

TISON'S LANDING
Community Development District

OCTOBER 12, 2023

AGENDA

Tison's Landing Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

www.TisonsLandingCDD.com

October 5, 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, October 12, 2023 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida 32218.

Following is the revised agenda for the meeting:

- I. Roll Call
- II. Public Comment Regarding Agenda Items Below (limited to three minutes)
- III. Staff Reports
 - A. District Engineer
 - B. District Counsel
 - C. District Manager
 - D. Amenity Manager – Report
 - E. Field Operations Manager
- IV. Approval of Consent Agenda
 - A. Minutes of the September 14, 2023 Meeting
 - B. Financial Statements
 - C. Check Register
- V. Business Items
 - A. Resignation Letter from Ashtin Henninger
 - B. Ratification of Agreement with East Coast Wells & Pump Services, LLC for Irrigation Well Pump Replacement

- C. Consideration of Proposal for Replacement of Splash Pad Netting
- D. Ratification of Audit Engagement Letter with Grau & Associates for Fiscal Year 2023
- VI. Organizational Matters
 - A. Consideration of Appointing a New Supervisor to Fill Vacancy
 - B. Oath of office for Newly Appointed Supervisor
 - C. Consideration of Resolution 2024-01, Designating Officers
- VII. Supervisor Requests
- VIII. Audience Comments
- IX. Next Scheduled Meeting – Thursday, December 14, 2023 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida 32218
- X. Adjournment

THIRD ORDER OF BUSINESS

D.



Submitted by: Elizabeth Myers and Tim Harden on October 2nd, 2023

AMENITIES REPORT

RENTALS:

- **September Rentals:** We had 8 rentals.
- **October Rentals:** We have 3 rentals scheduled to date.

LG/POOL MONITORS: N/A

PAST EVENTS:

- **HOA Sponsored Event for Teens**
 - Sunday, September 24th

COMING EVENTS:

- **Community Yard Sale**
 - *Saturday and Sunday, October 7th and 8th*
- **Story Time with Pat**
 - *Tuesday, October 10th*
- **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*

Submitted by: Elizabeth Myers and Tim Harden on October 2nd, 2023

Facilities Maintenance Activities

1. Staff cleaned several streets signs that were very dirty.



2. Staff repaired a brace on the tennis court fence that had come apart.





Submitted by: Elizabeth Myers and Tim Harden on October 2nd, 2023

- Staff repaired some stonework that had fallen down on pillars on the outside of the amenity center.



Irrigation well pump replacement

On September 22nd the landscaping contractor notified staff that the irrigation at the Main Street entrance was not working. Staff determined that the problem was not electrical in nature. We reached out to two well pump vendors and both came out to diagnose the problem and both agreed that the pump had gone bad. Two proposals for replacement were obtained. Northeast Florida Well and Pump wanted \$7,500 to install a new pump and East Coast Well and Pump submitted a bid for \$7,037. The District Counsel prepared a small project agreement at the request of the District Manager. The agreement has been signed and returned by East Coast Well and Pump. This is the same vendor who replaced the pump at the Yellow Bluff entrance two years ago. We do not yet have a date that the work will be completed.



Submitted by: Elizabeth Myers and Tim Harden on October 2nd, 2023

Pool lift chair repairs

The pool lift chair was damaged sometime during the third weekend in September. The chair will move side to side, but it will not move up or down. Staff reached out to Chemical Equipment Services to provide an estimate for repairs. We do not yet have a date for the repair. We are trying to get set up with the vendor as a net 30 customer as this will be a new vendor for Tison's Landing.

Leak in Splash Feature pool

The leak in the splash feature pool has gotten worse. We have eliminated all obvious possibilities, but the source of the water loss has still alluded us. Staff has reached out to American Leak Detection to retest the drains and returns. Although these were tested earlier in the year by Red Rhino, we have a return that is now surrounded by a ring of sand since the water in the pool has been reduced to a minimal level. The pool has been closed and pumps have been shut down until we can get this issue resolved. It will cost \$400 to do another pressure test and an additional \$650 if they have to go down into the line with a video camera.

Netting repair for splash feature structure

The multicolored netting on most of the panels around the bottom of the structure in the splash feature pool is torn. We have obtained a proposal for replacing the netting which involves the vendor coming onsite and disassembling the panels and shipping them offsite to be refurbished. The total cost will be \$8,026. The vendor wants a check up front with the order if we are not paying by credit card. I have not been able to find any other vendors to provide this service. This vendor has been used at other Vesta managed facilities. The proposal would also include replacing the rope ladder on the south side of the feature.

New playground mulch

Approximately 60 cubic yards of mulch was delivered and sprayed onto the playground on Sept 21st. The playground looks refreshed, and the additional mulch will ensure a softer landing for any kids that happen to take a tumble.

FOURTH 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, September 14, 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
Brian Richardson	Supervisor

Also present were:

Howard McGaffney	District Manager
Gerald Knight	District Counsel
Tim Harden	Field Operations Manager
Elizabeth Myers	Amenity Manager

The following is a summary of the discussions and actions taken at the September 14, 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 July 13, 2023 Meeting
- B. Financial Statements
- C. Check Register

Copies of the minutes, financial statements and the check register totaling \$87,756.76 were included in the agenda package.

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

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

There being nothing to report, the next item followed.

B. District Counsel

There being nothing to report, the next item followed.

C. District Manager

There being nothing to report, the next item followed.

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

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

Mr. Kirsch asked about the violation from the City regarding the easement along the power lines.

Ms. Meyers stated that JEA was to mow the area twice per year and the District's landscape contractor was to mow the area twice per year.

Mr. McGaffney stated that generally speaking, the easement and maintenance responsibility is assigned to JEA, however they don't mow often so it does get unsightly. The District can opt to maintain it. Staff will look into the issue and update the Board.

FIFTH ORDER OF BUSINESS

Business Items

A. Ratification of Fitness Equipment Preventative Maintenance Agreement

Mr. McGaffney presented the preventative maintenance agreement from Fitness Pro for a fee of \$190 per quarterly visit.

On MOTION by Mr. Richardson seconded by Ms. Timmons with all in favor the fitness equipment preventative maintenance agreement was ratified.

B. Ratification of Envera Agreement

Mr. McGaffney noted the Envera agreement was already approved and was finalized between meetings.

On MOTION by Ms. Alford seconded by Ms. Timmons with all in favor the agreement with Envera Systems was ratified.

C. Consideration of Proposal for Playground Mulch

Ms. Meyers presented a proposal from First Coast Mulch for playground mulch totaling \$3,300. She will follow up with Mr. Harden on the color of the mulch.

On MOTION by Mr. Kirsch seconded by Mr. Richardson with all in favor the proposal for playground mulch from First Coast Mulch was approved.

D. Acceptance of Resignation of Supervisor Henninger

Mr. McGaffney informed the Board that staff received email confirmation from Supervisor Henninger that she intends to resign from the Board effective immediately. She has been asked to provide a formal resignation letter.

Mr. Knight added that the Board’s options are to fill the vacancy now or at a future meeting or leave the seat vacant until the next election.

The Board stated their preference for advertising the vacancy.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor the resignation from Ashtin Henninger was accepted.

SIXTH ORDER OF BUSINESS

Supervisor Requests / Audience Comments

There were no supervisor requests.

Jill Graby asked Mr. McGaffney if there is one person that is over both the HOA and CDD in each of his managed communities.

Mr. McGaffney responded not every.

Jill Graby asked why the HOA is operating the CDD’s building.

Mr. McGaffney responded that there is a probably an agreement for the HOA to hold their meetings at the amenity center. He added that it is not uncommon for one person to work for both the CDD and HOA when there is a not a full-time need.

Catherine Stepalavich stated that there is some confusion with Ms. Meyers because she is one person wearing two hats and it may need to be kept separate.

Mr. McGaffney stated that when Ms. Meyers is at the meeting, she’s dealing with the running of the amenity center and Mr. Harden is involved in the maintenance of the CDD-owned common areas. When it comes to individual homeowners and the covenants and restrictions, that is the responsibility of the HOA.

Jill Graby stated that she does not like the HOA and CDD mixture.

Ms. Timmons recommended bringing this issue up during the HOA meeting.

A resident stated that she does not see an issue because she’s only seen positive changes since Ms. Meyers took on her role.

Dustin Stahli introduced himself to the Board and stated his interest in being considered for the board vacancy.

SEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – Thursday, October 12, 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
August 31, 2023



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Tison's Landing
Community Development District
Combined Balance Sheet
August 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	\$ 209,287	\$ -	\$ -	\$ 209,287
Capital Reserve Account	-	-	9,831	9,831
<u>Investments:</u>				
State Board Administration (SBA)	129,913	-	50,512	180,425
<u>Series 2016-1</u>				
Reserve	-	152,637	-	152,637
Revenue	-	86,239	-	86,239
Redemption	-	3	-	3
<u>Series 2016-2</u>				
Reserve	-	43,938	-	43,938
Prepayment	-	37	-	37
Deposits	4,202	-	-	4,202
Total Assets	\$ 343,402	\$ 282,854	\$ 60,343	\$ 686,599
Liabilities:				
Accounts Payable	\$ 10,125	\$ -	\$ -	\$ 10,125
Total Liabilities	\$ 10,125	\$ -	\$ -	\$ 10,125
Fund Balance:				
Nonspendable:				
Deposits	\$ 4,202	\$ -	\$ -	\$ 4,202
Restricted for:				
Debt Service - Series 2016	-	282,854	-	282,854
Assigned for:				
Capital Reserve Fund	-	-	60,343	60,343
Unassigned	329,074	-	-	329,074
Total Fund Balances	\$ 333,277	\$ 282,854	\$ 60,343	\$ 676,474
Total Liabilities & Fund Balance	\$ 343,402	\$ 282,854	\$ 60,343	\$ 686,599

Tison's Landing
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 08/31/23	Actual Thru 08/31/23	Variance
Revenues:				
Special Assessments - On Roll	\$ 720,022	\$ 720,022	\$ 721,719	\$ 1,697
Clubhouse Income	2,000	1,833	11,292	9,459
HOA Revenues	1,500	1,375	-	(1,375)
Interest Income	200	183	10,869	10,685
Other Income	-	-	227	227
Total Revenues	\$ 723,722	\$ 723,414	\$ 744,106	\$ 20,693

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 11,000	\$ 7,800	\$ 3,200
PR-FICA	918	842	597	245
Engineering	3,000	2,750	208	2,543
Attorney	15,000	13,750	17,002	(3,252)
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	917	1,217	(300)
Trustee Fees	3,725	3,725	3,717	8
Management Fees	50,000	45,833	41,250	4,583
Information Technology	1,400	1,283	1,283	(0)
Website Maintenance	1,400	1,283	1,283	(0)
Telephone	100	92	149	(58)
Postage & Delivery	1,000	917	843	74
Insurance General Liability	10,249	10,249	9,861	388
Printing & Binding	2,000	1,833	513	1,321
Legal Advertising	1,000	917	2,023	(1,107)
Other Current Charges	1,000	917	273	644
Office Supplies	500	458	10	448
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 111,267	\$ 103,741	\$ 93,805	\$ 9,936

Operations & Maintenance

Community Operations

Insurance (Property)	\$ 15,828	\$ 15,828	\$ 15,476	\$ 352
Field Management & Administration (Vesta)	31,469	28,846	28,847	(0)
Security Off Duty (JSO)	25,000	22,917	254	22,662
Security Camera Monitoring (Envera / Hi-Tech)	10,603	9,719	13,584	(3,865)
Landscape Maintenance (LawnBoy)	51,056	46,801	46,794	7
Landscape Mulch	15,000	-	-	-
Landscape Fertilization (Agro Pro)	19,332	17,721	17,482	239

Tison's Landing
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 08/31/23	Actual Thru 08/31/23	Variance
Community Operations (continued)				
Landscape Repairs and Maintenance	7,500	6,875	757	6,118
Irrigation Repairs and Maintenance	10,000	9,167	3,058	6,108
Lake Maintenance (The Lake Doctor)	11,428	10,476	8,844	1,632
Utilities-Cable (Comcast)	2,400	2,200	1,357	843
Utilities-Electric (JEA)	1,800	1,650	985	665
Utilities-Irrigation (JEA)	30,000	27,500	21,174	6,326
Community Repairs and Maintenance	20,000	18,333	4,781	13,552
Community Operations Contingency	10,000	9,167	2,930	6,237
Capital Reserve Funding	40,000	40,000	40,000	-
Subtotal Community Operations Expenditures	\$ 301,416	\$ 267,200	\$ 206,323	\$ 60,877
Amenity Operations Expenditures				
Amenity Manager (Vesta)	\$ 100,206	\$ 91,856	\$ 91,856	\$ 0
Pool Maintenance (Vesta)	30,065	27,559	28,047	(488)
Janitorial Maintenance (Vesta)	30,845	28,275	28,275	0
Janitorial Supplies (Vesta)	3,725	3,414	3,415	(0)
Website Lifestyle	3,000	2,750	2,750	-
Seasonal Office Staffing	13,753	12,607	12,607	0
Security Camera Monitoring (Envera)	12,860	11,788	11,789	(0)
Pool Repairs and Maintenance	5,000	4,583	4,717	(134)
Pool Chemicals (PoolSure)	11,980	10,982	13,144	(2,162)
Permit Fees	600	550	526	24
Utilities-Cable (Comcast)	6,000	5,500	5,449	51
Utilities-Electric (JEA)	24,000	22,000	12,874	9,126
Utilities-Water/Sewer (JEA)	12,000	11,000	10,494	506
Refuse Service (Republic Services)	4,800	4,400	5,650	(1,250)
Amenity Repairs and Maintenance	17,000	15,583	6,275	9,308
Fitness Equipment Maintenance	1,000	917	-	917
Special Events	20,000	18,333	18,912	(579)
Amenity Supplies	5,000	4,583	2,975	1,608
Amenity Operations Contingency	9,205	8,438	-	8,438
Subtotal Amenity Operations Expenditures	\$ 311,039	\$ 285,120	\$ 259,753	\$ 25,366
Total Operations & Maintenance	\$ 612,455	\$ 552,319	\$ 466,076	\$ 86,243
Total Expenditures	\$ 723,722	\$ 656,060	\$ 559,881	\$ 96,179
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 67,354	\$ 184,226	\$ 116,872
Net Change in Fund Balance	\$ -	\$ 67,354	\$ 184,226	\$ 116,872
Fund Balance - Beginning	\$ -		\$ 149,051	
Fund Balance - Ending	\$ -		\$ 333,277	

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

	Adopted Budget	Prorated Budget Thru 08/31/23	Actual Thru 08/31/23	Variance
<u>Revenues</u>				
Capital Reserve - Transfer In	\$ 40,000	\$ 40,000	\$ 40,000	\$ -
Interest	100	92	2,286	2,194
Total Revenues	\$ 40,100	\$ 40,092	\$ 42,286	\$ 2,194
<u>Expenditures:</u>				
Capital Outlay	\$ 75,133	\$ 68,872	\$ 38,272	\$ 30,600
Miscellaneous Services	800	733	280	453
Total Expenditures	\$ 75,933	\$ 69,605	\$ 38,552	\$ 31,054
Excess (Deficiency) of Revenues over Expenditures	\$ (35,833)		\$ 3,734	
Net Change in Fund Balance	\$ (35,833)		\$ 3,734	
Fund Balance - Beginning	\$ 75,937		\$ 56,609	
Fund Balance - Ending	\$ 40,104		\$ 60,343	

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 August 31, 2023

	Adopted Budget	Prorated Budge Thru 08/31/23	Actual Thru 08/31/23	Variance
Revenues:				
Special Assessments - On Roll	\$ 382,996	\$ 382,996	\$ 382,836	\$ (161)
Interest Income	-	-	14,304	14,304
Total Revenues	\$ 382,996	\$ 382,996	\$ 397,139	\$ 14,143
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	\$ 4,969	\$ (739)
Net Change in Fund Balance	\$ 5,709	\$ 5,709	\$ 4,969	\$ (739)
Fund Balance - Beginning	\$ 85,399		\$ 277,885	
Fund Balance - Ending	\$ 91,108		\$ 282,854	

