevant transaction information.

Transaction Receipt



Jun 19, 2023

8:01:59 PM EDT

\$660.45

Type

Card Sale

Transaction ID

8456749223

Auth Code

019323

Billing Details

Tim Harden

US

tharden@vestapropertyservices.com

9046126668

Shipping Details

US

FOURTH ORDER OF BUSINESS

D.



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

AMENITIES REPORT

RENTALS:

- **August Rentals:** We had 9 rentals.
- **September Rentals:** We have 8 rentals scheduled to date.

LG/POOL MONITORS: The end of summer is officially here, and the pool monitors will no longer be at their post. Hats off to the Pool Monitors for a job well done.

PAST EVENTS:

- **Neighbor Vs. Neighbor End of Summer Lawn Games (coordinate with HOA hotdog and ice cream social):**
 - *Sunday, August 6th*
 - The CDD partnered with the HOA to bring a fun family Event complete with: Hot dogs, ice cream, tug a war, sack races, three leg races, egg on the spoon and a obstacle course.
 - Diane with supplied water for this event.

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

- **Casino Night:**
 - *Saturday, July 22nd*



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

- **Story Time with Pat:**
 - *Tuesday, August 12th*





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

UPCOMING EVENTS:

- **Mobile Escape Room – Teen Event (HOA sponsored)**
 - *Sunday, September 24th*
- **Community Yard Sale**
 - *Saturday and Sunday, October 7th and 8th*
- **Fall Festival**
 - *Friday, October 27th*
- **Thanksgiving Potluck**
 - *Sunday, November 19th*
- **Winter Wonderland – Christmas Event**
 - *Saturday, December 2nd*
- **Happy Grinchmas – Adult Christmas Karaoke Event**
 - *Saturday, December 16th*

PATIO FURNITURE/UMBRELLA'S



**Patio Furniture and
Umbrella's**



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

Facilities Maintenance Activities

1. Installation of new patio furniture for Tisons Landing

Staff ordered and assembled the new rocking chairs and tables that were delivered in late July.



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

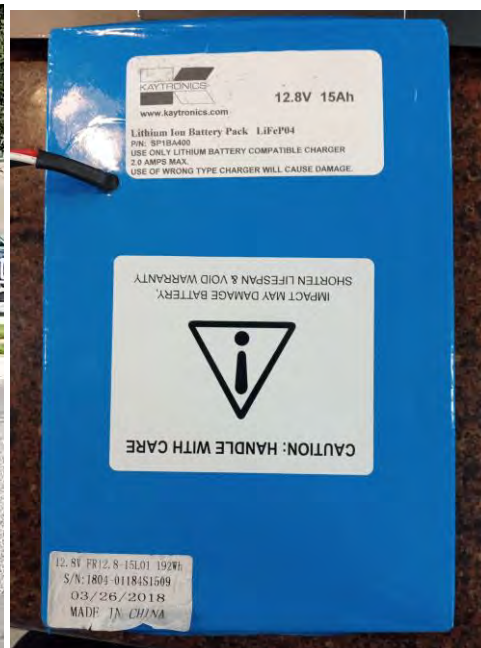
2. Acquisition of new battery for speed limit sign

Initially, the digital radar speed limit sign across from 16216 Dowling Creek Dr stopped working. Staff switched the battery in that unit out with the sign across from 16468 Tisons Bluff Rd in order to isolate whether it was a bad battery or whether some other component of the equipment was malfunctioning. This exercise indicated that the battery was the issue. We ordered and replaced the bad rechargeable battery. The new battery cost \$350.

Pic of sign



Pic of battery





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

3. Pool lift chair battery replacement

The battery that was onsite for the pool lift chair was no longer holding a charge. Staff ordered and installed a new battery and the chair is now functional.



4. New paper towel dispenser for men's restroom

The paper towel dispenser in the men's restroom was getting harder to use and I was finding paper towel pieces on the floor daily that were the result of the residents' struggles to get paper towels to dry their hands. Staff ordered and installed a new dispenser and we are not finding any more paper mess on the floor.





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

5. Replaced hose bib at pocket park

A resident notified staff that the hose bib at the pocket park at Tisons Bluff and Bradford Lake Cir was running and the handle was broken so that it could not be shut off. Staff removed the defective valve and replaced it with a new one.



6. Bush hogging of JEA right of way

A resident whose home backs up to the JEA right of way called the City of Jacksonville Municipal Code compliance department to report that the right of way was not being maintained. Lawnboy was asked to provide a proposal for mowing this approximately 10 acre parcel and they came back with \$2,300. Staff sought proposals from other vendors to see if we could get a better price. One of the vendors sent someone out to provide an estimate and the contractor mowed the parcel before receiving authorization. The vendor came back with a price very close to the one provided by Lawnboy. They said that they would only charge us \$1,500 this time since the service was not authorized. We have not received a bill for this yet, but we know one is coming. JEA has this parcel mowed twice a year, but it is not on a particular schedule. We should anticipate more of these charges in the future if the resident continues to report it to the City of Jacksonville.



