

TISON'S LANDING
Community Development District

DECEMBER 14, 2023

AGENDA

Tison's Landing Community Development District

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

December 7, 2023

Board of Supervisors
Tison's Landing Community Development District
Call In # 1-877-304-9269 Code 1051210

Dear Board Members:

The Tison's Landing Community Development District Board of Supervisors Meeting is scheduled for Thursday, December 14, 2023 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida 32218.
Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment Regarding Agenda Items Below (limited to three minutes)
- III. 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
- IV. Staff Reports
 - A. District Engineer – Acceptance of Resignation of England Thims & Miller as District Engineer
 - B. District Counsel
 - C. District Manager
 - D. Amenity Manager – Report
 - E. Field Operations Manager
- V. Approval of Consent Agenda
 - A. Minutes of the October 12, 2023 Meeting
 - B. Financial Statements

- C. Check Register
 - D. Ratification of Notice of Request for Qualifications for Engineering Services and Approval of Evaluation Criteria
- VI. Business Items
- A. Consideration of Responses to RFQ for Engineering Services
 - B. Consideration of Revised Proposal for Replacement of Splash Pad Netting
 - C. Consideration of Proposals for Pond Maintenance Services
 - D. Discussion of Phased Landscaping Plan for Community Entrances
 - E. Discussion of Maintenance of JEA Easement
- VII. Supervisor Requests
- VIII. Audience Comments
- IX. Next Scheduled Meeting – Thursday, January 11, 2024 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida 32218
- X. Adjournment

THIRD 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, Marilee Giles, Daniel Laughlin, Darrin Mossing, Patti Powers & Rich Hans is appointed Assistant Treasurer.

Jim Oliver, Marilee Giles, Daniel Laughlin, Darrin Mossing, Patti Powers & Rich Hans is appointed Assistant Secretary.

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

PASSED AND ADOPTED THIS 14TH DAY OF DECEMBER, 2023.

ATTEST

TISON’S LANDING COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

A.

October 25, 2023

Mr. Howard McGaffney
Sweetwater Creek Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Re: **Tisons Landing Creek Community Development District** E 02-005-08
Resignation of District Engineer

Dear Mr. McGaffney:

It has truly been a pleasure serving as District Engineer for the Tisons Landing Community Development District since its establishment. I have enjoyed seeing it grow to the wonderful community that it is today. Unfortunately, due to demands on our time, we hereby inform you that we must relinquish our position as District Engineer. Please accept this letter as ETM's notice of resignation as District Engineer, effective 60 days from the next meeting. It has been a pleasure working with you, the Board of Supervisors, and the rest of the District staff. We will be happy to work with our successor to provide a smooth transition.

Feel free to contact me with any questions.

Sincerely,

Scott Jordan Lockwood, P.E.
Senior Project Manager, Shareholder
District Engineer



D.



Submitted by: Elizabeth Myers and Tim Harden on December 4th, 2023

AMENITIES REPORT

PAST EVENTS:

November 10th Donuts and Coffee with Veterans





Submitted by: Elizabeth Myers and Tim Harden on December 4th, 2023
November 19th Friendsgiving Potluck



Friendsgiving
Event
2023



Submitted by: Elizabeth Myers and Tim Harden on December 4th, 2023
November 21st Thanksgiving Story Time with Pat



StoryTime
with Pat
2023





Submitted by: Elizabeth Myers and Tim Harden on December 4th, 2023

December 2nd Family Christmas Event



UPCOMING EVENTS:

- December 16th 7pm to 10pm Adult Karaoke Grinchmas Party



Submitted by: Elizabeth Myers and Tim Harden on December 4th, 2023

Facilities Maintenance Activities

1. Staff repaired the damaged water service line at the pocket park on the northeast corner of Tison's Bluff Rd and Pond Run Ln.

Before



After



2. Staff relocated one of the pool hooks on the fence and installed taller posts on the other to make them more visible and accessible to residents.





Submitted by: Elizabeth Myers and Tim Harden on December 4th, 2023

Replumbing of shower at main pool

The water spigot at the bottom of the shower at the main pool broke off. Staff replumbed the shower head and installed a new spigot.

New dog stations

At Board direction staff purchased and installed two new dog stations. The new stations are located at each end of Bradford Lake Circle to service the south end of the community.





Submitted by: Elizabeth Myers and Tim Harden on December 4th, 2023

Pothole on Tisons Bluff Rd

Staff reported a pothole in the road in front of 16486 Tison's Bluff Rd to the City of Jacksonville. The pothole was filled in during the following week.

Before



After



Splash feature pool pump

Staff noticed that there was a significant leak coming from the splash feature pool pump. United Pool Pros was asked to come out and diagnose the cause. They recommended replacing the seal kit between the pump and the motor. When the technician came out to replace the seal kit he noticed that the bearings in the motor were shot and recommended replacing the motor. The motor and seal kit have now been replaced and the pump is working properly at this time.

FIFTH 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, October 12, 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
Dana Harden	Vesta Property Services

The following is a summary of the discussions and actions taken at the October 12, 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 Regarding Agenda Items

There being none, the next item followed.

THIRD 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

Mr. Harden provided an overview of the field operations report, a copy of which was included in the agenda package for the Board’s review. He added that LawnBoy has suggested replacing some of the juniper in the parking lot and provided a quote for a little over \$900 to do the corner of the parking lot. It’s estimated the entire parking lot would cost around \$10,000 to tear the old juniper out and do any necessary irrigation work.

Mr. McGaffney noted that there is only \$7,000 in the landscaping repairs and maintenance budget.

Mr. Richardson stated that all the juniper is at their lifespan so they can be pulled out, mulch can be added and a lower ground cover plant that can last longer can be considered.

The Board agreed to let Mr. Harden work within the \$7,000 budget and come back to the Board with a recommendation.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the September 14, 2023 Meeting**
- B. Financial Statements**
- C. Check Register**

Copies of the minutes, financial statements and the check register totaling \$43,494.11 were included in the agenda package.

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

FIFTH ORDER OF BUSINESS

Business Items

- A. Resignation Letter from Ashtin Henninger**

A copy of the resignation letter from Ms. Henninger was included in the agenda package.

On MOTION by Ms. Alford seconded by Ms. Timmons with all in favor the resignation of Ms. Ashtin Henninger from the Board of Supervisors was accepted.

B. Ratification of Agreement with East Coast Wells & Pump Services, LLC for Irrigation Well Pump Replacement

Mr. McGaffney noted the cost to replace the irrigation well pump was \$7,037. The replacement was approved by the Chairman between meetings.

On MOTION by Mr. Richardson seconded by Ms. Timmons with all in favor the agreement with East Coast Wells & Pump Services, LLC for replacement of the irrigation well pump was ratified.

C. Consideration of Proposal for Replacement of Splash Pad Netting

Mr. Harden informed the Board that the netting around the bottom of the splash pad feature is looking worn and presented one proposal to replace the netting with a similar product at a cost of \$8,026 and another proposal to replace the netting with a metal mesh that he believes will hold up better at a cost of \$11,250. He added that the rope ladder is still in decent shape, so if that portion is not done the proposal to replace the netting would be closer to \$6,900.

On MOTION by Mr. Kirsch seconded by Mr. Richardson with all in favor an amount not to exceed \$8,026 was approved with the Chair authorized to make the final decision the netting replacement.

Ms. Alford asked Mr. Harden to confirm the warranty for the netting.

D. Ratification of Audit Engagement Letter with Grau & Associates for Fiscal Year 2023

Mr. McGaffney presented an engagement letter from Grau & Associates for the Fiscal Year 2023 audit. The fee for the year is \$3,200.