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)	1,205	-	11,292
HOA Revenues	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Income	224	140	1,276	2,478	2,196	1,697	529	567	561	590	613	-	10,869
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	\$ 1,818	\$ -	\$ 744,106
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	83	-	1,217
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	3,750	-	41,250
Information Technology	117	117	117	117	117	117	117	117	117	117	117	-	1,283
Website Maintenance	117	117	117	117	117	117	117	117	117	117	117	-	1,283
Telephone	23	58	15	8	-	5	8	10	-	3	19	-	149
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	73	-	513
Legal Advertising	100	100	100	193	100	-	100	217	1,015	-	100	-	2,023
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	\$ 4,259	\$ -	\$ 93,805

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	2,622	-	28,847
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	948	-	13,584
Landscape Maintenance (LawnBoy)	4,254	4,254	4,254	4,254	4,254	4,254	4,254	4,254	4,254	4,254	4,254	-	46,794
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	1,611	-	17,482
Landscape Repairs and Maintenance	-	-	-	-	-	190	-	182	385	-	-	-	757
Irrigation Repairs and Maintenance	-	-	-	-	1,341	678	305	-	-	-	735	-	3,058
Lake Maintenance (The Lake Doctor)	804	804	804	804	804	804	804	804	804	804	804	-	8,844
Utilities-Cable (Comcast)	123	123	123	123	123	123	123	123	123	123	123	-	1,357
Utilities-Electric (JEA)	95	83	55	71	90	104	89	127	96	82	92	-	985
Utilities-Irrigation (JEA)	2,927	3,417	1,654	1,770	1,662	1,556	1,626	1,829	1,615	1,555	1,560	-	21,174
Community Repairs and Maintenance	148	167	190	141	-	1,456	444	320	1,520	-	395	-	4,781
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	\$ 13,145	\$ -	\$ 206,323
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	\$ 8,351	\$ -	\$ 91,856
Pool Maintenance (Vesta)	2,505	2,505	2,505	2,505	2,505	2,505	2,505	2,505	2,505	2,505	2,993	-	28,047
Janitorial Maintenance (Vesta)	2,570	2,570	2,570	2,570	2,570	2,570	2,570	2,570	2,570	2,570	2,570	-	28,275
Janitorial Supplies (Vesta)	310	310	310	310	310	310	310	310	310	310	310	-	3,415
Website Lifestyle	250	250	250	250	250	250	250	250	250	250	250	-	2,750
Seasonal Office Staffing	1,146	1,146	1,146	1,146	1,146	1,146	1,146	1,146	1,146	1,146	1,146	-	12,607
Security Camera Monitoring (Envera)	2,083	60	3,095	60	60	3,095	60	60	3,095	60	60	-	11,789
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	724	-	13,144
Permit Fees	-	-	-	-	-	-	-	526	-	-	-	-	526
Utilities-Cable (Comcast)	487	486	486	499	500	500	500	499	498	498	498	-	5,449
Utilities-Electric (JEA)	1,256	1,074	1,007	1,173	1,251	1,389	1,064	1,195	1,021	1,184	1,259	-	12,874
Utilities-Water/Sewer (JEA)	964	1,151	1,117	981	913	913	947	939	803	862	905	-	10,494
Refuse Service (Republic Services)	547	379	381	568	367	550	363	453	452	621	969	-	5,650
Amenity Repairs and Maintenance	130	9	2,135	518	-	-	392	1,334	695	113	949	-	6,275
Fitness Equipment Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Special Events	3,104	1,244	2,253	2,617	1,504	250	2,528	30	9	4,608	764	-	18,912
Amenity Supplies	579	23	369	191	-	-	477	557	168	352	261	-	2,975
Amenity Operations Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Amenity Expenditures	\$ 25,344	\$ 20,546	\$ 26,965	\$ 26,238	\$ 21,204	\$ 24,059	\$ 23,070	\$ 22,271	\$ 23,124	\$ 24,923	\$ 22,009	\$ -	\$ 259,753
Total Operations & Maintenance	\$ 54,233	\$ 36,768	\$ 41,733	\$ 79,214	\$ 34,660	\$ 38,476	\$ 36,719	\$ 35,093	\$ 37,103	\$ 36,923	\$ 35,154	\$ -	\$ 466,076
Total Expenditures	\$ 77,485	\$ 42,414	\$ 51,918	\$ 85,999	\$ 41,110	\$ 45,365	\$ 42,851	\$ 42,333	\$ 47,185	\$ 43,810	\$ 39,412	\$ -	\$ 559,881
Excess (Deficiency) of Revenues over Expenditures	\$ (76,241)	\$ 48,517	\$ 561,455	\$ (74,252)	\$ (34,781)	\$ (40,940)	\$ (36,849)	\$ (38,169)	\$ (43,670)	\$ (43,250)	\$ (37,594)	\$ -	\$ 184,226
Net Change in Fund Balance	\$ (76,241)	\$ 48,517	\$ 561,455	\$ (74,252)	\$ (34,781)	\$ (40,940)	\$ (36,849)	\$ (38,169)	\$ (43,670)	\$ (43,250)	\$ (37,594)	\$ -	\$ 184,226

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	152,637	
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	43,938	
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

GENERAL FUND

<i>Date</i>	<i>check #'s</i>		<i>Amount</i>
8/1 - 8/31/23	3345-3363	\$	43,494.11
TOTAL		\$	43,494.11

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 #
8/04/23	00030	7/25/23	84957412	202308	320-57200-41050		TV/INTERNET 8/4-9/3/23	*	498.37		
		7/28/23	84957412	202308	320-53800-41050		INTERNET 8/2-9/1/23	*	123.35		
COMCAST (AUTO PAY)										621.72	003345
8/04/23	00186	8/01/23	389060	202308	320-57200-34502		AUG 23 - ACCESS CONTR SYS	*	60.00		
HI-TECH SYSTEMS ASSOCIATES										60.00	003346
8/04/23	00015	7/31/23	89708215	202307	320-53800-43000		ELECTRIC 6/28-7/27/23	*	81.78		
		7/31/23	89708215	202307	320-57200-43000		ELECTRIC 6/28-7/27/23	*	1,184.39		
		7/31/23	89708215	202307	320-53800-43100		IRRIGATION 6/27-7/26/23	*	1,555.47		
		7/31/23	89708215	202307	320-57200-43100		SEWER 6/27-7/26/23	*	642.04		
		7/31/23	89708215	202307	320-57200-43100		WATER 6/27-7/26/23	*	220.07		
JEA (AUTO PAY)										3,683.75	003347
8/04/23	00077	7/16/23	0687-001	202308	320-57200-43200		WASTE 8/1-8/31/23	*	969.12		
REPUBLIC SERVICES #687 (AUTO PAY)										969.12	003348
8/04/23	00137	8/01/23	114774B	202308	320-53800-46800		AUG 23 - WATER MGMT	*	804.00		
THE LAKE DOCTORS, INC.										804.00	003349
8/04/23	00157	8/01/23	411886	202308	320-57200-45105		AUG 23 - AMENITY MANAGER	*	8,350.50		
		8/01/23	411886	202308	320-57200-46400		AUG 23 - POOL MAINTENANCE	*	2,505.42		
		8/01/23	411886	202308	320-53800-34400		AUG 23 - FIELD MGMT	*	2,622.42		
		8/01/23	411886	202308	320-57200-46601		AUG 23 - JANITORIAL MAINT	*	2,570.42		
		8/01/23	411886	202308	320-57200-46602		AUG 23 - JANITORIAL SUPP	*	310.42		
		8/01/23	411886	202308	310-51300-49510		AUG 23 - WEBSITE ADMIN	*	250.00		
		8/01/23	411886	202308	320-57200-34450		AUG 23 - ADDTL POOL MON	*	1,146.08		
VESTA PROPERTY SERVICE INC.										17,755.26	003350

TISO TISON

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CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/04/23	00216	8/02/23	08022023	202306	300-36200-10000			REFUND FOR RENTAL J WILLSON	*	135.00	135.00	003351
8/14/23	00161	7/31/23	16992	202307	320-53800-46203			JUL 23- COMM TURF/ORNAMEN AGROWPRO INC.	*	1,610.98	1,610.98	003352
8/14/23	00081	7/31/23	182358	202307	310-51300-31500			LEGAL SV THRU 7/31/23 BILLING, COCHRAN, LYLES, MAURO & RAMSE	*	2,058.00	2,058.00	003353
8/14/23	00205	8/06/23	08062023	202308	320-57200-49400			DBL LANE OBSTACLE COURSE BOUNCERS, SLIDES AND MORE INC	*	375.00	375.00	003354
8/14/23	00009	8/03/23	209403	202307	310-51300-31100			ENGINEERING SV THRU 7/29 ENGLAND, THIMS & MILLER	*	53.75	53.75	003355
8/14/23	00004	8/01/23	443	202308	310-51300-34000			AUG 23 - MGMT FEES	*	3,750.00		
		8/01/23	443	202308	310-51300-49500			AUG 23 - WEBSITE ADMIN	*	116.67		
		8/01/23	443	202308	310-51300-35100			AUG 23 - IT	*	116.67		
		8/01/23	443	202308	310-51300-31200			AUG 23 - DISSEMINATION	*	83.33		
		8/01/23	443	202308	310-51300-42500			AUG 23 - COPIES	*	73.20		
		8/01/23	443	202308	310-51300-41000			AUG 23 - TELEPHONE	*	18.85		
								GOVERNMENTAL MANAGMENT'S SERVICES			4,158.72	003356
8/14/23	00206	7/26/23	6534988	202307	320-57200-46500			AZONE-EPA REG NO. 7870-1 HAWKINS, INC.	*	1,390.08	1,390.08	003357
8/14/23	00052	7/24/23	8641	202307	320-53800-46200			JUL 23 - LAWN MAINT LAWNBOY LAWN SERVICES, INC.	*	4,254.00	4,254.00	003358
8/17/23	00122	6/30/23	16-60-01	202306	320-57200-54000			POOL PERMIT 16-60-01364 FLORIDA DEPARTMENT OF HEALTH	*	200.35	200.35	003359

TISO TISON

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
8/17/23	00122	5/16/23	16-60-01 202305 320-57200-54000	POOL PERMIT 16-60-01363	*	325.00	
		5/16/23	16-60-01 202305 320-57200-54000	CONVIENENCE FEE	*	.35	
							325.35 003360
----- FLORIDA DEPARTMENT OF HEALTH -----							
8/22/23	00156	8/01/23	731162 202309 320-53800-34502	MONITORING 9/1-11/30/23	*	3,035.13	
		8/01/23	731191 202309 320-53800-34502	ENTR2 VIDEO 9/1-9/30/23	*	230.61	
		8/01/23	731193 202309 320-53800-34502	ENTR1 VIDEO 9/1-9/30/23	*	329.27	
							3,595.01 003361
----- ENVERA -----							
8/22/23	00152	8/03/23	44846100 202307 320-57200-49400	POPSICLES	*	16.13	
		8/03/23	44846100 202307 320-57200-52000	OFFICE SUPPLIES	*	11.89	
		8/03/23	44846100 202307 320-57200-52000	WALL CALENDAR	*	9.89	
		8/03/23	44846100 202307 320-57200-49400	CASINO NIGHT DECOR AND GI	*	116.87	
		8/03/23	44846100 202307 320-57200-49400	CASINO NIGHT FOOD	*	210.64	
		8/03/23	44846100 202307 320-57200-52000	PASSWORD BINDER	*	12.99	
		8/03/23	44846100 202307 320-57200-49400	CASINO NIGHT SUPPL AND DE	*	83.50	
		8/03/23	44846100 202307 320-57200-49400	CASINO NIGHT SUPPL AND DE	*	92.82	
		8/03/23	44846100 202307 320-57200-49400	CASINO NIGHT SUPPL AND DE	*	204.94	
		8/03/23	44846100 202307 320-57200-49400	CASINO NIGHT SUPPL AND DE	*	6.45	
		8/03/23	44846100 202307 320-57200-49400	CASINO NIGHT SUPPL AND DE	*	12.09	
		8/03/23	44846100 202307 320-57200-49400	CASINO NIGHT SUPPL AND DE	*	15.56	
		8/03/23	44846100 202307 320-57200-49400	CASINO NIGHT SUPPL AND DE	*	10.05	
		8/03/23	44846100 202307 320-57200-49400	CASINO NIGHT SUPPL AND DE	*	13.98	
		8/03/23	44846100 202307 320-57200-49400	CASINO NIGHT SUPPL AND DE	*	70.06	
		8/03/23	44846100 202307 320-57200-49400	CASINO NIGHT SUPPL AND DE	*	15.01	

TISO TISON

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CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/03/23		44846100	202307	320-57200-49400					CASINO NIGHT SUPPL AND DE	*	27.94		
8/03/23		44846100	202307	320-57200-49400					CASINO FOOD	*	116.58		
8/03/23		44846100	202307	320-57200-49400					BAGLE TUESDAY	*	5.89		
8/03/23		44846100	202307	320-57200-52000					PRINTER INK	*	36.70		
8/03/23		44846100	202307	320-57200-49400					CASINO NIGHT SUPPL AND DE	*	119.71		
8/03/23		44846100	202307	320-57200-46000					HAND SOAP	*	10.70		
8/03/23		44846100	202307	320-57200-46000					BATTERIES	*	37.36		
8/03/23		44846100	202307	320-57200-46000					LIGHT BULBS	*	13.62		
8/03/23		44846100	202307	320-57200-46000					TUBIN COUPLER	*	6.78		
8/03/23		44846100	202307	320-57200-46500					CHLORINE	*	50.74		
8/03/23		44846100	202307	320-57200-46000					GAS	*	24.88		
8/03/23		44846100	202307	320-57200-46000					TRASH BAGS	*	19.32		
8/03/23		44846100	202307	320-57200-46500					POOL TESTING SUPPLIES	*	50.94		
WELLS FARGO CREDIT CARD (AUTO PAY)											1,424.03	003362	
8/23/23	00152	8/03/23	44846100	202307	320-57200-49400				PLUSH SNOWBALLS	*	19.99		
WELLS FARGO CREDIT CARD (AUTO PAY)											19.99	003363	
TOTAL FOR BANK A											43,494.11		
TOTAL FOR REGISTER											43,494.11		

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		\$497.57
EFT Payment - thank you	Jul 17	-\$497.57
Balance forward		\$0.00
Regular monthly charges	Page 3	\$492.95
Taxes, fees and other charges	Page 3	\$5.42
New charges		\$498.37

Amount due \$498.37

! Thanks for paying by Automatic Payment

Your automatic payment on Aug 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

- TV Update: On August 15, 2023, SEC Network Alternate (SEC Network Overflow) will cease operations.
- 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

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 **Aug 16, 2023**

Please pay \$498.37

Electronic payment will be applied Aug 16, 2023

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574120090613300498378

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- Pay your bill and customize billing options
- View upcoming appointments



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Attn: M. Gifford.

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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 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 \$5.42

Other charges	\$5.42
Regulatory Cost Recovery	\$2.26
Federal Universal Service Fund	\$3.16

What's included?

-  **Internet:** Fast, reliable internet on our Gig-speed network
-  **TV:** Keep your employees informed and customers entertained
-  **Voice Numbers:** (904)757-1547

Visit business.comcast.com/myaccount for more details

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

Additional information

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

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

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

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	Jul 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 Aug 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.

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

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

Account number **8495 74 120 3534627**

Automatic payment **Aug 19, 2023**

Please pay \$123.35

Electronic payment will be applied Aug 19, 2023

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574120353462700123356

Download the Comcast Business App

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

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



Faster speeds. More solutions. Bigger savings.

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

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

Need help? We're here for you



Visit us online

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



Call us anytime

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

Useful information

Moving?

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

Accessibility:

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

Ways to pay



No more mailing monthly checks

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



Go paperless and say goodbye to clutter

Sign up for Paperless Billing to view and pay your bill online. It's faster, easier and helps 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		\$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.



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 389060
Invoice Date: 08/01/2023
Completed: 08/01/2023
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 8.2.23

Please code to 320.538.34502

001.320.57200.34502 new coding

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



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: 07/31/23

TOTAL SUMMARY OF CHARGES

Electric	\$	1,266.17
Irrigation		1,555.47
Sewer		642.04
Water		220.07

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

Total New Charges: \$ 3,683.75



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



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

1/1 7469714200856 0007569 1 I=00000000000

Do not pay. AutoPay will process your payment on 08/22/23.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$3,535.27	-\$3,535.27	\$0.00	\$3,683.75	\$3,683.75

**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: 07/31/23

Do not pay. AutoPay will process your payment on 08/22/23.