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

FIFTH ORDER OF BUSINESS

A.



1400 Village Square Boulevard
 #3-293
 Tallahassee, FL 32312
 www.wearefitnesspro.com

Contract: Tisons Landing CDD Preventative Maintenance

CUSTOMER Tisons Landing CDD Tim Harden (904) 612-6668 (mobile) tharden@vestapropertyservices.com	BILL TO Tisons Landing CDD 16529 Tisons Bluff Road Jacksonville, FL 32218
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START DATE	EXPIRES	CONTRACT TYPE	P.O. NO.	CONTRACT NO.
Jul 12, 2023	None	Quarterly Preventative Maintenance		Pay Per Visit

CONTRACT LIMIT:	Unlimited
SUBTOTAL:	\$190.00
TAX:	\$0.00
TOTAL:	\$190.00

<p>CONTRACT DESCRIPTION</p> <p>This Preventative Maintenance Agreement will cover the servicing of the listed equipment at your facility.</p> <p>This service will be as follows:</p> <p>1) Operational Inspection, 2) Visual Inspection, 3) Lubrication, 4) Calibration, 5) Internal inspection & Cleaning as needed, 6) Adjust to manufacturers specifications, 7) Repairs that can be done at time of PM that would not require additional parts or tools, 8) Notation of Service in Logbook (if customer requires and provides the logbook), and 8) Notation of equipment status.</p> <p>Fitness Pro will provide further product support with the following services:</p> <ol style="list-style-type: none"> 1. An emailed summary of status and work done on equipment listed. 2. Access to customers service file online through our service website. 3. Will use only factory replacement parts on any repair, unless other specified or approved by customer or manufacturer. We will always let you know what your lowest price option is and let you choose. <p>Preventative Maintenance fee does not include additional repairs. Customer will be notified of any additional repairs that are diagnosed at time of preventative maintenance. We require customer to approve of all additional repairs and fees.</p> <p>This agreement is strictly preventive in nature, intended to keep your facility as operational as possible by drawing attention to its present status. This agreement does not cover abuse, vandalism, normal wear and tear, external cleaning, or any acts of God resulting in failure of equipment, nor does it include the cost of parts, shipping, or labor charges associated with a repair not specified by this agreement. Fitness Pro reserves the right to refuse service on certain manufacturers.</p>

CONTRACT TERMS

Quarterly Terms: \$190.00 per visit, 4 visits per year

This agreement is subject to the fitness equipment located on property at the time the agreement was accepted. Any additions to your fitness center will require a new signed agreement.

Also, if your ownership requires any additional insurance coverage (i.e. waiver of subrogation or to be named an additional insured) or pre qualification these charges will be billed in addition to this estimated total. All compliance fees and/or monitoring fees required by the customer will be invoiced back to the customer.

Prices are subject to change with a 30-day notice.

THIS AGREEMENT MAY BE CANCELED BY EITHER PARTY WITH A 30-DAY WRITTEN NOTICE. Account payment terms will be agreed upon before first visit. A delinquent account will void this agreement.

Please remit payment to: Fitness Pro 1400 Village Square #3-293 Tallahassee, FL 32312

Billing Contact: Tracy Parmer
tracy@wearefitnesspro.com

Signature: Timothy Harden

Printed Name: Timothy Harden

Date: 7/19/23

C.

First Coast Mulch

155 Bartram Market Dr. Suite 135 Box 240
 Saint Johns, FL 32259 US
 +1 9042545366
 AR@Firstcoastmulch.com

Estimate**ADDRESS**

Vesta Property Services
 200 Business Park Circle, Suite 101
 St. Augustine, FL 32095

SHIP TO

Vesta Property Services
 Tison's Landing CDD
 16529 Tison's Bluff Road
 Jacksonville, FL 32218
 Tim Harden - 904.612.6668

ESTIMATE #	DATE
1106	09/01/2023

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Playground Chips	Installation of Certified Playground mulch as directed and indicated on the approved map with a total installed amount of 60 yards. Tison's Landing CDD 16529 Tison's Bluff Road Jacksonville, FL 32218 Tim Harden - 904.612.6668	3,300.00

Thank you for the opportunity to bid your project. We look forward to working with you soon!

TOTAL

\$3,300.00

Please note that there is a 3% surcharge on all credit card payments.

Accepted By

Accepted Date