On MOTION by Mr. Kirsch seconded by Ms. Alford with all in favor the engagement letter from Grau & Associates for Fiscal Year 2023 was ratified.

SIXTH ORDER OF BUSINESS

Organizational Matters

A. Consideration of Appointing a New Supervisor to Fill Vacancy

Mr. McGaffney informed the Board two resumes were received from candidates interested in filling the vacant seat. The candidates were present and gave an overview of their background.

Ms. Timmons nominated Linda Waldhauer.

Ms. Alford nominated Dustin Stahle.

The Board members discussed the candidates and were split in their opinions. The item will be added to the next agenda for further discussion.

Mr. McGaffney stated that he would verify voter registration and addresses for the candidates between meetings.

B. Oath of Office for Newly Appointed Supervisor

C. Consideration of Resolution 2024-01, Designating Officers

These items were tabled to the next meeting.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Richardson asked Mr. Harden to gather proposals for alternate lake maintenance vendors.

Ms. Alford asked for a reminder of what the status is on the landscaping plan for the front entrance.

Mr. Harden responded that proposals were received from three different companies, and it was suggested to do stagger the work for each entrance, but there has been no firm direction from the Board.

Mr. McGaffney stated that his recollection is Supervisor Richardson and Mr. Harden were going to work together to present a phased plan to present to the Board in either February or March to prepare to budget for the project for the next fiscal year.

EIGHTH ORDER OF BUSINESS

Audience Comments

Raoul Simms asked if plans for amenity upgrades have been considered.

Mr. Kirsch responded that upgrades were discussed, but it was during a time that construction materials skyrocketed, so that has been put on hold, however, it is something the Board is interested in.

Christopher Cardwell stated that he is the owner of a pressure washing company and is interested on bidding on the landscaping projects.

Mr. Kirsch asked if there is an update on the easement responsibility an if the City was right to issue the District a citation for lack of maintenance on it.

Mr. McGaffney responded that the easement is owned by JEA.

Mr. Harden stated that the District was billed over \$1,300 to have the easement mowed. The lawn maintenance company has recommended not cutting the area unless necessary. He added that the complaint came from a resident whose yard backs up to the easement, so he recommended the District's landscape vendor spot cut as needed. The entire easement is approximately 10 acres and quotes to maintain it have come in around \$2,300.

Ms. Harden stated that the District does own the easement, however JEA has always maintained it and they only come in once to twice per year.

Ryan Ketelhut stated that the dog waste stations at the corners of Magnolia and Tisons have been empty and requested two new dog waste stations be installed on either side of Bradford Lake.

Mr. Kirsch stated that staff can go ahead and put the two waste stations in.

Catherine Stepalavich stated that it's easy to bring your own bags.

On MOTION by Ms. Alford seconded by Ms. Timmons with all in favor installing two dog waste stations at an amount not to exceed \$750 was approved.
--

Linda Waldhauer suggested trying a product called a bladder to clean out the pool pump lines.

Mr. Harden stated that it's not that the line is clogged, the water is leaking so there is a leak in the pipe somewhere.

Linda Waldhauer stated that part of the issue with the juniper could be people stepping on it, so she recommended possibly removing the dead juniper and not replacing it. She also noted it was only an additional \$2,000 to do the metal mesh on the splash pad netting and it would last longer.

NINTH ORDER OF BUSINESS

**Next Scheduled Meeting – Thursday,
December 14, 2023 at 6:00 p.m. at the
Yellow Bluff Amenity Center**

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Timmons seconded by Ms. Alford with all in favor the meeting was adjourned.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Tison's Landing
Community Development District

Unaudited Financial Reporting
October 31, 2023



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8	<u>Long Term Debt Report</u>
9	<u>Assessment Receipt Schedule</u>

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

	<i>General</i>	<i>Debt Service</i>	<i>Capital Reserve</i>	<i>Totals</i>
	<i>Fund</i>	<i>Fund</i>	<i>Fund</i>	<i>Governmental</i>
				<i>Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 77,170	\$ -	\$ -	\$ 77,170
Capital Reserve Account	-	-	9,772	9,772
<u>Investments:</u>				
State Board Administration (SBA)	131,130	-	50,985	182,116
<u>Series 2016-1</u>				
Reserve	-	153,935	-	153,935
Revenue	-	86,973	-	86,973
Redemption	-	3	-	3
<u>Series 2016-2</u>				
Reserve	-	44,312	-	44,312
Prepayment	-	37	-	37
Deposits	4,202	-	-	4,202
Total Assets	\$ 212,503	\$ 285,261	\$ 60,757	\$ 558,521
Liabilities:				
Accounts Payable	\$ 16,478	\$ -	\$ -	\$ 16,478
Total Liabilities	\$ 16,478	\$ -	\$ -	\$ 16,478
Fund Balance:				
Nonspendable:				
Deposits	\$ 4,202	\$ -	\$ -	\$ 4,202
Restricted for:				
Debt Service - Series 2016	-	285,261	-	285,261
Assigned for:				
Capital Reserve Fund	-	-	60,757	60,757
Unassigned	191,822	-	-	191,822
Total Fund Balances	\$ 196,025	\$ 285,261	\$ 60,757	\$ 542,043
Total Liabilities & Fund Balance	\$ 212,503	\$ 285,261	\$ 60,757	\$ 558,521

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

	Adopted Budget	Prorated Budget Thru 10/31/23	Actual Thru 10/31/23	Variance
Revenues:				
Special Assessments - On Roll	\$ 781,492	\$ -	\$ -	\$ -
Clubhouse Income	2,000	167	530	363
Interest Income	4,000	333	621	288
Other Income	-	-	52	52
Total Revenues	\$ 787,492	\$ 500	\$ 1,204	\$ 704

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 1,000	\$ 800	\$ 200
PR-FICA	918	77	61	15
Engineering	3,000	250	-	250
Attorney	15,000	1,250	2,393	(1,143)
Annual Audit	3,200	3,200	-	3,200
Assessment Administration	2,500	2,500	2,500	-
Arbitrage Rebate	1,200	1,200	-	1,200
Dissemination Agent	1,000	83	83	0
Trustee Fees	3,725	3,725	-	3,725
Management Fees	45,000	3,750	3,750	-
Information Technology	1,400	117	117	(0)
Website Maintenance	1,400	117	117	(0)
Telephone	350	29	-	29
Postage & Delivery	1,000	83	11	73
Insurance General Liability	11,340	11,340	10,103	1,237
Printing & Binding	2,000	167	44	123
Legal Advertising	1,000	83	100	(17)
Other Current Charges	1,000	83	-	83
Office Supplies	500	42	0	41
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 107,708	\$ 29,271	\$ 20,253	\$ 9,018

Operations & Maintenance

Community Operations

Insurance (Property)	\$ 23,214	\$ 23,214	\$ 20,615	\$ 2,599
Field Management & Administration (Vesta)	36,450	3,038	3,038	-
Security Off Duty (JSO)	2,500	-	-	-
Security Camera Monitoring (Envera / Hi-Tech)	16,376	1,365	948	417
Landscape Maintenance (LawnBoy)	52,980	4,415	4,254	161
Landscape Mulch	15,000	-	-	-
Landscape Fertilization (Agro Pro)	19,332	1,611	1,611	0