0007569

I=00000000



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

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 16305 N MAIN ST APT SCD1	95045373	\$94.87	\$83.42	\$55.38	\$71.46	\$90.16	\$104.04	\$88.71	\$127.24	\$95.18	\$81.78			\$893.24
Electric Total	001.320.538.43000		\$94.87	\$83.42	\$55.38	\$71.46	\$90.16	\$104.04	\$88.71	\$127.24	\$95.18	\$81.78	\$0.00	\$0.00	\$893.24

Electric	8970821539 16529 TISONS BLUFF ROAD	06221869	\$1,255.72	\$1,073.85	\$1,007.14	\$1,173.37	\$1,250.87	\$1,389.41	\$1,064.24	\$1,195.18	\$1,021.04	\$1,184.39			\$11,615.31
Electric Total	001.320.57200.43000		\$1,255.72	\$1,073.85	\$1,007.14	\$1,173.37	\$1,250.87	\$1,389.41	\$1,064.24	\$1,195.18	\$1,021.04	\$1,184.39	\$0.00	\$0.00	\$11,615.31

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	\$93.33	\$92.25	\$19.47	\$92.63	\$119.01	\$110.09	\$114.55	\$127.93		\$114.55			\$843.81
Irrigation	8970821539 15681 TISON BLUFF ROAD	67370625	\$95.71	\$105.03	\$101.17	\$105.63	\$96.71	\$92.25	\$98.71	\$101.17	\$92.25	\$92.25			\$980.48
Irrigation	8970821539 16123 TISONS BLUFF RD	83726296	\$105.03	\$123.47	\$119.01	\$181.44	\$163.51	\$150.23	\$154.69	\$172.53	\$154.69	\$159.15			\$1,484.45
Irrigation	8970821539 16151 DOWING CREEK DR	74534584	\$83.33	\$96.71	\$87.79	\$92.25	\$87.79	\$83.33	\$83.33	\$96.71	\$83.33	\$87.79			\$882.36
Irrigation	8970821539 16211 DOWING CREEK DR	74458033	\$217.12	\$243.88	\$217.12	\$234.96	\$221.58	\$199.28	\$212.66	\$239.42	\$199.28	\$208.20			\$2,190.50
Irrigation	8970821539 16303 HUNTERS HOLLOW TL	67370633	\$150.23	\$172.53	\$154.69	\$168.07	\$154.69	\$154.69	\$105.03	\$87.79	\$83.33	\$83.33			\$1,314.98
Irrigation	8970821539 16316 MAGNOLIA GROVE WY	67370626	\$176.98	\$190.36	\$185.90	\$141.31	\$105.63	\$101.17	\$145.77	\$132.39	\$136.85	\$141.31			\$1,457.87
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	\$154.69	\$160.36			\$3,714.55
Irrigation	8970821539 16343 TISONS BLUFF RD	67370632	\$224.96	\$243.88	\$212.66	\$221.58	\$190.36	\$176.98	\$199.28	\$288.48	\$291.72	\$203.74			\$2,233.64
Irrigation	8970821539 16356 MAGNOLIA GROVE WY A	67370624	\$127.83	\$141.31	\$132.39	\$132.39	\$119.01	\$127.83	\$127.83	\$119.01	\$123.47	\$127.83			\$1,279.30
Irrigation	8970821539 261 BRADFORD LAKE CR	81523391	\$199.28	\$21.58	\$203.74	\$217.12	\$203.74	\$181.44	\$184.82	\$212.66	\$87.79	\$23.39			\$1,745.56
Irrigation	8970821539 79 BRADFORD LAKE CR	83874232	\$136.85	\$154.69	\$132.39	\$150.23	\$141.31	\$127.83	\$132.39	\$145.77	\$127.83	\$123.47			\$1,372.96
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	\$1,565.23	\$1,555.47	\$0.00	\$0.00	\$19,503.26

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	\$838.49	\$734.18	\$681.53	\$681.53	\$707.66	\$701.28	\$595.97	\$642.04			\$7,170.72
Water	8970821539 16529 TISONS BLUFF ROAD	67891772	\$243.00	\$285.21	\$277.54	\$246.69	\$231.56	\$231.56	\$230.23	\$237.31	\$206.65	\$220.07			\$2,418.09
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	\$802.63	\$862.11	\$0.00	\$0.00	\$9,589.81

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	\$3,425.18	\$3,683.75	\$0.00	\$0.00	\$41,601.62
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	last year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Total
	\$3,627.85	\$4,039.02	\$3,978.54	\$4,279.62	\$3,665.84	\$3,680.71	\$3,995.04	\$3,696.43	\$4,817.19	\$5,129.44	\$6,163.43	\$5,544.88			\$52,618.19								
Increase(decrease)	\$1,613.33	\$1,586.48	(\$144.87)	(\$293.48)	(\$262.01)	(\$268.53)	\$364.07	(\$1,392.01)	(\$1,445.69)	(\$6,163.43)	(\$5,544.88)			(\$11,016.57)									
	1 meter very high	1 meter very high					increase of rates																

		Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Total
Irrigation	8970821539 15635 TISON BLUFF ROAD	67370623	16,000.00	18,000.00	-	11,000.00	24,000.00	22,000.00	23,000.00	26,000.00	22,000.00	23,000.00					\$185,900.00
Irrigation	8970821539 15681 TISON BLUFF ROAD	67370625	19,000.00	21,000.00	20,000.00	21,000.00	19,000.00	18,000.00	20,000.00	18,000.00	18,000.00	18,000.00					\$193,000.00
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	33,000.00					\$306,000.00
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	18,000.00	16,000.00	17,000.00						\$171,000.00
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	44,000.00					\$465,000.00
Irrigation	8970821539 16303 HUNTERS HOLLOW TL	67370633	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	16,000.00					\$268,000.00
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	39,000.00	27,000.00	28,000.00	29,000.00					\$390,000.00
Irrigation	8970821539 16331 TISONS BLUFF RD	67370634	292,000.00	363,000.00	17,000.00	11,000.00	10,000.00	8,000.00	10,000.00	21,000.00	32,000.00	40,000.00					\$804,000.00
Irrigation	8970821539 16343 TISONS BLUFF RD	67370632	50,000.00	52,000.00	45,000.00	47,000.00	40,000.00	37,000.00	42,000.00	62,000.00	56,000.00	43,000.00					\$474,000.00
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	26,000.00					\$260,000.00
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	1,000.00					\$363,000.00
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	25,000.00					\$281,000.00
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	81,000.00					\$924,000.00
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	81,000.00					\$924,000.00
			\$10,000.00	\$64,000.00	\$59,000.00	\$54,000.00	\$14,000.00	\$90,000.00	\$14,000.00	\$38,000.00	\$78,000.00	\$77,000.00					\$,818,000.00



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: 07/31/23	Cycle: 04
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Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
15635 TISONS BLUFFRD	I	114.55	Irrigation 1 - Commercial	06/27/23 - 07/26/23	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	5720	23000 GAL 29 Regular
		City of Jacksonville Franchise Fee			
15681 TISONS BLUFFRD	I	92.25	Irrigation 1 - Commercial	06/27/23 - 07/26/23	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	4632	18000 GAL 29 Regular
		City of Jacksonville Franchise Fee			
16123 TISONS BLUFFRD	I	159.15	Irrigation 1 - Commercial	06/27/23 - 07/26/23	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	592	33000 GAL 29 Regular
		City of Jacksonville Franchise Fee			
16151 DOWING CREEK DR	I	87.79	Irrigation 1 - Commercial	06/27/23 - 07/26/23	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	2109	17000 GAL 29 Regular
		City of Jacksonville Franchise Fee			
16211 DOWING CREEK DR	I	208.20	Irrigation 1 - Commercial	06/27/23 - 07/26/23	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	7175	44000 GAL 29 Regular
		City of Jacksonville Franchise Fee			
16303 HUNTERS HOLLOW TL	I	83.33	Irrigation 1 - Commercial	06/27/23 - 07/26/23	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	5397	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	141.31	Irrigation 1 - Commercial	06/30/23 - 07/31/23	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	6889	29000 GAL 31 Regular
		Tier 2 Consumption (> 14 kgal @ \$4.33)			
		City of Jacksonville Franchise Fee			
16331 TSONS BLUFFRD	I	190.36	Irrigation 1 - Commercial	06/27/23 - 07/26/23	Commercial Irrigation Service
Detail		Basic Monthly Charge	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.81)	67370634	7106	40000 GAL 29 Regular
		Tier 2 Consumption (> 14 kgal @ \$4.33)			
		City of Jacksonville Franchise Fee			
16343 TSONS BLUFFRD	I	203.74	Irrigation 1 - Commercial	06/26/23 - 07/23/23	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	9487	43000 GAL 27 Regular
		Tier 2 Consumption (> 14 kgal @ \$4.33)			
		City of Jacksonville Franchise Fee			
16356 MAGNOLIA GROVE WY APT IR01	I	127.93	Irrigation 1 - Commercial	06/30/23 - 07/31/23	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	4763	26000 GAL 31 Regular
		Tier 2 Consumption (> 14 kgal @ \$4.33)			
		City of Jacksonville Franchise Fee			
16365 N MAIN ST APT SG01	E	81.78	Commercial - Electric	06/28/23 - 07/27/23	General Service
Detail		Basic Monthly Charge	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		Energy Charge (\$0.06078 per kWh)	24074025	29758	556 KWH 29 Regular
		Tax Exempt Fuel Cost (\$0.03559 per kWh)			
		Taxable Fuel Cost (\$0.00511 per kWh)			
		City of Jacksonville Franchise Fee			
		Gross Receipts Tax			
16529 TSONS BLUFFRD	E	1,184.39	Commercial - Electric	06/28/23 - 07/27/23	General Service
Detail		Basic Monthly Charge	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		Energy Charge (\$0.06078 per kWh)	22968209	21516	10841 KWH 29 Regular
		Tax Exempt Fuel Cost (\$0.03559 per kWh)	22968209	32.17	32.17 KW 29 Regular
		Taxable Fuel Cost (\$0.00511 per kWh)			
		City of Jacksonville Franchise Fee			
		Gross Receipts Tax			
16529 TSONS BLUFFRD	S	642.04	Commercial - Water/Sewer	06/27/23 - 07/26/23	Commercial Sewer Service
Detail		Basic Monthly Charge	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		Sewer Usage Charge	87650993	3388	81000 GAL 29 Regular
		City of Jacksonville Franchise Fee			
16529 TSONS BLUFFRD	W	220.07	Commercial - Water/Sewer	06/27/23 - 07/26/23	Commercial Water Service
Detail		Basic Monthly Charge	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		Water Consumption Charge	87650993	3388	81000 GAL 29 Regular
		City of Jacksonville Franchise Fee			

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
261 BRADFORD LAKE CR	I	23.39	Irrigation 1 - Commercial	06/27/23 - 07/26/23	Commercial Irrigation Service
Detail		18.90			
Charges:			Meter Nbr	Current Reading	Consumption Days Billed Reading Type
		3.81	81523391	4477	1000 GAL 29 Regular
		0.68			
79 BRADFORD LAKE CR	I	123.47	Irrigation 1 - Commercial	06/27/23 - 07/26/23	Commercial Irrigation Service
Detail		18.90			
Charges:			Meter Nbr	Current Reading	Consumption Days Billed Reading Type
		53.35	83974232	2199	25000 GAL 29 Regular
		47.62			
		3.60			

1/1 746971/4200866 0007669 3 I=00000000000



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

Account Number 3-0687-0002027
Invoice Number 0687-001340809
Invoice Date July 16, 2023
Previous Balance \$621.26
Payments/Adjustments -\$621.26
Current Invoice Charges \$969.12

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 \$969.12	Payment Due Date August 05, 2023
-------------------------------------	--

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 07/06	5555555	-\$621.26

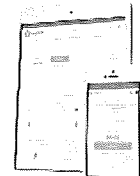
CURRENT INVOICE CHARGES

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 06/21		1.0000	\$106.45	\$106.45
Waste/Recycling Overage 06/28		1.0000	\$106.45	\$106.45
Waste/Recycling Overage 07/05		1.0000	\$106.45	\$106.45
Pickup Service 08/01-08/31			\$261.23	\$261.23
Container Refresh 08/01-08/31		1.0000	\$9.00	\$9.00
Total Fuel/Environmental Recovery Fee				\$238.72
Total Franchise - Local				\$140.82
CURRENT INVOICE CHARGES				\$969.12

001.320.57200.43200

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	\$969.12
Payment Due Date	August 05, 2023
Account Number	3-0687-0002027
Invoice Number	0687-001340809

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	

MAKE CHECK PAYABLE TO:

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

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

	
CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

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

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

ACCOUNT NUMBER	DATE	BALANCE
724857	8/1/2023	\$804.00

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

0000000013025200100000001147740000008040002

Please Return this portion with your payment

Invoice Due Date 8/11/2023	Invoice 114774B	PO #
-----------------------------------	------------------------	-------------

Invoice Date	Description	Quantity	Amount	Tax	Total
8/1/2023	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					
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

Click the "Pay Now" link 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/

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 # 411886
Date 08/01/2023
Terms
Due Date 08/15/2023
Memo Monthly Fees

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

Description	Quantity	Rate	Amount
Amenity Manager 320 572 45105	1	8,350.50	8,350.50
Pool maintenance " " 464	1	2,505.42	2,505.42
Field management and administration 320 538 344	1	2,622.42	2,622.42
Janitorial maintenance 320 572 44601	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

Tiziana Cessna

From: Elizabeth A. Myers <emyers@vestapropertyservices.com>
Sent: Wednesday, August 2, 2023 9:00 AM
To: Tiziana Cessna
Subject: Rental Cancellation - request for check
Attachments: club house and patio.pdf

Good morning, Tiziana

Please see attached, Mr. Wilson cancelled his rental, and we need to refund the cost of his rental.

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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Tison's CDD June 2023

Resonant Type	Amt	check or cc number	Payment M	Name	Address	Received Date	Event Date	Receipt Number	Notes
key fob	30	cash	cash	J.Newbold	16221 Stanis Court	5/19/2023 0:00		673104	cashier check 5468023
key fob	30		cash	A.George James	16149 Kayla Cove Court	5/30/2023 0:00		673107	cashier check 5468023
key fob	60		cash	J.Thomas	21 Hunters Hollow	5/15/2023 0:00		673103	cashier check 5468023
key fob	30		cash	W.Donaldson	15837 Tisons Bluff Road	5/12/2023 0:00		673102	cashier check 5468023
key fob	30	28745897490	mo	T.Inbaptiste	16446 Tisons Bluff Road	6/12/2023 0:00			
key fob	30	2063	check	T.Shingles	16456 Tisons Bluff Road	5/23/2023 0:00			
key fob	60	28745884923	mo	M.Cherne	203 Pond Run Lane	5/22/2023 0:00			2 key fobs
key fob	30	456900474	cashier che	T.Tucker	16025 Dowling Creek Drive	6/5/2023 0:00			
club house and patio	165	19-538540841	Mo	L.Murphy	16056 Tisons Bluff Road	5/30/2023 0:00			
club house and patio	125	1244	check	J.Brown	15919 Tisons Bluff Road	5/30/2023 0:00			
club house and patio	310	4834	check	Eleazer Mills	2025 N. Myrtle Avenue	5/30/2023 0:00			Non-resident rental
club house and patio	165	411	check	J.Hackman	15744 Tisons Bluff Road	5/3/2023 0:00			
club house and patio	195	2792	check	T.Richardson	15744 Tisons Bluff Road	5/16/2023 0:00			
back patio	75	1034	check	R.Roman	15738 Tisons Bluff Road	5/25/2023 0:00			
club house and patio	125	1267	check	S.Gray	180 pond Run Lane	6/5/2023 0:00			
club house and patio	135	3	check	J.wilson	16197 Kayla Cove Court	6/6/2023 0:00			
club house and patio	125	515	check	J.Karatali	15715 Tisons Bluff Road	6/7/2023 0:00			

001.300.36200.10000

J Willson

16197 Kayla Cove Court

Jacksonville, FL 32218

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
16992	07/31/2023	\$1,610.98	08/30/2023	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

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
 07/31/2023
 Account No: 80-12113M
 Statement No: 182358

Attn: MR. RICHARD P. HANS

TISON'S LANDING CDD

Fees

		Hours
07/01/2023		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM ATTY. GUARNIERI RE: ENVERA	0.20
MJP	CORRESPONDENCE TO ATTY. GUARNIERI	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY	0.20
07/03/2023		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM ATTY. GUARNIERI AND REPLY THERETO	0.20
GLK	PREPARE RESOLUTION RE: DISPOSAL OF SURPLUS PROPERTY (PATIO FURNITURE), CORRESPONDENCE TO COURTNEY HOGGE	0.50
07/04/2023		
SFD	REVIEW OF BUDGET AND ASSESSMENT RESOLUTION	0.40
SFD	CORRESPONDENCE TO COURTNEY HOGGE	0.20
07/05/2023		
MJP	TELEPHONE CONFERENCE WITH ATTY. GUARNIERI RE: ENVERA	0.30
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM TIM HARDEN	0.10
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY	0.20
MJP	CORRESPONDENCE TO MAC MCGAFFNEY AND TIM HARDEN	0.20
07/06/2023		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY WITH ATTACHMENT	0.20
07/07/2023		
GLK	RECEIVE CORRESPONDENCE FROM COURTNEY HOGGE, REVIEW FINAL AGENDA FOR JULY 13, 2023 BOARD OF SUPERVISORS MEETING	0.30

		Hours		
07/13/2023	GLK	TELEPHONE CONFERENCE WITH COURTNEY HOGGE; PREPARE FOR, TRAVEL AND ATTEND MEETING OF BOARD OF SUPERVISORS	1.80	
07/18/2023	MJP	CORRESPONDENCE TO ATTY. GUARNIERI	0.20	
07/20/2023	MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM TIM HARDEN	0.20	
	MJP	CORRESPONDENCE TO TIM HARDEN WITH ATTACHMENT	0.20	
	MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY	0.10	
	GFG	MONITOR AND REVIEW LEGISLATION PRESENTED DURING THE 2023 LEGISLATIVE SESSION PERTAINING TO SPECIAL DISTRICTS, PUBLIC RECORDS, AND OTHER LAWS IMPACTING LOCAL GOVERNMENT; PREPARE MEMORANDUM TO DISTRICT MANAGER (CUMULATIVE TIME ENTRY FOR ENTIRE LEGISLATIVE SESSION)	0.40	
	MJP	FINALIZE MEMORANDUM RE: 2023 LEGISLATIVE SESSION; CORRESPONDENCE TO DISTRICT MANAGER WITH ATTACHMENTS	0.10	
07/27/2023	MJP	CORRESPONDENCE TO MAC MCGAFFNEY	0.20	
07/28/2023	MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY	0.20	
	MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM MAC MCGAFFNEY	0.10	
	MJP	CORRESPONDENCE TO ATTY. GUARNIERI	0.20	
07/30/2023	MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM ATTY. GUARNIERI WITH ATTACHMENT	0.40	
07/31/2023	MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM HEATHER LYONS AT ENVERA AND REPLY THERETO	0.30	
		For Current Services Rendered	7.60	2,058.00

Recapitulation

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
GERALD L. KNIGHT	PARTNERS	2.60	\$275.00	\$715.00
SUSAN F. DELEGAL	PARTNERS	0.60	275.00	165.00
MICHAEL J. PAWELCZYK	PARTNERS	4.00	275.00	1,100.00
GREGORY F. GEORGE	ASSOCIATES	0.40	195.00	78.00

TISON'S LANDING CDD

Page: 3

07/31/2023

Account No: 80-12113M

Statement No: 182358

TISON'S LANDING CDD

Previous Balance \$3,119.00

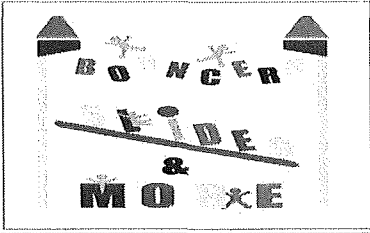
Total Current Work 2,058.00

Payments

08/02/2023 PAYMENT RECEIVED - THANK YOU -3,119.00

Balance Due \$2,058.00

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: August 6th, 2023
 Invoice Number: 08062023.13

Name / Address
 Attn: Liz Myers
 Tison's Landing CDD
 16529 Tison's Bluff
 Jacksonville, FL 32218

Additional Details:
 Approved: Elizabeth Myers
 Date: 8/7/23
 GL Code: 320.572.49400

	<u>Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>SubTotal</u>	<u>Extended</u>
1	Double Lane Obstacle Course	1	\$375.00		\$375.00	\$375.00
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
Comments:		Subtotal				\$375.00
		Sales Tax (0.0%)				N/A
		Total				\$375.00



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

August 03, 2023
Invoice No: 209403

Total This Invoice \$53.75

Project 02005.17000 Tison's Landing CDD-2022-2023 General Consulting Services (WA#14)
EMAIL INVOICE: DLaughlin@GMSNF.COM

Professional Services rendered through July 29, 2023

Phase 01 2023 General Consulting Services
CDD Report Online

Labor

			Hours	Rate	Amount
Senior Engineer/Senior Project Manager					
Lockwood, Scott	7/15/2023		.25	215.00	53.75
Totals			.25		53.75
Total Labor					53.75
Total this Phase					\$53.75

Phase 02 Storm Water Analysis
Total this Phase 0.00

Phase XP Expenses
Total this Phase 0.00

Total This Invoice \$53.75

Outstanding Invoices

Number	Date	Balance
208888	7/5/2023	2,042.50
Total		2,042.50

Total Now Due \$2,096.25

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 443
Invoice Date: 8/1/23
Due Date: 8/1/23
Case:
P.O. Number:

Bill To:

Tison's Landing CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

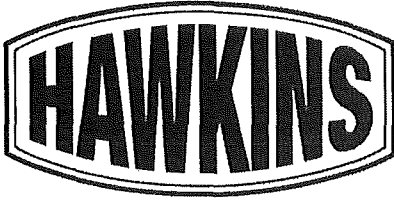
Description	Hours/Qty	Rate	Amount
Management Fees - August 2023	340	3,750.00	3,750.00
Website Administration - August 2023	495	116.67	116.67
Information Technology - August 2023	351	116.67	116.67
Dissemination Agent Services - August 2023	312	83.33	83.33
Copies	425	73.20	73.20
Telephone	410	18.85	18.85

Total \$4,158.72

Payments/Credits \$0.00

Balance Due \$4,158.72

Original



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

INVOICE

Total Invoice	\$1,390.08
Invoice Number	6534988
Invoice Date	7/26/23
Sales Order Number/Type	4305330 SO
Branch Plant	74
Shipment Number	5096593

Sold To: 485799
ACCOUNTS PAYABLE
TISON'S LANDING CDD
475 W Town Pl
SUITE 114
St Augustine FL 32092-3648

Ship To: 485800
YELLOW BLUFF AMENITY CENTER
16529 Tisons Bluff Rd
Jacksonville FL 32218-8908

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #
8/25/23	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
2.000	41930	Azone - EPA Reg. No. 7870-1	N	425.0000	GA	\$2.8000	GA	4,109.8 LB	\$1,190.00
		1 LB BLK (Mini-Bulk)		425.0000	GA			4,109.8 GW	

2.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00
-------	----------------	---------	---	--------	----	-----------	--	--	---------

3.000	42871	Sulfuric Acid 38-40%	N	2.0000	DD	\$66.5400	DD	324.0 LB	\$133.08
		15 GA DD		2.0000	DD			344.0 GW	

3.001	699922	15 GA Blu/Black Deldrum	N	2.0000	DD	\$15.0000	RD	20.0 LB	\$30.00
		DELDRM 1H1/X1.9/250		2.0000	RD			20.0 GW	

Related Order #: 04305330

4.000	42752	Drum Wrench	N	1.0000	EA	\$25.0000	EA	.4 LB	\$25.00
		ECH		1.0000	EA			.4 GW	

***** 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 on 8.3.23

Please code to 320.572.46500

Page 1 of 1

Tax Rate	Sales Tax
0 %	\$0.00

Invoice Total

\$1,390.08

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

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

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

WIRING CONTACT INFORMATION:
Email: Credit.Dept@HawkinsInc.com
Phone Number: (612) 617-8581
Fax Number: (612) 225-6702

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

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.

LawnBoy Lawn Services

PO Box 551203
Jacksonville, FL 32255

Invoice

Date	Invoice #
7/24/2023	8641

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	8/23/2023	CC Duval Property, ...

Item	Description	Rate	Serviced	Amount
Maintenance	Installment for monthly services-July, 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



STATE OF FLORIDA
DEPARTMENT OF HEALTH
Operating Permit

16-60-01364

16-BID-6513681

Swimming Pools - Public Pool <= 25000 Gallons

Issued To: Tison's Landing - Activity Pool
16529 Tison's Bluff Road
Jacksonville, FL 32226

County: **Duval**
Amount Paid: \$200.00
Date Paid: 05/16/2023
Issue Date: 07/01/2023

Permit Expires On: 06/30/2024

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

Issued By:
Department of Health in Duval County

Owner: Tison's Landing CDD

(904) 253-1280

Pool Volume (gallons): 7,063 Bathing Load: 40 Flow Rate (gpm): 100 Night Swimming: No
Variance Conditions (if applicable):

Original Customer: Tison's Landing - Activity Pool (NON-TRANSFERABLE)

DISPLAY CERTIFICATE IN A CONSPICUOUS PLACE



STATE OF FLORIDA
DEPARTMENT OF HEALTH
Operating Permit

16-60-01364

16-BID-6513681

Swimming Pools - Public Pool <= 25000 Gallons

Issued To: Tison's Landing - Activity Pool
16529 Tison's Bluff Road
Jacksonville, FL 32226

County: **Duval**
Amount Paid: \$200.00
Date Paid: 05/16/2023
Issue Date: 07/01/2023

Permit Expires On: 06/30/2024

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

Issued By:
Department of Health in Duval County

Owner: Tison's Landing CDD

(904) 253-1280



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

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[View Item\(s\) in Cart: 0](#)

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



You have successfully made this payment.

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

Payment Submittal Confirmation

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

Your confirmation number is: TSOOI5Q1

Payment Type: ACH

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

Permit Number

16-60-01363

Facility Name

Tison's Landing - Pool

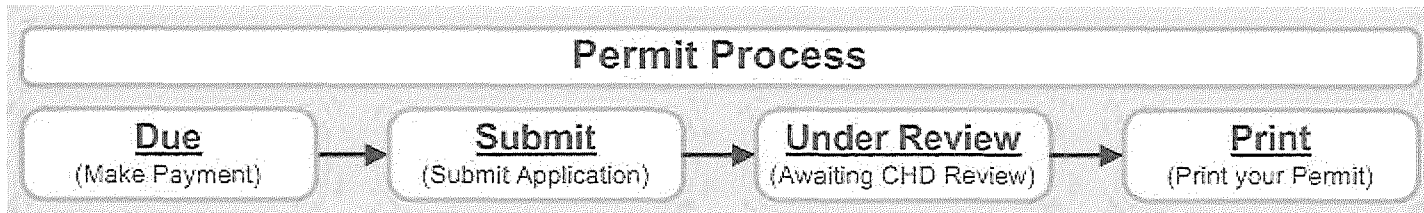
Payment Amount

325.00

Convenience Fee: 0.35

Total Paid: 325.35

Permit Process



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Envera

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

<h1>Invoice</h1>	
Invoice Number 731162	Date 08/01/2023
Customer Number 400392	Due Date 09/01/2023

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400392		08/01/2023	09/01/2023

Quantity	Description	Months	Rate	Amount
<i>1768 - CCTV - Tison's Landing CDD - 16529 Tison's Bluff Rd. , Jacksonville, FL</i>				
1.00	Active Video Monitoring 09/01/2023 - 11/30/2023	3.00	\$675.00	\$2,025.00
1.00	Service & Maintenance 09/01/2023 - 11/30/2023	3.00	\$336.71	\$1,010.13
			Subtotal:	\$3035.13
			Tax	\$0.00
			Payments/Credits Applied	\$0.00
			Invoice Balance Due:	\$3035.13

320 538 31502

Date	Invoice #	Description	Amount	Balance Due
8/1/2023	731162	Alarm Monitoring Services	\$3035.13	\$3035.13

Envera

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

<h1>Invoice</h1>	
Invoice Number 731162	Date 08/01/2023
Customer Number 400392	Due Date 09/01/2023

Net Due: \$3,035.13

Amount Enclosed: 3,035.13

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

<h1>Invoice</h1>	
Invoice Number 731193	Date 08/01/2023
Customer Number 400423	Due Date 09/01/2023

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		08/01/2023	09/01/2023

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Entrance 1 - Pond Run Rd., Jacksonville, FL</i>				
1.00	Service & Maintenance 09/01/2023 - 09/30/2023	1.00	\$129.27	\$129.27
1.00	Video Pulls 09/01/2023 - 09/30/2023	1.00	\$200.00	\$200.00
			Subtotal:	\$329.27
			Tax	\$0.00
			Payments/Credits Applied	\$0.00
			Invoice Balance Due:	\$329.27

Date	Invoice #	Description	Amount	Balance Due
8/1/2023	731193	Alarm Monitoring Services	\$329.27	\$329.27

Envera

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

<h1>Invoice</h1>	
Invoice Number 731193	Date 08/01/2023
Customer Number 400423	Due Date 09/01/2023

Net Due: \$329.27

Amount Enclosed: 329.27

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 731191	Date 08/01/2023
Customer Number 400423	Due Date 09/01/2023

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		08/01/2023	09/01/2023

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Entrance 2 - Yellow Bluff Rd, Jacksonville, FL</i>				
1.00	Service & Maintenance 09/01/2023 - 09/30/2023	1.00	\$30.61	\$30.61
1.00	Video Pulls 09/01/2023 - 09/30/2023	1.00	\$200.00	\$200.00
Subtotal:				\$230.61
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$230.61

Date	Invoice #	Description	Amount	Balance Due
8/1/2023	731191	Alarm Monitoring Services	\$230.61	\$230.61

Envera

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

<h1>Invoice</h1>	
Invoice Number 731191	Date 08/01/2023
Customer Number 400423	Due Date 09/01/2023

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



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

Order date: July 20, 2023
Purchase Order #:
Order #: 114-8147249-5525017
Date shipped: July 20, 2023

Ship to:
Timothy Harden
16578 YELLOW BLUFF RD
JACKSONVILLE, FL 32226-1159
United States

GL code: 51003 Housekeeping Janitorial
Cost center: Northeast
Location: DSD - Tison's Landing
Custom info: Non-Billable

Shipment details

Item description	Qty	Item price	Item subtotal
PAMI Heavy-Duty Contractor Bags [Pack of 20] - 42 Gallon Large Black Trash Bags For Construction Sites, Yard Waste & Commercial Use- Industrial Strength Tear-Resistant Cleanup Garbage Bags (SKU: PAM-09670) Condition: New Sold by: Abaline Paper Products, Inc. Gift message: ""	1	\$17.97	\$17.97
		Item subtotal	\$17.97
		Shipping & handling	\$0.00
		Sales tax	\$1.35
		Total	\$19.32

Return or replace your item

Visit [Amazon.com/returns](https://www.amazon.com/returns)

Have feedback on how we packaged your order? Tell us at [Amazon.com/packaging](https://www.amazon.com/packaging)

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

- SALE -

SALES#: S2472CJ1 2237134 TRANS#: 9665736 07-06-23

99241 DURACELL AA 16 -PACK	17.38
5386032 SEC COVE CMB PCK SN SMT(-	19.98

SUBTOTAL:	37.36
TAX:	0.00
INVOICE 09505 TOTAL:	37.36
VISA:	37.36

VISA: XXXXXXXXXXXXX1213 AMOUNT:37.36 AUTHCD: 006314

CHIP REFID:247209116960 07/06/23 13:48:51

CUSTOMER CODE: NONE

APL: Visa Credit TUR: 0080008000

AID: A0000000031010 TSI: E800

STORE: 2472 TERMINAL: 09 07/06/23 13:48:56

OF ITEMS PURCHASED: 2

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



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

Oceanway Hardware
12635 N Main St
Jacksonville, FL 32218
(904) 757-0677

CC Sale

BRIC: 074KLUU2JAP75GP3AY4

Batch #: 0336

Item 0012

07/11/23

11:18:41

APPR CODE: 011337

Visa

TAP-E

*****1213

Amount

\$13.62

APPROVED

Visa Credit

AID: A0000000031010

TVR: 0000000000

CUSTOMER COPY



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

- SALE -

SALES#: FSTLAN05 13 TRANS#: 850191962 07-18-23

835036 3/8-IN X 1/4-IN P2C UNID 6.78

SUBTOTAL: 6.78

TOTAL TAX: 0.00

INVOICE 81831 TOTAL: 6.78

VISA: 6.78

VISA: XXXXXXXXXXXX1213 AMOUNT: 6.78 AUTHCD: 018781

CHIP REFID:247243831438 07/18/23 08:57:21

CUSTOMER CODE: 999

TUR : 0080008000

TSI : E800 AID : A0000000031010

STORE: 2472 TERMINAL: 49 07/18/23 08:58:04

OF ITEMS PURCHASED:

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

1



7/21/2023 12:15:4

Order Number:

Circle K 2721430

13957 Main St. N.

Jacksonville FL 32218

(904) 757-3774

Term: 102

Appr : 021259

UNL-REG

PUMP No. 01

Gallons 7.111

PRICE/G \$3.499

TOTAL FUEL \$24.88

TOTAL SALE \$24.88

SALE

Visa

Card Num : (C)

XXXXXXXXXXXX1213

Chip Read

USD\$ 24.88

Visa Credit

AID: A00000000031010

TVR: 0000088000

IAD: XXXXXXXXXXXXXXXX

TSI: E800

APP: 00

PINCH-A-PENNY POOL-PATIO-SPA

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For Our Special Offers!