Tison's Landing
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 10/31/23	Actual Thru 10/31/23	Variance
Community Operations (continued)				
Irrigation Repairs and Maintenance	10,000	7,411	7,411	-
Landscape Repairs and Maintenance	7,000	583	-	583
Lake Maintenance (The Lake Doctor)	11,428	952	804	148
Utilities-Cable (Comcast)	1,680	140	123	17
Utilities-Electric (JEA)	1,800	150	85	65
Utilities-Irrigation (JEA)	30,000	2,500	1,199	1,301
Community Repairs and Maintenance	20,000	1,667	1,539	128
Community Operations Contingency	5,000	417	-	417
Capital Improvement Plan	22,500	1,875	(0)	1,875
Capital Reserve Funding	82,500	-	-	-
Subtotal Community Operations Expenditures	\$ 357,760	\$ 49,337	\$ 41,627	\$ 7,710
Amenity Operations Expenditures				
Amenity Manager (Vesta)	\$ 100,206	\$ 8,351	\$ 8,351	\$ -
Pool Maintenance (Vesta)	32,500	2,708	2,708	0
Facility / Pool Monitoring Service (Vesta)	11,975	-	-	-
Janitorial Maintenance (Vesta)	32,450	2,704	2,704	0
Janitorial Supplies (Vesta)	3,978	332	349	(18)
Amenity Website (Vesta)	3,000	250	250	-
Seasonal Office Staffing (Vesta)	13,753	1,146	1,146	0
Security Camera Monitoring (Envera/High-Tech)	12,862	2,144	2,083	60
Pool Chemicals (PoolSure)	15,000	1,250	1,834	(584)
License / Permit Fees	600	50	-	50
Utilities-Cable (Comcast)	6,000	500	498	2
Utilities-Electric (JEA)	22,000	1,833	932	902
Utilities-Water/Sewer (JEA)	12,000	1,000	607	393
Refuse Service (Republic Services)	7,200	600	462	138
Pest Control	2,000	167	-	167
Amenity Repairs and Maintenance	15,000	1,250	1,856	(606)
Fitness Equipment Maintenance	1,000	83	677	(593)
Special Events	23,500	4,870	4,870	-
Amenity Supplies	5,000	417	131	285
Amenity Operations Contingency	2,000	167	-	167
Subtotal Amenity Operations Expenditures	\$ 322,024	\$ 29,821	\$ 29,459	\$ 362
Total Operations & Maintenance	\$ 679,784	\$ 79,158	\$ 71,086	\$ 8,072
Total Expenditures	\$ 787,492	\$ 108,429	\$ 91,339	\$ 17,090
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ (107,929)	\$ (90,135)	\$ 17,793
Net Change in Fund Balance	\$ -	\$ (107,929)	\$ (90,135)	\$ 17,793
Fund Balance - Beginning	\$ -		\$ 286,160	
Fund Balance - Ending	\$ -		\$ 196,025	

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

	Adopted Budget	Prorated Budget Thru 10/31/23	Actual Thru 10/31/23	Variance
Revenues				
Capital Reserve - Transfer In	\$ 82,500	\$ -	\$ -	\$ -
Interest	3,055	255	242	(13)
Total Revenues	\$ 85,555	\$ 255	\$ 242	\$ (13)
Expenditures:				
Chain Link Fence 4 Ft	\$ 1,540	\$ 128	\$ -	\$ 128
Fitness Equipment Allowance	2,000	167	-	167
Patio/Pool Furniture Allowance	4,000	333	-	333
Heat Pump 1	6,400	533	-	533
Heat Pump 2	6,400	533	-	533
Water Coolers-Fitness	2,400	200	-	200
Miscellaneous Services	800	67	30	36
Total Expenditures	\$ 23,540	\$ 1,962	\$ 30	\$ 1,931
Excess (Deficiency) of Revenues over Expenditures	\$ 62,015		\$ 211	
Net Change in Fund Balance	\$ 62,015		\$ 211	
Fund Balance - Beginning	\$ 75,937		\$ 60,546	
Fund Balance - Ending	\$ 137,952		\$ 60,757	

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 October 31, 2023

	Adopted Budget	Prorated Budget Thru 10/31/23	Actual Thru 10/31/23	Variance
Revenues:				
Special Assessments - On Roll	\$ 381,936	\$ -	\$ -	\$ -
Interest Income	2,000	167	1,187	1,021
Total Revenues	\$ 383,936	\$ 167	\$ 1,187	\$ 1,021
Expenditures:				
Series 2016A-1				
Interest - 11/01	\$ 53,697	\$ -	\$ -	\$ -
Interest - 05/01	53,697	-	-	-
Principal - 05/01	190,000	-	-	-
Series 2016A-2				
Interest - 11/01	19,153	-	-	-
Interest - 05/01	19,153	-	-	-
Principal - 05/01	40,000	-	-	-
Total Expenditures	\$ 375,699	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 8,237	\$ 167	\$ 1,187	\$ 1,021
Net Change in Fund Balance	\$ 8,237	\$ 167	\$ 1,187	\$ 1,021
Fund Balance - Beginning	\$ 85,399		\$ 284,074	
Fund Balance - Ending	\$ 93,636		\$ 285,261	

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse Income	530	-	-	-	-	-	-	-	-	-	-	-	530
Interest Income	621	-	-	-	-	-	-	-	-	-	-	-	621
Other Income	52	-	-	-	-	-	-	-	-	-	-	-	52
Total Revenues	\$ 1,204	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,204
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	800
PR-FICA	61	-	-	-	-	-	-	-	-	-	-	-	61
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	2,393	-	-	-	-	-	-	-	-	-	-	-	2,393
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	2,500	-	-	-	-	-	-	-	-	-	-	-	2,500
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	83	-	-	-	-	-	-	-	-	-	-	-	83
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	3,750	-	-	-	-	-	-	-	-	-	-	-	3,750
Information Technology	117	-	-	-	-	-	-	-	-	-	-	-	117
Website Maintenance	117	-	-	-	-	-	-	-	-	-	-	-	117
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	11	-	-	-	-	-	-	-	-	-	-	-	11
Insurance General Liability	10,103	-	-	-	-	-	-	-	-	-	-	-	10,103
Printing & Binding	44	-	-	-	-	-	-	-	-	-	-	-	44
Legal Advertising	100	-	-	-	-	-	-	-	-	-	-	-	100
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	0	-	-	-	-	-	-	-	-	-	-	-	0
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 20,253	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,253

Tison's Landing
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations & Maintenance</i>													
Community Operations													
Insurance (Property)	\$ 20,615	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,615
Field Management & Administration (Vesta)	3,038	-	-	-	-	-	-	-	-	-	-	-	3,038
Security Off Duty (JSO)	-	-	-	-	-	-	-	-	-	-	-	-	-
Security Camera Monitoring (Envera / Hi-Tec)	948	-	-	-	-	-	-	-	-	-	-	-	948
Landscape Maintenance (LawnBoy)	4,254	-	-	-	-	-	-	-	-	-	-	-	4,254
Landscape Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Fertilization (Agro Pro)	1,611	-	-	-	-	-	-	-	-	-	-	-	1,611
Community Operations (continued)	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs and Maintenance	7,411	-	-	-	-	-	-	-	-	-	-	-	7,411
Landscape Repairs and Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance (The Lake Doctor)	804	-	-	-	-	-	-	-	-	-	-	-	804
Utilities-Cable (Comcast)	123	-	-	-	-	-	-	-	-	-	-	-	123
Utilities-Electric (JEA)	85	-	-	-	-	-	-	-	-	-	-	-	85
Utilities-Irrigation (JEA)	1,199	-	-	-	-	-	-	-	-	-	-	-	1,199
Community Repairs and Maintenance	1,539	-	-	-	-	-	-	-	-	-	-	-	1,539
Community Operations Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Improvement Plan	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Reserve Funding	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Field Expenditures	\$ 41,627	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,627
Amenity Operations Expenditures													
Amenity Manager (Vesta)	\$ 8,351	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,351
Pool Maintenance (Vesta)	2,708	-	-	-	-	-	-	-	-	-	-	-	2,708
Facility / Pool Monitoring Service (Vesta)	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Maintenance (Vesta)	2,704	-	-	-	-	-	-	-	-	-	-	-	2,704
Janitorial Supplies (Vesta)	349	-	-	-	-	-	-	-	-	-	-	-	349
Amenity Website (Vesta)	250	-	-	-	-	-	-	-	-	-	-	-	250
Seasonal Office Staffing (Vesta)	1,146	-	-	-	-	-	-	-	-	-	-	-	1,146
Security Camera Monitoring (Envera/High-Te)	2,083	-	-	-	-	-	-	-	-	-	-	-	2,083
Pool Chemicals (PoolSure)	1,834	-	-	-	-	-	-	-	-	-	-	-	1,834
License / Permit Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Utilities-Cable (Comcast)	498	-	-	-	-	-	-	-	-	-	-	-	498
Utilities-Electric (JEA)	932	-	-	-	-	-	-	-	-	-	-	-	932
Utilities-Water/Sewer (JEA)	607	-	-	-	-	-	-	-	-	-	-	-	607
Refuse Service (Republic Services)	462	-	-	-	-	-	-	-	-	-	-	-	462
Pest Control	-	-	-	-	-	-	-	-	-	-	-	-	-
Amenity Repairs and Maintenance	1,856	-	-	-	-	-	-	-	-	-	-	-	1,856
Fitness Equipment Maintenance	677	-	-	-	-	-	-	-	-	-	-	-	677
Special Events	4,870	-	-	-	-	-	-	-	-	-	-	-	4,870
Amenity Supplies	131	-	-	-	-	-	-	-	-	-	-	-	131
Amenity Operations Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Amenity Expenditures	\$ 29,459	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,459
Total Operations & Maintenance	\$ 71,086	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 71,086
Total Expenditures	\$ 91,339	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 91,339
Excess (Deficiency) of Revenues over Expenditures	\$ (90,135)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (90,135)
Net Change in Fund Balance	\$ (90,135)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (90,135)

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	153,935	
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	44,312	
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 2024

Gross Assessments \$ 844,859.20 \$ 412,903.60 \$ 1,257,762.80
 Net Assessments \$ 781,494.76 \$ 381,935.83 \$ 1,163,430.59

ON ROLL ASSESSMENTS

allocation in % 67.17% 32.83% 100.00%

Date	Distribution	Gross Amount	Discount/ (Penalty)	Commission	Property Appraiser	Net Receipts	O&M Portion	2016A-1&A-2 Debt Service	Total
						\$ -	\$ -	\$ -	\$ -
						-	-	-	-
						-	-	-	-
						-	-	-	-
						-	-	-	-
						-	-	-	-
						-	-	-	-
						-	-	-	-
						-	-	-	-
						-	-	-	-
						-	-	-	-
						-	-	-	-
						-	-	-	-
						-	-	-	-
						-	-	-	-
						-	-	-	-
						-	-	-	-
TOTAL		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

0.00%	Percent Collected
\$ 1,257,762.80	Balance Remaining to Collect

C.

Tison's Landing
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2024
Check Register

GENERAL FUND

<i>Date</i>	<i>check #'s</i>		<i>Amount</i>
10/1-10/31/23	3383-3416	\$	94,392.60
TOTAL		\$	94,392.60

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 #
10/03/23	00030	9/25/23 84957412	202310 320-57200-41050	TV/INTERNET 10/4-11/3/23	*	498.37	
				COMCAST (AUTO PAY)			498.37 003383
10/03/23	00034	9/19/23 19872	202310 310-51300-45000	FY2024 GENERAL LIABILITY	*	5,871.00	
		9/19/23 19872	202310 310-51300-45000	FY2024 PUBLIC OFFICIALS	*	4,232.00	
		9/19/23 19872	202310 320-57200-45000	FY2024 PROPERTY	*	20,615.00	
				EGIS INSURANCE ADVISORS, LLC			30,718.00 003384
10/03/23	00156	9/01/23 732289	202310 320-53800-34502	MONITORING 10/1-10/31/23	*	230.61	
		9/01/23 732290	202310 320-53800-34502	UTILITY VID 10/1-10/31/23	*	388.21	
		9/01/23 732291	202310 320-53800-34502	ENTR1 VIDEO 10/1-10/31/23	*	329.27	
		9/13/23 732640	202309 320-53800-34502	AMENITY 9/11-11/30/23	*	200.00	
				ENVERA			1,148.09 003385
10/03/23	00013	9/08/23 24716	202309 310-51300-31600	SR2016 A1/A2 FYE 7/31/23	*	550.00	
				GRAU AND ASSOCIATES			550.00 003386
10/03/23	00206	10/02/23 6593179	202310 320-57200-46500	AZONE-EPA REG NO. 7870-1	*	623.08	
				HAWKINS, INC.			623.08 003387
10/03/23	00186	10/01/23 392408	202310 320-53800-34502	OCT 23 - ACCESS CONTR SYS	*	60.00	
				HI-TECH SYSTEMS ASSOCIATES			60.00 003388
10/03/23	00015	10/02/23 89708215	202309 320-53800-43000	ELECTRIC 8/25-9/27/23	*	95.06	
		10/02/23 89708215	202309 320-57200-43000	ELECTRIC 8/25-9/27/23	*	1,229.87	
		10/02/23 89708215	202309 320-53800-43100	IRRIGATION 8/24-9/26/23	*	1,448.44	
		10/02/23 89708215	202309 320-57200-43100	SEWER 8/24-9/26/23	*	892.14	
		10/02/23 89708215	202309 320-57200-43100	WATER 8/24-9/26/23	*	292.87	
		10/02/23 89708215	202309 320-57200-43100	CREDIT FOR WATER USE	*	39.25-	
				JEA (AUTO PAY)			3,919.13 003389
				TISO TISON			TCESSNA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/03/23	00221	9/26/23	09262023	202309	300	36200	10000		REFUND CLUBHOUSE RENT PAULETTE KING	*	250.00	250.00	003390
10/03/23	00052	9/25/23	8725	202309	320	53800	46200		SEP 23 - LAWN MAINT LAWNBOY LAWN SERVICES, INC.	*	4,254.00	4,254.00	003391
10/03/23	00077	9/16/23	687-1357	202310	320	57200	43200		WASTE 10/1-10/31/23 REPUBLIC SERVICES #687 (AUTO PAY)	*	461.91	461.91	003392
10/03/23	00222	9/28/23	09282023	202309	320	57200	49400		FANTASY FOOTBALL DUSTIN STAHL	*	367.66	367.66	003393
10/03/23	00137	10/02/23	128878B	202310	320	53800	46800		OCT 23 - WATER MGMT THE LAKE DOCTORS, INC.	*	804.00	804.00	003394
10/06/23	00212	6/14/23	06142023	202305	300	36200	10000		REFUND CLUBH RENTAL KIMBERLY BOATWRIGHT	*	145.00	145.00	003395
10/06/23	00161	9/30/23	17210	202309	320	53800	46203		SEP 23- COMM TURF/ORNAMEN AGROWPRO INC.	*	1,610.98	1,610.98	003396
10/06/23	00012	10/05/23	23-06550	202310	310	51300	48000		BOARD OF SUPERVISORS MTG DAILY RECORD + OBSERVER LLC	*	99.88	99.88	003397
10/06/23	00084	10/05/23	47286	202310	320	53800	35000		PULLED & SET SUB PUMP EAST COAST WELLS & PUMP SERVICE INC	*	6,874.00	6,874.00	003398
10/06/23	00009	7/05/23	208888	202307	310	51300	31100		ENGINEER SV THRU 7/1/23 ENGLAND, THIMS & MILLER	*	2,042.50	2,042.50	003399
10/06/23	00004	9/30/23	446	202310	310	51300	31400		ASSESSMENT ROLL FY24	*	2,500.00		
		10/01/23	445	202310	310	51300	34000		OCT 23 - MGMT FEES	*	3,750.00		
		10/01/23	445	202310	310	51300	49500		OCT 23 - WEBSITE ADMIN	*	116.67		