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

Sales Receipt

Transaction #:	175837
Account #:	9046126668
Customer:	Tim Harden
Date: 7/25/2023	Time: 11:17 AM
Cashier: Dee Dee	Register #: 1

Item	Description	Amount
PQC2307001	Save \$5 For Every \$50 Spent	\$0.00
09921164	TAYLOR RGNT #4 PH INDCTR. 2 OZ	\$17.98
	Savings 1@ \$1.60 = \$1.60: PQC23 07001 (Qty=1, Original=17.98)	
	Discount	(\$1.60)
09921073	TAYLOR RGT. #2 DPD 2 OZ	\$18.98
	Savings 1@ \$1.70 = \$1.70: PQC23 07001 (Qty=1, Original=18.98)	
	Discount	(\$1.70)
09922006	TAYLOR RGT. #1 DPD 2 OZ	\$18.98
	Savings 1@ \$1.70 = \$1.70: PQC23 07001 (Qty=1, Original=18.98)	
	Discount	(\$1.70)
	Sub Total	\$50.94
	Total	\$50.94

Credit Card Expense Tracker

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

Date of Receipt	Store/Vendor/Where purchased	GL Account (Expense Line in the Budget)	Amount on Receipt/Invoice	Description
3-Jul	Publix	320.572.49400	\$ 16.13	popsicles
6-Jul	Amazon	320.572.52000	\$ 11.89	pens - office supplies
6-Jul	Amazon	320.572.52000	\$ 9.89	Tim - wall calendar
17-Jul	Amazon	320.572.49400	\$ 116.87	Casino Night décor and gifts
18-Jul	WALMart	320.572.49400	\$ 210.64	Casino Night Food
18-Jul	Amazon	320.572.52000	\$ 12.99	password binder - office supplies
19-Jul	BJ's	320.572.49400	\$ 83.50	Casino Night Food and supplies
19-Jul	WALMart	320.572.49400	\$ 92.82	Casino Night supplies and décor
19-Jul	WALMart	320.572.49400	\$ 204.94	Casino Night supplies and décor
19-Jul	WALMart	320.572.49400	\$ 6.45	Casino Night supplies and décor
19-Jul	Dollar Tree	320.572.49400	\$ 12.09	Casino Night supplies and décor
7/19/2023	Ross	320.572.49400	15.56	Casino Night supplies and décor
7/20/2023	Dollar General	320.572.49400	10.05	Casino Night supplies and décor
Total on Report			803.82	

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.

amazon.com

Order Summary for Order #111-4512912-7230523

Order Placed: July 5, 2023
Amazon.com order number: 111-4512912-7230523
Order Total: \$9.89

Business order information
Location: DSD: Tier 3 Landing GL code: 44111 Pass Thru-DSD DFFG Fac Billable / Non-Billable: Non-Billable Cost center: Northwest

Shipped on July 6, 2023	
Items Ordered 1 of 1: 17100 2023 2024 Wall Calendar, 17" x 17" Academic Desk Calendar, 2 Year Wheelband Calendar Sold by: Myer's (seller profile) Condition: New	Price \$10.99
Shipping Address: Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: \$10.99 Shipping & Handling: \$0.00 Your Coupon Savings: -\$1.10
Shipping Speed: Standard Shipping	Total before tax: \$9.89 Sales Tax: \$0.00
	Total for This Shipment: \$9.89

Payment information	
Payment Method: Visa Last digits: 2163	Item(s) Subtotal: \$10.99 Shipping & Handling: \$0.00 Promotion applied: -\$1.10
Billing address Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Total before tax: \$9.89 Estimated Tax: \$0.00
	Grand Total: \$9.89
Credit Card transactions	Visa ending in 2163, July 6, 2023: \$9.89

To view the status of your order, return to Order Summary.

Payment Information

Payment Method	Item(s) Subtotal	\$128.85
Visa / MasterCard 2103	Shipping & Handling	\$0.00
	Promotion applied	-\$11.98
Billing address		
Eugene H. Myers	Total before tax	\$116.87
17101 EAGLE BEND BLVD	Estimated Tax	\$0.00
JACKSONVILLE FL 32225-1179		
United States		
	Grand Total:	\$116.87
Credit Card transactions	Visa ending in 2163, July 17, 2023:	\$116.87

To view the status of your order, return to Order Summary.

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amazon.com

Print Receipt for Order 013-7377207-3169041

Order Placed: July 17, 2023
Amazon.com order number: 013-7377207-3169041
Order Total: \$12.99

Business order information
Location: DSD - Tison's Landing GL code: 59010 Pass Thru-DSD, DPF6 Fac Billable / Non-Billable: Non-Billable Cost center: Northeast

Shipped on July 17, 2023	
Items Ordered	Price
1 of Password Book with Alphabetical Tabs - Hardcover Internet Address & Password Organizer - Password Keeper Notebook for Computer & Website - 5 2 x 7 6" Sold by: TUPARU (seller profile) Condition: New	\$12.99
Shipping Address: Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: \$12.99 Shipping & Handling: \$0.00 ----- Total before tax: \$12.99 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$12.99 -----

Payment Information	
Payment Method: Visa Last digits: 2163	Item(s) Subtotal: \$12.99 Shipping & Handling: \$0.00 -----
Billing address Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Total before tax: \$12.99 Estimated Tax: \$0.00 ----- Grand Total: \$12.99
Credit Card transactions	Visa ending in 2163: July 18, 2023: \$12.99

To view the status of your order, return to Order Summary .

Casino Night

VISA BLACKBOW 200.00
CARD # 6058120051922725148

Give us feedback @ survey.walmart.com
Thank you! TO # 75.MGH192725

Walmart *

904-751-5562 Mr. ADAM
13227 CITY SQUARE DR
JACKSONVILLE FL 32218

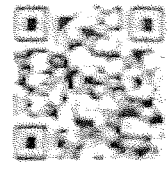
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WATERMELON 085000376687 F 1 18 X	
WATERMELON 085000376687 F 1 18 X	
GRAIN EZE 003077207788 2 94 W	
VISA BLACKBOW 079936696751 4 94 G	
DEBIT LOAD 060588802945 200 00 G	
SUBTOTAL 210 24	
TAX 1 7 500 X 0 40	
TOTAL 210 64	
VISA TRANS 210 64	
Visa Credit **** ** 2163 ()	

APPROVAL # 018037
REF # 1042005714
TRANS ID 00010000000000000000
VAL JDATE IN 000000
PAYMENT SERVICE
ADD ADDITIONAL INFO
MCC 7999/99999999
TERMINAL # 00000000
MNO 53000000000000000000
07/18/23 12 08 08
CHARGE 000 0 00
EXT DEBIT FOR LOAD PAYMENT
200 00 DEBIT LOAD
ACCOUNT # **** ** ** ** **
REF # 31001000000000000000
NETWORK ID 00010000000000000000
TERMINAL # 00000000
07/18/23 12 08 08
3 ITEMS SOLD 0

Your Card has been activated. For customer service please call the number on the back of your package or card. Please keep this receipt for your records.
TO # 75.MGH192725



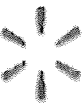
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07/18/23 12 08 10
www.walmart.com

Casino Night

Give us feedback @ survey.walmart.com
Thank you! ID #:7SJWTDPLB9

Walmart 

904-223-0772 Mgr:KENNETH
13490 BEACH BLVD
JACKSONVILLE FL 32224

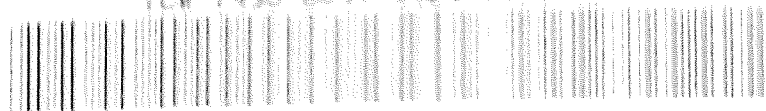
ST# 01172	OP# 001980	TE# 68	TR# 05480	
30 HELIUM KT	001404535292			33.98
ONN. AUX 6	068113129120			5.48
LGHT TO 3.5	019019800175			9.00
INSTAX FTIM	007410102936			37.88
	SUBTOTAL			86.34
TAX 1	7.500			6.48
	TOTAL			92.82
	VISA TEND			92.82

Visa Credit *****2153 [1]
 APPROVAL # 019805
 REF # 1042000314
 TRANS ID 30320058/2/1000
 VALIDATION 016
 PAYMENT SERVICE I
 AID A0000000031010
 AAC 68E627B367C817A4
 TERMINAL # SC011124
 AND SIGNATURE REQUIRED

07/19/23 12:18:49 0.00

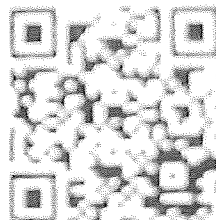
CHANGE DUE

8 ITEMS SOLD 4
TR 7490 8041 3424 5996 46



Walmart 

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07/19/23 12:18:50

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Casino Night

VISABACKBOW 200.00
CARD # 6058120056471434794

Give us feedback @ survey.walmart.com
Thank you! ID #:7S.JWVDPJ.JW



904-223-0772 Mgr:KENNETH
13490 BEACH BLVD
JACKSONVILLE FL 32224

SI# 01172 DP# 004909 TE# 91 TR# 03762
VISABACKBOW 079936696751 4 94 0
DEBIT LOAD 060570802945 200.00 0
SUBTOTAL 204.94
TOTAL 204.94
VISA TEND 204.94
**** ** 2163 1 1

Visa Credit
APPROVAL # 019661
REF # 1042000314
TRANS ID 463200590309555
VALIDATION 9999
PAYMENT SERVICE
AID 0000000011010
AAC 90501100000000
TERMINAL # 00010319
AND SIGNATURE REQUIRED
07/19/23 12:23:51

CHANGE DUE 0.00
PAY FROM PRIMARY
DEBIT LOAD 200.00
ACCOUNT # **** * 794
REF # 320016004375
NETWORK ID 0057 APPN CODE 133657
TERMINAL # 00000000
07/19/23 12:23:51
ITEMS SOLD 2

Your Card has been activated. For customer service, please call the number on the back of your package or card. Please keep this receipt for your records.
IC# 4480 8438 5427 4205 7660 6



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07/19/23 12:23:55
CUSTOMER COPY

Casino Night

Give us feedback @ survey.walmart.com
Thank you! ID: 1501718310

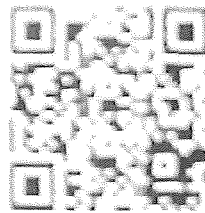


904-641-8085 Mr MARY
11502 HEAVENLY BLVD
JACKSONVILLE FL 32225

STW 03054 00W 000045 TR# 46 TR# 03404	
1501 12 BEN 30754453341	1.00 X
1501 12 BEN 30754453341	1.00 X
2001 4005 30750357521	4.00 X
	S 3101M 6.00
TAX 1 2.75 X	0.45
	TOTL 6.45
	NET 6.45

Visa Credit **** * 2163 []
 APPROVAL # 013901
 REF # 10420000314
 TRANS ID 0102000000000
 VALIDATION 010000
 PAYMENT SERVICE
 AID 0000000000000000
 AUC 0000000000000000
 TERMINAL # 50000000
 AND SIGNATURE 00000000

01/19/2017 10:48:58
 0.00
 0.00
 0.00
 0.00



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Low Prices Every Day
01/19/2017 10:48:58
*****XP****

Casino Night



Store# 3993
11824-3 Atlantic Blvd
Jacksonville FL 32225-2918

(904) 380-6169

DESCRIPTION	QTY	PRICE	TOTAL
BLLN 20CT STANDARD 12IN BLACK	1	1.25	1.25T
BLACK ROUND TABLECOVER	1	1.25	1.25T
BLACK ROUND TABLECOVER	1	1.25	1.25T
BLACK ROUND TABLECOVER	1	1.25	1.25T
BLACK ROUND TABLECOVER	1	1.25	1.25T
BLACK ROUND TABLECOVER	1	1.25	1.25T
BLLN 20CT STANDARD 12IN BLACK	1	1.25	1.25T
OVAL ICE BUCKET 11X8.5IN	1	1.25	1.25T
PLASTIC HINGED PENCIL BOX	1	1.25	1.25T

Sub Total \$11.25

SALES TAX \$0.84

Total \$12.09

Visa \$12.09

*****2163 Approved

Purchase Cntclless

Auth/Trace Number: 019020/018477

NOW SHOP ON-LINE AT DOLLARTREE.COM

* We will gladly exchange any unopened item *

* with original receipt. We do not offer refunds. *

9412 03993 01 011 2427898 7/19/23 10:15

Sales Associate:Kat

Casino Night

ROSS

DRESS FOR LESS
JACKSONVILLE, FL 32225
904-928-3191

Receipt # 0728-03-7267-3200-9



400256199174 S/4 Dupont Cut Dia	\$5.49
400249908332 17.5X8.5 Wooden R	\$8.99R
Subtotal	\$14.48
Sales Tax 7.500%	\$1.08
Total	\$15.56

Sold: 2 Returned: 0

Visa \$15.56

Card No. XXXXXXXXXXXXX2163 <T>

8032000072800357863

Auth. No. 019154

AID: A0000000031010

VISA CREDIT

Cardholder

Please Retain for Your Records

Receipt #: 0728-03-7267-3200-9

Tender Detail #: 1-01-0-09-001556

1-01-0-09-001556



Store: 0728 Reg: 03 Tran: 7267

Date: 07/19/23 10:34:38 AM Assoc: 2317616

Like us on Facebook!

www.facebook.com/RossDressforLess

**You Could Win a
\$1000 Gift Card!**

Take a short survey for the chance to
win a \$1000 gift card Grand Prize or
be one of 5 winners of a \$100 gift card.

www.RossListens.com

Winners will be drawn monthly.

Visit website above for complete rules.

No purchase necessary.

¡Participe en una encuesta para la
oportunidad de ganar \$1000!

Thank you for shopping at Ross!

www.rossstores.com

Casino Night
Marshalls

PARKWAY SHOPS
14964 DUVAL RD #200
JACKSONVILLE, FL 32218
United States
904-751-1183

REGULAR SALE

80-TABLE TOP 030731460 \$13.00 T
Subtotal \$13.00
FL 7.500% Sales Tax \$0.98
Total \$13.98

VISA \$13.98

----- TRANSACTION RECORD -----

*****2163
PURCHASE
EXPIRES **/** CONTACTLESS
AUTH# 021798
AID A000000031010
APPLICATION LABEL Visa Credit
No CVM Performed
52705 37760 07-21-2023 13:37:17
APPROVED

Change \$0.00

MARSHALLS VALUES YOUR FEEDBACK!
Tell us what you think about
your store visit today and
enter a monthly drawing to win a
\$500 Marshalls Gift Card!