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CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/01/23		445		202310	310	51300	35100			*	116.67		
			OCT 23 - IT										
10/01/23		445		202310	310	51300	31200			*	83.33		
			OCT 23 - DISSEMINATION										
10/01/23		445		202310	310	51300	51000			*	.18		
			OCT 23 - OFFICE SUPPLIES										
10/01/23		445		202310	310	51300	42000			*	10.68		
			OCT 23 - POSTAGE										
10/01/23		445		202310	310	51300	42500			*	43.80		
			OCT 23 - COPIES										
GOVERNMENTAL MANagements SERVICES												6,621.33	003400
10/06/23	00157	10/01/23	413691	202310	320	57200	45105			*	8,350.50		
			OCT 23 - AMENITY MANAGER										
10/01/23		413691		202310	320	57200	46400			*	2,708.33		
			OCT 23 - POOL MAINTENANCE										
10/01/23		413691		202310	320	53800	34400			*	3,037.50		
			OCT 23 - FIELD MGMT										
10/01/23		413691		202310	320	57200	46602			*	331.50		
			OCT 23 - JANITORIAL SUPP										
10/01/23		413691		202310	320	57200	46601			*	2,704.16		
			OCT 23 - JANITORIAL MAINT										
10/01/23		413691		202310	310	51300	49510			*	250.00		
			OCT 23 - WEBSITE ADMIN										
10/01/23		413691		202310	320	57200	34450			*	1,146.08		
			OCT 23 - ADDTL POOL MON										
VESTA PROPERTY SERVICE INC.												18,528.07	003401
10/11/23	00205	10/27/23	10272023	202310	320	57200	49400			*	500.00		
			TRACTOR HAYRIDE										
BOUNCERS, SLIDES AND MORE INC												500.00	003402
10/11/23	00223	8/18/23	1272	202310	320	57200	49400			*	1,200.00		
			PETTING ZOO/RIDING PONIES										
PINTO CARRIAGE WORKS, LLC												1,200.00	003403
10/13/23	00081	8/31/23	182815	202308	310	51300	31500			*	2,832.50		
			LEGAL SV THRU 8/31/23										
		9/30/23	183410	202309	310	51300	31500			*	1,787.50		
			LEGAL SV THRU 9/30/23										
BILLING, COCHRAN, LYLES, MAURO & RAMSE												4,620.00	003404
10/13/23	00225	10/13/23	11192023	202310	320	57200	49400			*	250.00		
			MUSIC PERFORMANCE										
GUITAR BY ERIK												250.00	003405
TISO TISON													
TCESSNA													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/13/23	00016	9/25/23	7068452	202309	310-51300	31300			*	3,717.38		
			SER 2016A2	9/1-8/31/24				US BANK			3,717.38	003406
10/23/23	00228	10/17/23	191378	202310	320-57200	46550			*	850.00		
			POOL LEAK DETECTION					AMERICAN LEAK DETECTION, INC			850.00	003407
10/23/23	00156	10/02/23	733303	202311	320-53800	34502			*	288.21		
			UTILITY VID	11/1-11/30/23					*	95.00-		
		10/02/23	733303	202311	320-53800	34502			*			
			CREDIT						*	229.27		
		10/02/23	733304	202311	320-53800	34502			*			
			ENTR1 VIDEO	11/1-11/30/23				ENVERA			422.48	003408
10/23/23	00227	10/13/23	9736	202310	320-57200	49400			*	1,000.00		
			MECHANICAL BULL	10/27/23				FLORIDA PARTY WORKS LLC			1,000.00	003409
10/23/23	00226	10/17/23	100	202310	320-57200	49400			*	300.00		
			PUMPKINS AND SPOOKIES					SPIRIT OF LIFE LUTHERAN CHURCH INC			300.00	003410
10/23/23	00157	7/31/23	412389	202307	320-57200	52000			*	96.74		
			WET WIPES BULK REFILL BAG					VESTA PROPERTY SERVICE INC.			96.74	003411
10/23/23	00152	10/03/23	44846100	202309	320-57200	52000			*	7.69		
			TRASH BAGS						*	11.98		
		10/03/23	44846100	202309	320-57200	52000			*			
			POSTAGE CHECKS						*	70.99		
		10/03/23	44846100	202309	320-57200	34501			*			
			KEY FOBS						*	9.98		
		10/03/23	44846100	202309	320-57200	46000			*			
			TOILET HANDLE						*	88.58		
		10/03/23	44846100	202309	320-57200	52000			*			
			GYM WIPES						*	200.85		
		10/03/23	44846100	202309	320-53800	35000			*			
			DIAGN IRRIGATION WELL PROB					WELLS FARGO CREDIT CARD (AUTO PAY)			390.07	003412
10/25/23	00101	9/10/23	30495	202308	320-57200	46900			*	195.51		
			AUG 23 PREVENTATIVE MAINT						*	676.57		
		10/24/23	30820	202310	320-57200	46900			*			
			REPAIRS ON EQUIPMENT					ALLWAYS IMPROVING LLC			872.08	003413

TISO TISON

TCESSNA

AP300R
 *** CHECK NOS. 003383-003416

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 11/28/23
 TISONS LANDING GF
 BANK A TISON LANDING

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/25/23	01211	10/25/23 12670	202310 320-57200-46000	REPLC 4 GFI RECEPTACLES	*	299.50	
							299.50 003414

10/25/23	00003	10/02/23 88821	202310 310-51300-54000	SPECIAL DISTRICT FEE FY24	*	175.00	
							175.00 003415

10/31/23	00030	9/28/23 84957412	202310 320-53800-41050	INTERNET 10/2-11/1/23	*	123.35	
							123.35 003416

						TOTAL FOR BANK A	94,392.60
						TOTAL FOR REGISTER	94,392.60

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		\$498.37
EFT Payment - thank you	Sep 17	-\$498.37
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 Oct 16, 2023, will include your amount due, plus or minus any payment related activities or adjustments, and less any credits issued before your bill due date.

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

Your bill explained

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

Approved by: Elizabeth Myers
Date approved: 9/27/23
GL Code: 320.572.41050

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST
BUSINESS

1100 NORTHPOINT PKWY W PALM
BCH FL 33407-1937

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

Account number	8495 74 120 0906133
Automatic payment	Oct 16, 2023
Please pay	\$498.37

Electronic payment will be applied Oct 16, 2023

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

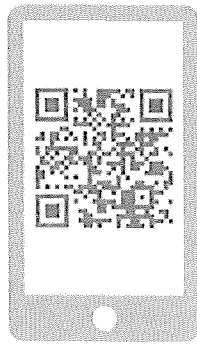
849574120090613300498378

Download the Comcast Business App

Business is always moving. Our app was built for this. Manage your account anytime, anywhere with the Comcast Business App – the easy way to manage your services on the go.