Visit www.MARSHALLSFEEDBACK.com

Respond by 8/4/23
You will need to reference
your receipt
Survey number: 1132072901
SEE WEBSITE FOR COMPLETE RULES

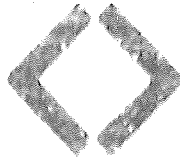
Sold Item Count = 1



101132 7 2901 07/21/2023 13:37:07 1039

Customer Copy
THANKS FOR SHOPPING AT MARSHALLS
SEE YOU TOMORROW!
Refunds within 30 Days with Receipt
Store Credit Only with Gift Receipt
Other restrictions may apply
NOW HIRING: Apply at jobs.tjx.com

Casino Night



sam's club

Self Checkout

CLUB MANAGER CINDY L GILLESPIE

(904) 696 8042

JACKSONVILLE, FL

07/21/23 14:43 9351 0075.0 094 1094

ITEMS

E	990292116	POST FLOSKNE	4	48	N
E	990291724	EAGS DAVY	1	46	N
E	980175361	OHSTICHSELE	8	98	N
E	749972	STRAUBERRY	1	96	N
E	749972	STRAUBERRY	1	96	N
E	749972	STRAUBERRY	1	96	N
E	10681	HE CKIL TIE	9	98	N
E	913912	HE CHGRAPLE	4	98	N
E	279457	BLU BERRIEST	3	86	N
E	279457	BLU BERRIEST	3	86	N
E	204479	BLACKBERRIEST	2	98	N
E	204479	BLACKBERRIEST	2	98	N
E	72553	RED GRAPES	6	12	N
E	725545	GREEN GRAPES	5	48	N
		SUBTOTAL		70	06

TOTAL 70.06

VISA TEND 70.06

Use Credit *** ** 2163 E I

APPROVAL # 021987

ATD A0000000031010

RAC 866357308FEBELID

TERMINAL # 22429587

*NO SIGNATURE REQUIRED

CHANGE DUE 0 00

VISIT samclub.com to see your savings

ITEMS SOLD 14

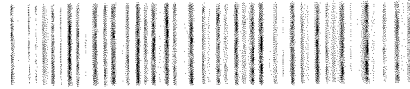
FCM 2012 0541 8661 1154 3840



*** NUMBER COPY ***

Casino Night Publix

Royal Station
711 Royal Station Rd.
Jacksonville, FL 32218
Store Manager, Barry Thomas
904 696 3993



0000 0000 0000 0000

BEVERAGE DISPENSER 25.00

Publix Station 25.00

Publix Station 25.00

Publix Station 25.00

Publix Station 25.00

Publix Station 25.00

Publix Station 25.00

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Publix Station 25.00

Publix Station 25.00

Publix Station 25.00

Publix Station 25.00

Casino Night

Publix

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



0019 AM 046 657

50PC H&S BREADED W	36.99	F
PBX TRKY RINGLEADR	22.99	F F
PBX TRKY RINGLEADR	22.99	F F
PBX TRKY RINGLEADR	22.99	F F
ICE 7 LB	2.49	F F

Order Total	108.45
Sales Tax	8.13
Grand Total	116.58
Credit Payment	116.58
Change	0.00

Receipt ID: 0019 AM 046 657

PRESID:
Trace #: 048211
Reference #: 012023125
Acct #: *****2161
Purchase ID:
Amount: \$116.58
Auth #: 022287

CREDIT CARD	PURCHASE
000000001010	Visa Credit
Entry Method:	untotless
Mode:	Issuer

Your cashier was Annette L.

01/22/2023 15:59 0019 R104 6657 00216

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

Publix Super Markets, Inc

Casino Night

VISA# 100.00
CARD # 6058120058711899893

Give us feedback @ survey.walmart.com
Thank you! ID #: 75JWXY192ZHO

Walmart *

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

ST# 03702	OP# 000057	TE# 61	TR# 09717	
75 SL LN RED	001117990666		2.77	X
BATTERY PUMP	082180805994		10.97	X
VISA#	079936696756		4.94	0
DEBIT LOAD	060538802945		100.00	0
	SUBTOTAL		118.68	
TAX 1	7.500 %		1.03	
	TOTAL		119.71	
	VISA TEND		119.71	

Visa Credit **** * 2163 [1
 APPROVAL # 020379
 REF # 1042000314
 TRANS ID - 383201818127113
 VALIDATION - 00JW
 PAYMENT SERVICE - E
 AID 0000000031010
 AAC ACB24E62866E2A6CA
 TERMINAL # 00010187
 *NO SIGNATURE REQUIRED

07/20/23 10 23 34

CHANGE DUE 0.00

ET DEBIT PAY FROM PRIMARY
100.00 DEBIT LOAD

ACCOUNT # **** * 893

REF # 320114007899

NETWORK ID 0087 APP# CODE 646707

TERMINAL # 00000000

07/20/23 10 23 34

8 ITEMS SOLD 4

Your Card has been activated. For customer service, please call the number on the back of your package or card. Please keep this receipt for your records.

TC# 3435 3531 4506 5931 4390 4



Walmart+

Become a member
Scan for free 30-day trial



07/20/23 10 23 38

CUSTOMER COPY

***** AIRBED RETURN POLICY *****

All open/used airbeds and air mattresses are exchange only. Refunds excluded on non-mattress products only.

office supplies

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

SALE TRANSACTION

5 ENERGIZER MAX D-4 39800039774	\$9.35
Tax	\$9.35 @ 7.5% = \$0.70

Items in Transaction:	
Balance to pay	\$10.05
Visa	\$10.05

PROVIDER: CARD PROCESSING CORPORATION
CUSTOMER: 10000

VII *****2164	
Type CONTACTLESS	Auth. Code 000000
MTI *****2101X	0000 *****0000
TOTAL PURCHASE	\$10.05

Merchant Number Verification

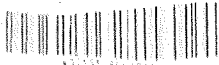
Please refer to your receipt

Save Time Save Money
Every Day At Dollar General

STORE	111	7906	DATE
19780	11	53867	11-29-23 11:19 AM

Your cashier was SCJ





 * P110 *
 * Wed, 07/19/2023 *
 * 01:33 PM *

Casino Night



1260 BIRMI BLVD
 JACKSONVILLE, FL 32202
 Club Mgr: Steve Walters

Club ID# 815 842
 Card# 05 0719 01 01:34pm

 *** MEMBERSHIP IN 104451470 ***
 *** MEMBERSHIP EXPIRES ON 04/24 ***

 370052125 COMB CHIPLET 18.99 H
 370058312 COMB CHIPLET 10.99 H
 88867015986 BJ 1500 DRY 4.48 H
 88867000237 BIRD FL. ALPS 9.99 H
 888670200231 WIFE BIFON 5.99 H
 88867015495 WIFE INVAPEX 7.49 H
 20100500000 CASH AT ER 22.99 H
 ***** SUBTOTAL 80.92
 FL 7.5% Tax 2.58
 ***** TOTAL 83.50

*****2163 ENTRY: C
 Purchase 00 APPROVED
 AUTH 019294
 TERMINAL NUMBER 7807300858
 07/19/23 01:34pm 163 EN 842 308
 Visa Credit
 AID: A000003003101

Visa 83.50
 CHANGE 0.00

TOTAL ITEMS = 7

As a BJ's Member I JUST SAVED: \$16.18
 BJ's Member Savings 16.18
 Coupons Redeemed 0.00
 Rewards Redeemed 0.00

Current BJ's Gas Savings
 FuelSaver earned thru 07/18/23 0.00/gal
 FuelSaver earned in this trip: 0.00/gal
 Visit BJ's.com/GS for more details

ENTER FOR A CHANCE TO
 WIN A BJ'S GIFT CARD!



Scan the QR code above or visit
 BJ's.com/feedback for survey & rules

MEMBER COPY



From: Dana A. Harden
To: Elizabeth A. Myers
Subject: FW: Confirming your Orientaltrading.com order
Date: Wednesday, August 9, 2023 8:36:25 AM
Attachments: image001.png

From: orders@oriental.com <orders@oriental.com>
Sent: Tuesday, July 11, 2023 9:18 PM
To: Dana A. Harden <dharden@vestapropertyservices.com>
Subject: Confirming your Orientaltrading.com order

Oriental Trading Company



[Shop](#)

[Account](#)

[Help](#)

[Contact](#)

Your Order Is in the Works

Hi Dana,

Thank you for recent order at Oriental Trading Company.

Your order **#725410489** was successfully placed on 07/11/2023. You can confirm your order details below or click to review them online. We will send an update with shipping information when available.

[**REVIEW ORDER DETAILS**](#)

If the button above does not get you connected, please use the link below.

<https://www.orientaltrading.com/web/order/showFindOrder?ac=track&en=INETORDCNF&ec=orderconfirm>

Please note, shipping carriers are experiencing nationwide delays — your order may be delayed once it leaves our building.

Your Order Details

Order #: **725410489**

Date: **07/11/2023**

Customer #: **79262844**

Shipping Address:

VESTA PROPERTY SERVICES

Dana Harden

16578 Yellow Bluff Rd

Jacksonville, FL 32226

dharden@vestapropertyservices.com

Billing Address:

VESTA PROPERTY SERVICES

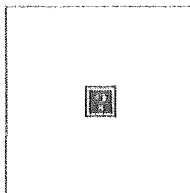
Dana Harden

16578 Yellow Bluff Rd

Jacksonville, FL 32226

Shipment 1 of 1

Est. Delivery Date: Tue, Jul 18, 2023-Thu, Jul 20, 2023



PLUSH SNOWBALLS

#4/4588

\$19.99 ea. Qty: 1 \$19.99

Order Summary

Item Count: **1**

Item Subtotal: **\$19.99**

Shipping: **FREE**

Total: **\$19.99**

If you have any questions regarding your order, please [contact us](#) at any time.

Please reference the customer number above for the quickest service.

Personalized items may be shipped separately at no additional charge.

If your order was shipped to a PO Box, APO/FPO, or some US territories, your order will be delivered via the United States Postal Service and cannot be tracked.

If you qualify for state sales tax exemption status and have not already uploaded your certificate at checkout, please email us your tax-exempt certificate or resale certificate for the state(s) to which your order will be shipped.

Email Address:

taxexempt@oriental.com

Please be aware that state sales tax exemption status is not valid on guest checkout sessions.

Thank you,

Oriental Trading Company Customer Service

Oriental Trading Company Customer Service

orders@oriental.com

[1 \(800\) 228-0475](tel:18002280475)

<https://www.orientaltrading.com>

FIFTH ORDER OF BUSINESS

A.

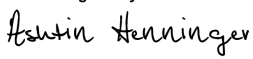
Tison's Landing Community Development District
Board of Supervisors

August 31, 2023

Re: Resignation

I, Ashtin Henninger, hereby resign from my position on the Board of Supervisors of the Tison's Landing Community Development District effective immediately.

Thank you,

DocuSigned by:

2064D939C71440E...

Ashtin Henninger

B.

**SMALL PROJECT AGREEMENT
(Irrigation Pump – Main Entrance)**

THIS SMALL PROJECT AGREEMENT (the “Agreement”) is made and entered into this 2nd day of October, 2023 (the “Effective Date”), by and between:

TISON’S LANDING COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Jacksonville, Duval County, Florida, and whose address is c/o Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the “District”), and

and

EAST COAST WELLS & PUMP SERVICE, LLC, a Florida limited liability company, having as its principal business address is 1571 Northwood Drive, St. Augustine, Florida 32086 and whose local address is 135 Jenkins Street, Suite 105B-#322, St. Augustine, Florida 32086 (the “Contractor”).

RECITALS

WHEREAS, the District is a local unit of special purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District desires to purchase and have installed one (1) irrigation pump at the main entrance to the District, as part of the irrigation facilities serving certain properties within the District (the “Project”) in accordance with the Contractor’s Proposal, dated September 28, 2023, attached hereto and made a part hereof as Exhibit A (the “Proposal”); and

WHEREAS, Contractor represents that it is qualified and possesses the necessary equipment, skill, labor, licenses, and experience to perform and complete the Project; and

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated, inclusive of the above referenced exhibits, into and form a material part of this Agreement.

SECTION 2. DUTIES.

A. The duties, obligations, and responsibilities of the Contractor are those as more particularly described in this Agreement and the exhibits (the Proposal) attached hereto and incorporated herein.

B. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met in accordance with this Agreement and industry standards.

C. Contractor shall report to the District Manager or his designee.

D. Contractor shall furnish all materials, supplies, machines, equipment, tools, superintendents, labor, insurance, bonds, maintenance of traffic, and other accessories and services necessary to complete said Project in accordance herewith and with the conditions and prices as stated herein and in the Proposal.

E. Contractor shall furnish all tools, equipment, materials and supplies necessary to do all the work associated with the Project in a substantial and workmanlike manner.

F. Contractor shall perform all the work and labor pursuant to this Agreement and as necessary to complete the Project.

G. Contractor shall remove and clean up all rubbish, debris, excess material, tools and equipment from streets, rights-of-way, alleys, parkways, park properties and facilities, District lands, and adjacent property in connection with the Project and Contractor's performance of this Agreement.

H. Contractor will be held responsible for the care, protection and condition of all work until final completion and acceptance thereof and will be required to make good at his own cost any damage or injury occurring from any cause resulting from Contractor's acts or omissions or the acts or omissions of its subcontractors or suppliers.

I. Contractor shall be fully responsible for developing, maintaining, and implementing any plans required by the City of Jacksonville (the "City") and Duval County (the "County") as part of the permitting process or in connection with the Contractor's work, Contractor shall submit, and follow up on through issuance, the City permit application associated with the Project. District agrees to work with Contractor and to timely provide to Contractor, upon request, with all information and required signatures required for such permit applications. Permit fees, supported with receipts, shall be reimbursed to the Contractor at cost (in addition to the Contract Amount).

J. Authorized Representatives. Before starting work, Contractor shall designate a competent, authorized representative acceptable to District to represent and act for Contractor and shall inform District in writing, of the name and address of such representative together with a clear definition of the scope of his authority to represent and act for Contractor and shall specify any and all limitations of such authority.

- (1) Contractor shall keep District informed in writing pursuant to the notice requirements provided herein of any subsequent changes in the foregoing. Such representative shall be present or duly represented at the site of work at all times when work is actually in progress.
- (2) From the time of execution of the Agreement, the District shall have the right to remove the Contractor's representative from the project for inappropriate behavior including, but not limited to, lack of concern for residents, or acting in an unprofessional manner (i.e. argumentative with residents or District's representative and the use of foul or abusive language).
- (3) All notices, determinations, instructions and other communications given to the authorized representatives of the Contractor shall be binding upon Contractor. Nothing contained herein shall be construed as modifying the Contractor's duty of supervision and fiscal management as provided for by Florida law.

K. The District designates the District Manager who will have limited authority to act for the District in accordance with the terms of this Agreement. Upon request of the Contractor, the District will notify the Contractor in writing of the name of such representative(s). Any work performed by the Contractor without

proper written authorization from the District Manager is performed at the Contractor's risk, and the District shall have no obligation to compensate the Contractor for such work.

L. Except as otherwise specifically provided herein, Contractor has recommended the products and equipment being purchased and installed pursuant to this Agreement. Contractor shall be responsible for all materials required for this Project until such time as the Project is completed.

SECTION 3. COMPENSATION.

A. District agrees to compensate the Contractor in the lump sum amount of **SEVEN THOUSAND THIRTY-SEVEN AND 00/100 (\$7,037.00) DOLLARS** ("Contract Amount") in accordance with the payment schedule below:

Payment No.	Payment Due	Payment
1	Completion of Project	\$7,037.00
TOTAL	n/a	\$7,037.00

Payment of the Final Payment will be made upon completion of the work necessary to complete the Project and after the Project has passed final inspection by the District, and any other applicable permitting agencies. Payment for any Additional Costs or Extra Work shall be made upon completion of such additional work, and upon District's receipt and review of sufficient supporting documentation for such items. Invoices shall be generated from the Contractor and delivered to the District so that payments can be made in accordance with this payment schedule and the Proposal. It is further understood that District shall be responsible (at cost and with no mark-up, expediting fees, or other add-ons) for permit fees, if applicable.

B. The Contractor acknowledges that District, as a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, is exempt from sales tax liability. All sales tax and excise tax shall be paid by and be the responsibility of the Contractor.

SECTION 4. INDEPENDENT CONTRACTOR. This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this Agreement and not the District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. The Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, further that administrative procedures applicable to services rendered under this Agreement shall be those of Contractor, which policies of Contractor shall not conflict with District, or other government policies, rules or regulations relating to the use of Contractor's funds provided for herein. The Contractor agrees that it is a separate and independent enterprise from the District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Agreement shall not be construed as creating any joint employment relationship between the Contractor and the District and the District will not be liable for any obligation incurred by Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

SECTION 5. TERM AND TIME OF PERFORMANCE. This Agreement shall commence upon receipt of a notice to proceed, which may be in the form of an email to Contractor, from the District Manager of the District and shall continue until the scope of work described herein and in the Proposal is completed. The Project shall be completed in an expeditious manner to limit the inconvenience to the residents of Tison's Landing and the general public. All required permit applications for the Project shall be submitted to the City and (or County, as required) by the Contractor within fifteen (15) days of execution of this Agreement and the Project shall be completed within thirty (30) days after such permits are ready to be picked up at the City (or County, as required) (if applicable) or thirty (30) days after execution of the Agreement if no permits are required. Contractor agrees to notify the District in writing of any substantial delays in excess of ten (10) days due to supply chain issues, inclement weather, or acts of God. Punch list items recorded as a result of inspections for Substantial Completion are to be corrected by the Contractor within ten (10) calendar days and prior to any request for Final Inspection, Testing and Acceptance.

SECTION 6. INDEMNIFICATION.

A. Contractor shall indemnify, defend, and save harmless the District, its officials, agents, servants, and employees from and against any claim, demand, or cause of action of whatsoever kind or nature arising out of error, omission or negligent act of Contractor, its officers, agents, servants, or employees in the performance of services under this Agreement.

B. Contractor shall indemnify, defend, and save harmless District, its officers, agents, servants and employees from and against any kind and all causes, claims, demands, actions, losses, liabilities, settlements, judgments, damages, costs, expenses, and fees (including without limitation reasonable attorney's and paralegal expenses at both the trial and appellate levels) of whatsoever kind or nature for damages to persons or property caused in whole or in part by any act, omission, or default of the Contractor, its agents, servants or employees arising from this contract or its performance. The Contractor and the District hereby agree and covenant that the Contractor has incorporated in the original cost proposal, which constitutes the contract sum payable by the District to the Contractor, specific additional consideration in the amount of ten dollars (\$10.00) sufficient to support this obligation of indemnification provided for in this paragraph. The indemnification required pursuant to the Agreement shall in no event be less than \$1 million per occurrence or no more than the limits of insurance required of the Contractor by the Agreement, whichever is greater. It is the District's and Contractor's full intention that this provision shall be enforceable and said provision shall be in compliance with Section 725.06, Florida Statutes.

C. The execution of this Agreement by the Contractor shall obligate Contractor to comply with the foregoing indemnification provision, as well as the insurance provisions which are set forth in Section 11 of this Agreement. However, the indemnification provision, and the insurance provision are not interdependent of each other, but rather each one is separate and distinct from the other.

D. The obligation of the Contractor to indemnify the District is not subject to any offset, limitation or defense as a result of any insurance proceeds available to either the District or the Contractor.

E. Nothing herein is intended to be construed, by either party, as a waiver of the protections, immunities, and limitations afforded a governmental entity pursuant to Section 768.28, Florida Statutes.

SECTION 7. ENFORCEMENT.

A. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

B. Within seven (7) calendar days after being notified in writing of defective work, should the Contractor fail or refuse to correct any defective work performed, or to make any necessary repairs in a manner acceptable to the District and in accordance with the requirements of the Agreement, within the same time stated in said written notice, the District may cause the unacceptable or defective work to be corrected, or authorize such repairs as may be necessary to be made. Any expense incurred by the District in making corrections or repairs, which the Contractor has failed or refused to make after being duly notified shall be paid for out of any monies due or which may become due the Contractor under his Agreement. Failure or refusal on part of the Contractor to make any or all necessary repairs promptly, fully and in a manner acceptable to District shall be sufficient cause for the District to declare the Agreement in default, in which case the District at its option may cancel the Agreement in accordance with this Agreement and contract with any other individual, firm or corporation to perform the Work.

C. All costs and expenses, including reasonable attorney's fees, incurred by reason of Contractor's default thereby shall be charged against the defaulting Contractor and the amount thereof deducted from any monies due, or which may become due him. Any special Work performed, as described herein, shall not relieve the Contractor in any way from his responsibility for the Work performed by him.

SECTION 8. RECOVERY OF COSTS AND FEES. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party, to the extent permitted by Florida law, shall be entitled to recover from the other party all expenses, fees and costs incurred, including reasonable attorneys' fees and costs.

SECTION 9. CANCELLATION. The District shall also have the right to cancel this Agreement at no cost or expense whatsoever to District: (1) for convenience at anytime prior to the issuance of a Notice to Proceed by District and (2) after seven (7) days written notice to Contractor for Contractor's failure to perform in accordance with the terms of this Agreement and Contractor's failure the cure the non-compliance.

SECTION 10. WARRANTY. The Contractor warrants its work against defects in materials or workmanship for a period of one (1) year from final acceptance by District. Any defects noted within this time period shall be timely corrected by Contractor at Contractor's expense. Contractor shall make the necessary corrections within ten (10) days of receipt of the written notice from District. Copies of all documentation related to any manufacturer's warranty associated with the Project shall be delivered to the District Manager of District prior to or at the time of final payment of the Contract Amount.

SECTION 11. INSURANCE.

A. Contractor shall procure and maintain at its own expense and keep in effect during the full term of the Agreement a policy or policies of insurance which must include the following coverages and minimum limits of liability.

- (i) Worker's Compensation Insurance for statutory obligations imposed by Worker's Compensation or Occupational Disease Laws, including, where applicable, the United States Longshoreman's

and Harbor Worker's Act, the Federal Employers' Liability Act and the Jones Act. Employer's Liability Insurance shall be provided with a minimum of one hundred thousand and xx/100 dollars (\$100,000.00) per accident. Contractor shall be responsible for the employment, conduct and control of its employees and for any injury sustained by such employees in the course of their employment.

- (ii) Comprehensive General Liability (occurrence form), with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence, Bodily Injury & Property Damage Coverage shall specifically include the following with minimum limits not less than those required for Bodily Injury Liability and Property Damage Liability:

1. Premises and Operations;
2. Independent Contractors;
3. Product and Completed Operations Liability;
4. Broad Form Property Damage; and
5. Broad Form Contractual Coverage applicable to the Agreement and specifically insuring the indemnification and hold harmless agreement provided herein.

B. Prior to any work being performed pursuant to this Agreement, Contractor shall submit to District copies of its required insurance coverages, specifically providing that the Tison's Landing Community Development District (defined to mean the District, its officers, agents, employees, volunteers, and representatives) is an additional insured with respect to the required coverages and the operations of the Contractor.

C. In the event the insurance certificate provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then, in that event, Contractor shall furnish, at least thirty (30) calendar days prior to expiration of the date of such insurance, a renewed certificate of insurance as proof that equal and like coverage for the balance of that period of the contract and extension there under is in effect. District and Contractor shall not continue to complete the Project required by this Agreement unless all required insurance remains in full force and effect.

D. District does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect Contractor's interest or liabilities but are merely minimum requirements utilized by the District.

E. Insurance companies selected by Contractor must be acceptable to District. All of the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded shall not be canceled, materially changed or renewal refused until at least thirty (30) calendar days written notice has been given to District by certified mail, return receipt requested.

F. The required insurance coverage shall be issued by an insurance company authorized and licensed to do business in the state of Florida, with a minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best's Insurance Guide.

G. All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against District with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above-described insurance.

H. Contractor understands and agrees that any company issuing insurance to cover the requirements contained in this Agreement shall have no recourse against the District for payment or assessments in any form on any policy of insurance.

SECTION 12. CHANGES IN THE WORK.

A. District, without invalidating the Agreement, may order extra work or make changes by altering, adding to or deducting from the work, the Agreement sum being adjusted accordingly. All such work shall be executed under the conditions of the original Agreement. Any claim for extension of time caused thereby shall be made in writing at the time such change is ordered.

B. All change orders and adjustments shall be in writing and approved in advance, prior to work commencing, by the District, otherwise, no claim for extras will be allowed.

C. Claim of payment for extra work shall be submitted by the Contractor upon certified statement supported by receipted bills. No claim for extra work shall be allowed unless same was ordered, in writing, as aforesaid and the claim presented at the time of the first estimate after the work is complete.

SECTION 13. REMEDY FOR DELAY.

A. In the event of any delay in the Project caused by any act or omission of the District, its agents or employees, by delays in the City's permitting/approval of the Project, by the act or omission of any other party other than the Contractor, its agents, employees or subcontractors, or delay caused by weather conditions or unavailability of materials, the sole remedy available to Contractor shall be by extension of the time allocated to complete the Project.

B. NO MONETARY DAMAGES SHALL BE CLAIMED BY OR AWARDED TO CONTRACTOR IN ASSOCIATION WITH ANY SUCH DELAY(S) IN THE PROJECT.

C. Failure on the part of Contractor to timely process a request for an extension of time to complete the work shall constitute a waiver by Contractor and Contractor shall be held responsible for completing the work within the time allocated by this Agreement.

D. All requests for extension of time to complete the work shall be made in writing to the District.

SECTION 14. NOTICES. Whenever any party is required to give or deliver any notice to any other party, or desires to do so, such notices shall be sent to the address(es) below via Certified U.S. Mail, Return Receipt Requested or by a nationally recognized overnight courier service:

DISTRICT: **Tison's Community Development District**
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager

With copy to: **District Counsel**
Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301
Attention: Michael J. Pawelczyk, Esq.

CONTRACTOR: **East Coast Wells & Pump Services, LLC**
135 Jenkins Street, Suite 105B-#322
St. Augustine, Florida 32086
Attention: Manager

With copy to: **East Coast Wells & Pump Services, LLC**
1571 Northwood Drive
St. Augustine, Florida 32086
Attention: Manager

Except as otherwise provided in this Agreement, any notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 PM (at the place of delivery) or on a non-business day, shall be deemed received the next business day. If any time for giving notice contained in this Agreement would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom notices are to be sent or copied may notify the other parties and addressees of any changes in name or address to which notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

SECTION 15. PUBLIC RECORDS.

A. Contractor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the District; and
4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and

exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

C. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**GOVERNMENTAL MANAGEMENT SERVICES – FLORIDA, LLC
475 WEST TOWN PLACE, SUITE 114
ST. AUGUSTINE, FLORIDA 32092
TELEPHONE: (904) 940-5850
EMAIL: chogge@gmsnf.com**

SECTION 16. INTERPRETATION OF AGREEMENT; AMBIGUITIES. It is expressly agreed that, under no circumstances, conditions or situations, shall this contract be more strongly construed against the District than against the Contractor. Any ambiguity or uncertainties in the specifications shall be interpreted and construed by the District, whose decision shall be final and binding upon all parties.

SECTION 17. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

SECTION 18. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing, which is executed by both of the parties hereto.

SECTION 19. ASSIGNMENT. Neither the District nor the Contractor may assign their rights, duties, or obligations under this Agreement or any monies to become due hereunder without the prior written approval of the other.

SECTION 20. BONDING. The District has waived the requirement for payment and performance bond. Section 255.05, Florida Statutes.

SECTION 21. APPLICABLE LAW. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

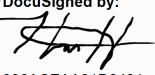
SECTION 22. CONFLICTS. In the event of a conflict between any provision(s) of this Agreement and the terms and conditions of Exhibit A (Proposal), then the terms and conditions of this Agreement shall control.

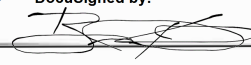
SECTION 23. VENUE. In the event of any litigation arising out of this Agreement or the performance thereof, venue shall be Duval County, Florida.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year first written above.

ATTEST:

**TISON'S LANDING COMMUNITY
DEVELOPMENT DISTRICT**

DocuSigned by:

398ACEAA81D8491...

DocuSigned by:

BA5D893B90CE427...

Print name: Howard McGaffney
Secretary/Assistant Secretary

Print name: Brandon Kirsch
Chairman/Vice-Chairman

2nd day of October, 2023


WITNESSES:

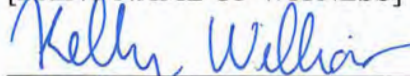
CONTRACTOR:

**EAST COAST WELLS & PUMP SERVICES, LLC, a
Florida limited liability company**



Sue Stehlin
[PRINT NAME OF WITNESS]

By: 



Print name: Matt Williams
Manager

Kelby Williams
[PRINT NAME OF WITNESS]

29th day of September, 2023

EXHIBIT A

Proposal

PROPOSAL

EAST COAST WELLS & PUMP SERVICES, LLC
135 JENKINS STREET, SUITE 105B - #322
ST. AUGUSTINE, FL 32086
(904) 824-6630
EMAIL: eastcoastwells@gmail.com
www.eastcoastwells.com

Date: September 28, 2023

Name: Tison's Landing CDD

Job: 16529 Tison's Bluff Road, Jax 32218

Tim: 612-6668

Email: mjohnson@vestapropertyservices.com

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

- 1. DISCONNECT CONTROLS & PIPING**
- 2. PULL SUBMERSIBLE PUMP**
- 3. REPLACE DEFECTIVE PARTS AS NEEDED**
- 4. RE-INSTALL SUBMERSIBLE PUMP BACK INTO WELL**
- 5. RECONNECT CONTROLS & PIPING**
- 6. TEST SYSTEM**

POSSIBLE MATERIALS (ALL IN ADDITION TO CONTRACT PRICE BELOW):

- 1.5 HP, 230V MOTOR = \$ 2,227.00**
- 1.5 HP LIQUID END = \$ 1,965.00**
- 2" GALVANIZED DROP PIPE @ 63' = \$ 426.00**
- 10/3 SUB WIRE = \$ 219.00**

Quote to Pull & Set Sub Pump: \$ 2,200.00 + Material Due: Upon Completion

A 1 ½ percent per month (18% per annum will be charged if not paid within 10 days of invoice date)

**Submitted by Matt Williams
East Coast Wells & Pump Services, LLC**

Owner(s) hereby grant to East Coast Wells & Pumps, Inc. the right to enter upon and drive vehicles, including heavy trucks, over his property to site using the most efficient means of ingress and egress at sole discretion of East Coast Wells & Pumps, Inc. and agrees to release and same harmless East Coast Wells, Inc. from any and all damage to said property and all equipment, fixtures or improvements located upon, on or under the ground. This proposal is subject to change unless signed, returned and order to proceed is given within 30 days. The above proposal is accepted at the prices and terms specified herein. It is agreed that the seller will retain title to any equipment and materials that may be furnished until final payment is made as agreed. The seller shall have rights to remove same and seller will be held harmless for any damages resulting from the removal thereof.

NOTICE: Owner/Agent understands that all unused or inoperable wells on site are a potential contamination site for the waters of the state. Also, those wells are required to be properly abandoned per Florida Administrative Code 40c-3.
Unless otherwise specified, 90 day limited service guarantee with one year limited parts guarantee. Installation does not include either electric wiring or plumbing past the cut off valve. If the pump is not installed at the well, an additional charge may be incurred.

Initial x _____

ACCEPTANCE OF PROPOSAL

Upon acceptance, the owner has agreed to give the contractor permission to sign for a permit for said work to be completed. Subject to site approval. Owner also acknowledges that East Coast Wells & Pump and Owner has marked well location by means of a stake or flag and hereby accepts full responsibility of said location. We do no guarantee water obtained to flow or be free of mineral content.
~~Purchaser/Owner(s) agrees to pay attorney's fees, court cost and any other costs incurred by East Coast Wells & Pump Service, Inc. in collection of this debt, regardless of whether a suit is filed.~~

I have read and agree with all conditions as specified above:
Signature: _____ DATE: _____

Proposal must be signed and returned before scheduling.