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

Scan the QR Code with your phone or mobile device to get started.



Faster speeds. More solutions. Bigger savings.

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

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

Need help? We're here for you



Visit us online

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



Call us anytime

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

Useful information

Moving?

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

Accessibility:

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

Ways to pay



No more mailing monthly checks

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



Go paperless and say goodbye to clutter

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

Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



Comcast Business 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

Pricing Update: Beginning 11/1/23, the fee to reactivate your TV, Internet, Voice and/or Smart Office Camera Monitoring service will change from \$6 per service to a flat fee of \$12 regardless of the number of services being reactivated. Additional fees may still apply to any on-site technician visits.

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.

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.

TV Update: Effective September 26, 2023, INSP will move from Standard to Sports & Entertainment Pack.

INVOICE



Customer	Tisons Landing Community Development District
Acct #	295
Date	09/19/2023
Customer Service	Kristina Rudez
Page	1 of 1

Tisons Landing Community Development District
 c/o Governmental Management Services
 475 West Town Place, Suite 114
 St. Augustine, FL 32092

Payment Information	
Invoice Summary	\$ 30,718.00
Payment Amount	30,718.00
Payment for:	Invoice#19872
100123553	

Thank You

Please detach and return with payment



Customer: Tisons Landing Community Development District

Invoice	Effective	Transaction	Description	Amount
19872	10/01/2023	Renew policy	Policy #100123553 10/01/2023-10/01/2024 Florida Insurance Alliance Package - Renew policy Due Date: 9/19/2023 001.310.51300.45000 General Liability \$5871 001.310.51300.45000 Public Officials \$4232 001.320.57200.45000 Property 20615	30,718.00

Total

\$ 30,718.00

Thank You

*FOR PAYMENTS SENT OVERNIGHT:
 Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349*

Remit Payment To: Egis Insurance Advisors P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939	Date
	sclimer@egisadvisors.com	09/19/2023

Envera

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

<h1>Invoice</h1>	
Invoice Number 732289	Date 09/01/2023
Customer Number 400423	Due Date 10/01/2023

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		09/01/2023	10/01/2023

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Entrance 2 - Yellow Bluff Rd, Jacksonville, FL</i>				
1.00	Service & Maintenance 10/01/2023 - 10/31/2023	1.00	\$30.61	\$30.61
1.00	Video Pulls 10/01/2023 - 10/31/2023	1.00	\$200.00	\$200.00
			Subtotal:	\$230.61
			Tax	\$0.00
			Payments/Credits Applied	\$0.00
			Invoice Balance Due:	\$230.61

Approved by Tim Harden

Please code to 320.538.34502

Date	Invoice #	Description	Amount	Balance Due
9/1/2023	732289	Alarm Monitoring Services	\$230.61	\$230.61

Envera

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

<h1>Invoice</h1>	
Invoice Number 732289	Date 09/01/2023
Customer Number 400423	Due Date 10/01/2023

Net Due: \$230.61

Amount Enclosed: 230.61

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

<h1>Invoice</h1>	
Invoice Number 732290	Date 09/01/2023
Customer Number 400423	Due Date 10/01/2023

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		09/01/2023	10/01/2023

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Utility, Jacksonville, FL</i>				
1.00	Active Video Monitoring 10/01/2023 - 10/31/2023	1.00	\$250.00	\$250.00
1.00	Service & Maintenance 10/01/2023 - 10/31/2023	1.00	\$138.21	\$138.21
			Subtotal:	\$388.21
	Tax			\$0.00
	Payments/Credits Applied			\$0.00
Invoice Balance Due:				\$388.21

Approved by Tim Harden

Please code to 320.538.34502

Date	Invoice #	Description	Amount	Balance Due
9/1/2023	732290	Alarm Monitoring Services	\$388.21	\$388.21

Envera

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

<h1>Invoice</h1>	
Invoice Number 732290	Date 09/01/2023
Customer Number 400423	Due Date 10/01/2023

Net Due: \$388.21

Amount Enclosed: 388.21

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

<h1>Invoice</h1>	
Invoice Number 732291	Date 09/01/2023
Customer Number 400423	Due Date 10/01/2023

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		09/01/2023	10/01/2023

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Entrance 1 - Pond Run Rd., Jacksonville, FL</i>				
1.00	Service & Maintenance 10/01/2023 - 10/31/2023	1.00	\$129.27	\$129.27
1.00	Video Pulls 10/01/2023 - 10/31/2023	1.00	\$200.00	\$200.00
			Subtotal:	\$329.27
			Tax	\$0.00
			Payments/Credits Applied	\$0.00
			Invoice Balance Due:	\$329.27

Approved by Tim Harden

Please code to 320.538.34502

Date	Invoice #	Description	Amount	Balance Due
9/1/2023	732291	Alarm Monitoring Services	\$329.27	\$329.27

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

<h1>Invoice</h1>	
Invoice Number 732291	Date 09/01/2023
Customer Number 400423	Due Date 10/01/2023

Net Due: \$329.27

Amount Enclosed: 329.27

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

REMIT TO: Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

<h1>Invoice</h1>	
Invoice Number 732640	Date 09/13/2023
Customer Number 400423	Due Date 10/01/2023

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		09/13/2023	10/01/2023

Quantity	Description	Months	Rate	Amount
<i>Tison's Landing CDD - Amenity, 16529 Tisons Bluff Rd, Jacksonville, FL</i>				
1.00	Passive Standard Camera 09/11/2023 - 11/30/2023	2.67	\$75.00	\$200.00
Subtotal:				\$200.00
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$200.00

Approved by Tim Harden Please code to 320.538.34502

Contract 2902 effective 9/11/23. New services not yet billed

Date	Invoice #	Description	Amount	Balance Due
9/13/2023	732640	Alarm Monitoring Services	\$200.00	\$200.00

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

<h1>Invoice</h1>	
Invoice Number 732640	Date 09/13/2023
Customer Number 400423	Due Date 10/01/2023

Net Due: \$200.00
Amount Enclosed: 206.00

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

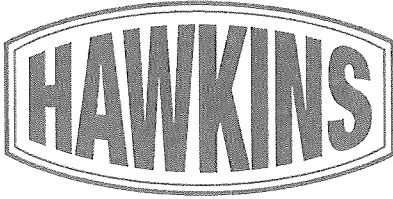
Invoice No. 24716
Date 09/08/2023

SERVICE	AMOUNT
Project: Arbitrage - Series 2016 A1/A2 FYE 7/31/23 Arbitrage Services	550.00
Current Amount Due	\$ <u>550.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
550.00	0.00	0.00	0.00	0.00	550.00

Payment due upon receipt.

Original



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

INVOICE

Total Invoice	\$623.08
Invoice Number	6593179
Invoice Date	10/2/23
Sales Order Number/Type	4365045 SO
Branch Plant	74
Shipment Number	5166940

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

Approved by Tim Harden

Please code to 320.572.46500

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #
11/1/23	Net 30	PPD Origin	HAWKINS SOUTHEAST FLEET			382

Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1 1 LB BLK (Mini-Bulk)	N	160.0000 160.0000	GA GA	\$2.8000	GA	1,547.2 LB 1,547.2 GW	\$448.00
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00
2.000	42871	Sulfuric Acid 38-40% 15 GA DD	N	2.0000 2.0000	DD DD	\$66.5400	DD	324.0 LB 344.0 GW	\$133.08
2.001	699922	15 GA Blu/Black Deldrum DELDRM 1H1/X1.9/250	N	2.0000 2.0000	DD RD	\$15.0000	RD	20.0 LB 20.0 GW	\$30.00

Related Order #: 04365045

***** 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.

Page 1 of 1

Tax Rate Sales Tax
0 % \$0.00

Invoice Total

\$623.08

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

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

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

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

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

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

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



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 392408
 Invoice Date: 10/01/2023
 Completed: 10/02/2023
 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!](#)

Approved by Tim Harden Please code to 320.538.34502

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

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



Customer Name: TISONS LANDING CDD

Account #: 8970821539

Cycle: 04 Bill Date: 10/02/23

TOTAL SUMMARY OF CHARGES

Electric	\$	1,324.93
Irrigation		1,448.44
Sewer		892.14
Water		292.87
Other Activities		-39.25

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

Total New Charges: \$ 3,919.13



Change your light bulbs to LEDs.