C.

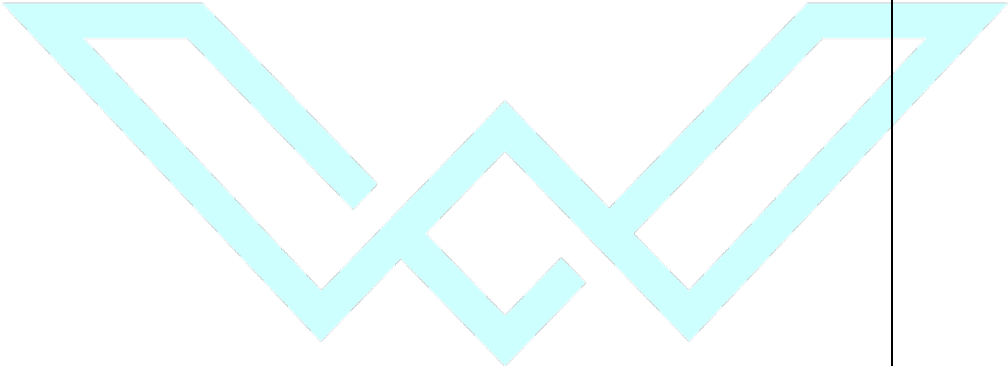
QUOTATION – QUOTATION - QUOTATION

THE NET HOUSE
 3370 GRISSOM PARKWAY
 COCOA, FL 32926
 Toll Free: (888) 631-6387
 Fax: (321) 631-6771
 Email: jkoch@thenetthouse.net

Tisons Landing CCD
 Attn: Tim Harden
 Re: Splash Pad Netting Replacement
 Fax# / Email: tharden@vestapropertyservices.com
 Phone #: 904-612-6668



F.O.B.	Terms	Date	Estimated Ship Date
, FL	Visa / MC / Amex / Check with Order	9/29/23	Per Scheduling

QUANTITY	DESCRIPTION	PRICE	TOTAL
1	<p>Labor and materials to re-net 14ea. of customers provided frames with new #TNH815 Black 2” x 2” woven / knitted netting. Frames to be shipped to TNH for assembly. Once frames are completed, we will then return and re-install frames with new stainless-steel hardware and also install one custom rope climbing net.</p>  <p>Price Includes: All netting, rope, twine, hardware, machinery and labor to install the above described barrier netting.</p> <p>Price Excludes: Hard rock or unstable soil condition drilling, hole de-watering, hole casings, utility repair, irrigation system repair, tax, bonds, licenses, engineering, union wages or fees, prevailing wages, off haul of soils, permits and turf damage unless noted above.</p> <p>Customer is also responsible for the following:</p> <ol style="list-style-type: none"> 1. Locating and marking any and all underground facilities in the work area. 2. All necessary tree trimming and / or removals (prior to our arrival). 3. Select use of the area to accommodate all TNH work crews & equipment. 4. Repair of all lawn / turf and sprinkler damage caused during construction. <p>Note: due to the market surrounding sec. 232 tariffs, steel quotes are based on pricing at time of request.</p> <p>Pricing is subject to change and will be confirmed at time of order.</p> <p><i>Sales tax collected AZ, AR, CA, CO, FL, IL, IN, IA, MI, MN, NV, NJ, NC, PA, SC, UT, VA, WA</i></p> <p>Resale certificate must accompany order for tax exempt and order processing.</p>	\$8,026.00	\$8,026.00
		TOTAL	\$8,026.00
			+ S&H + Tax

Above Prices Good For 20 Days

Signature: Jason Koch, V.P.



Com-Pac Filtration, Inc.

P.O. Box 40071
 Jacksonville, FL 32203
 (904) 356-4003 • FAX

QUOTE

Bill To		Date	Expiration Date	Quote No.	Quote Requested By
Vesta Property Services (Jax) 245 Riverside Avenue Suite 205 Jacksonville, FL 32202		10-06-23	10-07-23	100623-3TA	Tim Harden
Phone		Project Name		Quoted By	
Email		Tison Landing		Travis Atkinson	
tharden@vestapropertyservi		Customer Terms		To Be Determined	
		50% Dep / 50% Upon Completion			

Item	Description	Qty	Unit Price	Ext Price
SNP-Feature-Refurbish	<p>Complete SNP Feature Refurbishment to like new status</p> <p>Includes:</p> <p>Mobilization to take down the webbing panels and transport to our facility, Complete sandblasting of the stainless steel metal components, welding new SS welded wire mesh, powder coating the metal components to customer chosen colors, transporting the webbing panels back to the site and installing everything.</p> <p>We are not responsible for pool surfacing issues that may arise from aftermarket companies refinishing around any of our feature mounts incorrectly</p>	1	22,277.23	22,277.23

Notes	Sub-Total	\$22,277.23
	- Discount	\$11,027.23
	Sales Tax	\$0.00
	Freight	\$0.00
	Total	\$11,250.00

Sales taxes and/or shipping cost are excluded from this quote unless otherwise specified within the body of this document.

Deposits are calculated from the subtotal only. Sales taxes and/or shipping charges will be added to the customer's Final Invoice. Deposits are due prior to manufacturing.

Insufficient funds due to returned checks, wire transfers and/or credit cards will be subject to loss of customer discount and will incur a 1.5% finance charge compounded monthly until paid in full. Purchaser agrees that any legal action shall be subject to the laws of the State of Florida with exclusive venue being Jacksonville, Duval County, Florida. In the event of litigation for nonpayment of amounts owed, the prevailing party shall be entitled to recover from the non-prevailing party reasonable costs and attorney fees, including those amounts incurred on appeal.

Customer discount will be revoked and charged back to the Final Invoice if not paid within the specified terms.

By signing below, the customer agrees to all terms specified within this quote.

Customer may use this quote to assign a purchase order number by completing the specified field below.

Print Name	Title	Purchase Order Number (optional)
Signature	Date	

D.



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

October 6, 2023

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

We are pleased to confirm our understanding of the services we are to provide Tison's Landing Community Development District, Duval County, Florida ("the District") for the fiscal year ended September 30, 2023. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Tison's Landing Community Development District as of and for the fiscal year ended September 30, 2023. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2023 audit

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relating to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-SF LLC - 5385 N Nob Hill Road Sunrise, FL 33351 - TELEPHONE: 954-721-8681 - RECORDREQUEST@GMSFL.COM

Our fee for these services will not exceed \$3,200 for the September 30, 2023 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. This agreement is automatically renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2023 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Tison's Landing Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

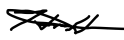
Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Tison's Landing Community Development District.

By:  _____

Title: District Manager

Date: 10/06/2023



Florida Institute of Certified Public Accountants

FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

SIXTH ORDER OF BUSINESS

A.

Dustin Stahle

10/01/2023

Respectfully request to be considered for the vacant Tison's Landing Community Development District Board of Supervisors seat.

- Yellow Bluff Landing HOA Treasurer (Proper approval of financial invoices)
- Immediate response, reconciliation, approval/denial/amend of ARB requests for community (30+ applications for 2023)
- Led community Hot Dog & Ice Cream Social/Meet and Greet (2022 and 2023)
- Worked with vendor, CDD, and HOA to Co-sponsor annual fireworks show
- Safe/free reptile removal for neighborhood (Community Service)
- Monthly free pest spray/maintenance of dog park for neighborhood (Community Service)
- Regular attendance to CDD meetings, HOA meetings, and Coffee & Bagel Days.

*See attached Resume for work/educational history.

DUSTIN STAHL

Phone: 717-979-8972

Email: dstahle@comcast.net

Address: 16504 Tisons Bluff Rd. Jacksonville, FL 32218

PROFESSIONAL SUMMARY

Social Security Administration Claims Specialist with twenty-one years of military experience in Maritime Regulation for the United States Coast Guard. Earned two master's degrees in Business Administration: Finance & Economics (MBA) and Accountancy (MACC) from the University of North Florida with extensive knowledge in the concepts and principles of budgeting, finance, statistics, and overall risk management.

Skilled in completing complex workloads, providing expert advice on improvement processes, serving as a liaison to other entities to complete casework, ensuring the integrity of the Social Security program, training on new concepts, and leadership. Extensive leadership experience in the United States Coast Guard. Served as the Branch Director of Salvage Operations for the Saint Simons Sound Incident. Successfully directed the mission to complete the onsite removal of over 250,000 gallons of fuel from the vessel.

RELATED WORK EXPERIENCE

Social Security Administration

Claims Representative (April 2012 - Present)

- Daily duties include problem solving difficult issues, staying abreast of policy changes, and effectively communicating and collaborating with team members to properly steward the funds of the Social Security Administration program
- Developed a proprietary tracking system to access high priority Supplemental Security Income reviews and improve program forecasting.
- Created an analysis model which correlates IRS income data, state wage alerts, and Veteran Affairs payments, to prioritize and complete high-risk redetermination reviews accurately and timely. This improved SSI redetermination completions by 200%.
- Oversaw local field office Supplemental Security Income fraud referrals to Office of Inspector General and submitted over \$2,000,000 in SSI fraud (most fraud referrals in Northeast Florida Region).
- Continuously participates in monthly meetings with the department head to evaluate key metrics, including redetermination progress, continuing disability review projections, and new technological implementations including program updates.
- Used technology systems and programs to complete agency yearly goals to include assisting in ensuring proper payments and reducing overpayments for benefits.
- In 2019, selected again for the Opportunities for Excellence Program, a self-development and growth program where extra assignments and duties are customized in fraud prevention. This program is to be completed outside of regular office duties and requires several online training assignments.

United States Coast Guard

Chief Warrant Officer 4: Sector Jacksonville: Marine Safety Unit Canaveral (October 2002 - Present)

- Current Reserve Logistics Department Head at Sector Jacksonville. Responsible for Administrative, Engineering, Medical, and Culinary personnel. Supervise 24 enlisted Coast Guard members. Experienced project manager: focusing on process improvement, and Incident Command System (ICS) structure. Extensive track record of successful project execution. Works with licensed contractors, oil spill removal organizations, and safety personnel on hazmat/oil spill removal projects.
- Previous member of the Pacific Strike Team (PST), which is a vital national asset comprised of a unique, highly trained cadre of Coast Guard professionals who maintain and rapidly deploy with specialized equipment and incident management skills any time to any place or hazard.
- Currently serves in the United States as a Chief Warrant Officer 4, where most recent missions included leading team members in disaster relief and hazmat response, planning and developing response plans, and conducting oil pollution and security audits on regulated commercial facilities.
- Completed mission as Deputy Branch Director during Hurricane Irma Relief and directed 30 Coast Guard members, 15 EPA members, and 10 FWC members in pollution/hazmat mitigation efforts and vessel recovery for 1400 sunken vessels in Key West
- Successfully completed the Coast Guard Leadership and Management School (LAMS)
- In 2015, attended the Chief Warrant Officer Professional Development School in New London, CT at the Coast Guard Academy. This course helped me to strengthen my public speaking and writing skills. I was required to write an essay paper and defend my findings in front of the class. The leadership development portion of the class was invaluable. I learned how to deal with difficult members, while at the same time earn the respect and relate to the crew. These are direct skills that I use every day when speaking with claimants to diffuse situations.

The Energy Authority

Settlement Analyst (August 2011 – April 2012)

- Daily duties included: processing settlements from data verification through the creation and posting of journal entries, reconciling internal applications to each other and to external sources, correcting discrepancies resulting from deal entry and application based errors, and analyzing trends in the marketplace, between applications, and internal procedures; proposed appropriate modifications and solutions to resulting problems.

Northwestern Mutual Financial Network

Financial Representative (December 2008 – June 2010)

- Serving as a licensed insurance representative, daily duties included: transacting life, health, and variable annuity insurance in the state of Florida, and analyzing clients' personal, professional and financial goals to provide specific plans for clients to implement to help them protect current assets, build and preserve wealth.

EDUCATION

University of North Florida

Master of Accountancy

Graduated April 2014 (GPA: 3.57)

- Notable Accomplishment: Researched and wrote a scholarly paper in collaboration with respected Accounting Professor on the use of heuristics in accounting decision-making process.

University of North Florida

Master's in Business Administration, Concentration in Finance

Graduated December 2010 (GPA: 3.75)

- Notable Accomplishment: 2010-2011 Statistician and Operations Manager for the Osprey Financial Group (A \$1,000,000 student managed fund at the University of North Florida)

University of North Florida

Bachelor of Business Administration, Financial Services with a Minor in Economics

Graduated July 2009 (GPA:3.48)

- Membership: Beta Gamma Sigma, the national business honor society and member of the Finance and Investment Society (FIS) at the University of North Florida
- Notable Accomplishment: Earned prestigious Dean's List

Florida State College at Jacksonville

Associate of Arts, Finance

August 2007 (GPA: 4.0)

- Notable Accomplishments: 2007 Economics Student of the Year, Florida Community College at Jacksonville - South Campus and earned Academic President's List for all terms

October 1, 2023

The Board of Supervisors
Howard McGaffney
District Manager

Attention: Mr. Howard McGaffney

Dear Board of Supervisors,

SUBJECT: APPLICATION FOR VACANT SEAT #3

I would like to apply for the CDD Board of Supervisor Seat #3. I am a resident of Yellow Bluff Landing, and a registered voter in Duval County. Resume follows.

Sincerely,

Linda Waldhauer
22 Hunter's Hollow Ct.
Jacksonville, FL 32218



Linda Waldhauer

Linda Waldhauer
22 Hunters Hollow Ct.
Jacksonville, FL, 32218

10/01/23

904-571-6983
lindaw4u@gmail.com

Skills

Small business financial management, food service management, dedicated mother of four, advanced communication skills, problem solving, and critical thinking.

Experience

Previous Tison Landing CCD Board Member

2019 - 2023, Jacksonville, FL

UF Duval County Master Gardener / Customer Service Volunteer

2004 - 2022, Jacksonville, FL

Answer customer inquiries VIA phone. Troubleshoot plant related problems including grass, trees, landscape, agricultural diseases, pest identification, pruning, fertilization, and other general maintenance. I also give talks at garden clubs. In this position, I must complete continued education on Master gardening.

Received Yellow Bluff Yard of the Month Twice / Most recent – Oct 2023

Yellow Bluff Social Committee / Volunteer

2017-2019, Jacksonville, FL

I did volunteer work including event planning and coordination.

Florida Homes Realty & Mortgage / Real Estate Agent

2016 -CURRENT, Jacksonville, FL

Advise clients on market conditions, pricing, mortgages, and legal requirements for property purchase or sales, research and appraise properties, assist with curb appeal.

Yellow Bluff Landing Amenities Center / Volunteer

2018, Jacksonville, FL

I helped redesign and refurbish the amenities center main room. Installed big screen TV, purchased new table, 10 chairs, two recliners, two buffet tables, artwork, a clock, refurbished bar stools, repainted the mirror, etc.

Yellow Bluff Landing Pool Side Improvement / Volunteer

2018, Jacksonville, FL

I designed the potted plants that used to be in planters at the pool. I chose tropical colors while keeping in mind texture, size, full sun, and growing conditions. I used tall twisted topiaries in the center. I then added low growing annuals and colorful hanging sweet potato vines. The plants at the Botanical Gardens inspired me. I did personal research and paid all costs for this project out of pocket.

C.

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TISON’S LANDING COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Tison’s Landing Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Duval County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

NOW, THEREFORE, be it resolved by the Board of Supervisors of Tison’s Landing Community Development District:

SECTION 1. _____ is appointed Chairman.

SECTION 2. _____ is appointed Vice Chairman.

SECTION 3. Howard McGaffney is appointed Secretary and Treasurer.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Jim Oliver, Darrin Mossing, Marilee Giles & Daniel Laughlin is appointed Assistant Treasurer.

Jim Oliver, Darrin Mossing, Marilee Giles & Daniel Laughlin is appointed Assistant Secretary.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 12TH DAY OF OCTOBER, 2023.

ATTEST

TISON’S LANDING COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairman/Vice Chairman