Energy Star commercial dishwashers are 10 percent more water-efficient than standard models.

Do not pay. AutoPay will process your payment on 10/24/23.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$3,815.27	-\$3,815.27	\$0.00	\$3,919.13	\$3,919.13

**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: 10/02/23	Do not pay. AutoPay will process your payment on 10/24/23.
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0009779 I=00000000



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

set up to auto pay
set up as bill

Tisons Landing - JEA

Budget	Vendor/ACCT | Location	Meter #	October	November	December	January	February	March	April	May	June	July	August	September	Total
Electric	8970821539 16365 N MAIN ST APT 5G01	95045373	\$94.87	\$83.42	\$55.38	\$71.46	\$90.16	\$104.04	\$88.71	\$127.24	\$96.18	\$81.78	\$91.54	\$95.06	\$1,079.84
Electric Total	001.320.538.43000		\$94.87	\$83.42	\$55.38	\$71.46	\$90.16	\$104.04	\$88.71	\$127.24	\$96.18	\$81.78	\$91.54	\$95.06	\$1,079.84

Electric	8970821539 15529 TISONS BLUFF ROAD	06221889	\$1,255.72	\$1,073.85	\$1,007.14	\$1,173.37	\$1,250.97	\$1,389.41	\$1,064.24	\$1,195.18	\$1,021.04	\$1,184.39	\$1,258.66	\$1,229.87	\$14,103.84
Electric Total	001.320.57200.43000		\$1,255.72	\$1,073.85	\$1,007.14	\$1,173.37	\$1,250.97	\$1,389.41	\$1,064.24	\$1,195.18	\$1,021.04	\$1,184.39	\$1,258.66	\$1,229.87	\$14,103.84

Budget	Vendor/ACCT | Location	Meter #	October	November	December	January	February	March	April	May	June	July	August	September	Total
Irrigation	8970821539 15635 TISON BLUFF ROAD	67370623	\$83.33	\$92.25	\$19.47	\$92.63	\$119.01	\$110.89	\$114.55	\$127.93	\$119.09	\$114.55	\$101.17	\$127.93	\$1,183.00
Irrigation	8970821539 15681 TISON BLUFF ROAD	67370625	\$96.71	\$105.63	\$101.17	\$105.63	\$96.71	\$92.25	\$96.71	\$101.17	\$92.25	\$92.25	\$87.79	\$101.17	\$1,169.44
Irrigation	8970821539 16123 TISONS BLUFF RD	83726255	\$105.63	\$123.47	\$119.01	\$181.44	\$163.61	\$150.23	\$154.69	\$172.53	\$154.69	\$159.15	\$141.31	\$172.53	\$1,798.29
Irrigation	8970821539 16151 DOWING CREEK DR	74534584	\$83.33	\$86.71	\$87.79	\$92.25	\$87.79	\$83.33	\$83.33	\$96.71	\$83.33	\$87.79	\$78.87	\$19.47	\$980.70
Irrigation	8970821539 16211 DOWING CREEK DR	74458033	\$217.12	\$243.88	\$217.12	\$234.86	\$221.58	\$199.28	\$212.86	\$230.42	\$199.28	\$208.20	\$190.38	\$230.50	\$2,614.36
Irrigation	8970821539 16303 HUNTERS HOLLOW TL	67370633	\$150.23	\$172.53	\$154.69	\$168.07	\$154.69	\$154.69	\$105.63	\$87.79	\$83.33	\$83.33	\$78.87	\$87.79	\$1,481.64
Irrigation	8970821539 16316 MAGNOLIA GROVE WY	67370626	\$176.98	\$190.36	\$185.90	\$141.31	\$105.63	\$101.17	\$146.77	\$132.39	\$136.85	\$141.31	\$136.85	\$123.47	\$1,717.99
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	\$190.36	\$199.28	\$185.90	\$4,099.73
Irrigation	8970821539 16343 TISONS BLUFF RD	67370632	\$234.96	\$243.88	\$212.86	\$221.58	\$190.36	\$176.98	\$199.28	\$288.48	\$261.72	\$203.74	\$328.62	\$199.28	\$2,781.54
Irrigation	8970821539 16356 MAGNOLIA GROVE WY	67370624	\$127.93	\$141.31	\$132.39	\$132.39	\$119.01	\$127.93	\$127.93	\$119.01	\$123.47	\$127.93	\$74.41	\$31.24	\$1,384.95
Irrigation	8970821539 261 BRADFORD LAKE CR	81523391	\$199.28	\$221.58	\$203.74	\$127.12	\$203.74	\$181.44	\$194.82	\$212.86	\$87.79	\$23.39	\$19.47	\$23.39	\$1,788.42
Irrigation	8970821539 79 BRADFORD LAKE CR	83874232	\$136.85	\$154.69	\$132.39	\$150.23	\$141.31	\$127.93	\$132.39	\$146.77	\$127.93	\$123.47	\$123.47	\$145.77	\$1,642.20
Irrigation Total	001.320.538.43100		\$2,926.61	\$3,417.20	\$1,654.12	\$1,770.24	\$1,682.15	\$1,556.18	\$1,626.47	\$1,829.49	\$1,615.42	\$1,555.47	\$1,560.47	\$1,448.44	\$22,622.26

Budget	Vendor/ACCT | Location	Meter #	October	November	December	January	February	March	April	May	June	July	August	September	Total
Sewer	8970821539 15529 TISONS BLUFF ROAD	67891772	\$721.02	\$865.82	\$839.49	\$734.18	\$981.53	\$681.53	\$707.86	\$701.28	\$595.97	\$842.04	\$674.95	\$892.14	\$8,737.81
Water	8970821539 15529 TISONS BLUFF ROAD	67891772	\$243.06	\$285.21	\$277.54	\$246.89	\$231.56	\$231.56	\$239.23	\$237.31	\$206.66	\$220.07	\$229.85	\$253.62	\$2,902.36
Water/Sewer Total	001.320.57200.43100		\$964.08	\$1,151.03	\$1,117.03	\$981.07	\$913.09	\$913.09	\$947.09	\$938.59	\$802.63	\$862.11	\$904.80	\$1,145.76	\$11,640.17

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	\$3,535.27	\$3,683.75	\$3,915.27	\$3,919.13	\$49,446.11
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	last year	\$3,627.95	\$4,039.02	\$3,978.54	\$4,279.62	\$3,665.84	\$3,980.71	\$3,895.04	\$3,696.43	\$4,817.19	\$5,129.44	\$6,163.43	\$5,544.88	\$5,518.19	
	Increase/(decrease)	\$1,613.33	\$1,686.48	\$(144.87)	\$(283.48)	\$250.53	\$282.01	\$(268.53)	\$394.07	\$(1,281.92)	\$(1,445.69)	\$(2,348.16)	\$(1,625.85)	\$(3,172.08)	
		1 meter vary high	1 meter vary high					increase of rates							

			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	25,000.00	22,000.00	23,000.00	20,000.00	26,000.00	\$231,000.00	
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	19,000.00	20,000.00	18,000.00	18,000.00	17,000.00	20,000.00	\$230,000.00	
Irrigation	8970821539 16123 TISONS BLUFF RD	83726255	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	29,000.00	36,000.00	\$371,000.00	
Irrigation	8970821539 16151 DOWING CREEK DR	74534584	16,000.00	19,000.00	17,000.00	18,000.00	17,000.00	16,000.00	16,000.00	19,000.00	16,000.00	17,000.00	15,000.00	-	\$186,000.00	
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	40,000.00	49,000.00	\$554,000.00	
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	15,000.00	17,000.00	\$300,000.00	
Irrigation	8970821539 16316 MAGNOLIA GROVE WY	67370626	37,000.00	40,000.00	39,000.00	29,000.00	21,000.00	20,000.00	30,000.00	27,000.00	28,000.00	29,000.00	28,000.00	25,000.00	\$353,000.00	
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	42,000.00	36,000.00	\$885,000.00	
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	71,000.00	42,000.00	\$587,000.00	
Irrigation	8970821539 16356 MAGNOLIA GROVE WY	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	14,000.00	3,000.00	\$277,000.00	
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	\$383,000.00	
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	25,000.00	30,000.00	\$336,000.00	
Sewer	8970821539 15529 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	86,000.00	119,000.00	\$1,129,000.00	
Water	8970821539 15529 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	86,000.00		\$1,010,000.00	
			910,000.00	964,000.00	559,000.00	554,000.00	514,000.00	490,000.00	514,000.00	558,000.00	478,000.00	476,000.00	488,000.00	407,000.00	6,812,000.00	

BILLING AND PAYMENT OPTIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

STATEMENT INFORMATION

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

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

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

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

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

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

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

Environmental Charge provides funding for environmental and regulatory programs.

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

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

kgal: 1,000 gallons

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

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

ADDRESS CORRECTION

Account #

Tel: [grid]

Address: [grid]

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

E-mail: [grid]



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

SERVICE DETAILS			
Account Name:	Account #:	Bill Date:	Cycle:
TISONS LANDING CDD	8970821539	10/02/23	04

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:			
15635 TISONS BLUFFRD	I	127.93	Irrigation 1 - Commercial	08/24/23 - 09/26/23	Commercial Irrigation Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.81)		67370623	5766	26000 GAL	33	Regular
		Tier 2 Consumption (> 14 kgal @ \$4.33)						
		City of Jacksonville Franchise Fee						
15681 TISONS BLUFFRD	I	101.17	Irrigation 1 - Commercial	08/24/23 - 09/26/23	Commercial Irrigation Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.81)		67370625	4669	20000 GAL	33	Regular
		Tier 2 Consumption (> 14 kgal @ \$4.33)						
		City of Jacksonville Franchise Fee						
16123 TISONS BLUFFRD	I	172.53	Irrigation 1 - Commercial	08/24/23 - 09/26/23	Commercial Irrigation Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.81)		83726295	657	36000 GAL	33	Regular
		Tier 2 Consumption (> 14 kgal @ \$4.33)						
		City of Jacksonville Franchise Fee						
16151 DOWING CREEK DR	I	19.47	Irrigation 1 - Commercial	08/24/23 - 09/26/23	Commercial Irrigation Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		City of Jacksonville Franchise Fee		74534584	2124	0 GAL	33	Regular
16211 DOWING CREEK DR	I	230.50	Irrigation 1 - Commercial	08/24/23 - 09/26/23	Commercial Irrigation Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.81)		74458033	7264	49000 GAL	33	Regular
		Tier 2 Consumption (> 14 kgal @ \$4.33)						
		City of Jacksonville Franchise Fee						
16303 HUNTERS HOLLOW TL	I	87.79	Irrigation 1 - Commercial	08/24/23 - 09/26/23	Commercial Irrigation Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.81)		67370633	5429	17000 GAL	33	Regular
		Tier 2 Consumption (> 14 kgal @ \$4.33)						
		City of Jacksonville Franchise Fee						

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
16316 MAGNOLIA GROVE WY	I	123.47	Irrigation 1 - Commercial	08/25/23 - 09/29/23	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)	67370626	6942	25000 GAL 35 Regular
		City of Jacksonville Franchise Fee			
16331 TISONS BLUFFRD	I	185.90	Irrigation 1 - Commercial	08/24/23 - 09/26/23	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	7187	39000 GAL 33 Regular
		Tier 2 Consumption (> 14 kgal @ \$4.33)			
		City of Jacksonville Franchise Fee			
16343 TISONS BLUFFRD	I	199.28	Irrigation 1 - Commercial	08/25/23 - 09/26/23	Commercial Irrigation Service
Detail		Basic Monthly Charge	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.81)	67370632	9600	42000 GAL 32 Regular
		Tier 2 Consumption (> 14 kgal @ \$4.33)			
		City of Jacksonville Franchise Fee			
16356 MAGNOLIA GROVE WY APT IR01	I	31.24	Irrigation 1 - Commercial	08/25/23 - 09/29/23	Commercial Irrigation Service
Detail		Basic Monthly Charge	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.81)	67370624	4770	3000 GAL 35 Regular
		City of Jacksonville Franchise Fee			
16365 N MAIN ST APT SG01	E	95.06	Commercial - Electric	08/25/23 - 09/27/23	General Service
Detail		Basic Monthly Charge	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		Energy Charge (\$0.06078 per kWh)	24074025	31056	667 KWH 33 Regular
		Tax Exempt Fuel Cost (\$0.03752 per kWh)			
		Taxable Fuel Cost (\$0.00511 per kWh)			
		City of Jacksonville Franchise Fee			
		Gross Receipts Tax			
16529 TISONS BLUFFRD	E	1,229.87	Commercial - Electric	08/25/23 - 09/27/23	General Service
Detail		Basic Monthly Charge	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		Energy Charge (\$0.06078 per kWh)	22968209	43820	11055 KWH 33 Regular
		Tax Exempt Fuel Cost (\$0.03752 per kWh)	22968209	29.98	29.98 KW 33 Regular
		Taxable Fuel Cost (\$0.00511 per kWh)			
		City of Jacksonville Franchise Fee			
		Gross Receipts Tax			
16529 TISONS BLUFFRD	S	892.14	Commercial - Water/Sewer	08/24/23 - 09/26/23	Commercial Sewer Service
Detail		Basic Monthly Charge	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		Sewer Usage Charge	87650993	3593	119000 GAL 33 Regular
		City of Jacksonville Franchise Fee			
16529 TISONS BLUFFRD	W	292.87	Commercial - Water/Sewer	08/24/23 - 09/26/23	Commercial Water Service
Detail		Basic Monthly Charge	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		Water Consumption Charge	87650993	3593	119000 GAL 33 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	08/24/23 - 09/26/23	Commercial Irrigation Service
Detail		18.90		<u>Meter Nbr</u>	<u>Current Reading</u>
Charges:		3.81		81523391	4478
		0.68			<u>Consumption</u>
					1000 GAL
					<u>Days Billed</u>
					33
					<u>Reading Type</u>
					Regular
79 BRADFORD LAKE CR	I	145.77	Irrigation 1 - Commercial	08/24/23 - 09/26/23	Commercial Irrigation Service
Detail		18.90		<u>Meter Nbr</u>	<u>Current Reading</u>
Charges:		53.35		83974232	2254
		69.27			<u>Consumption</u>
		4.25			30000 GAL
					<u>Days Billed</u>
					33
					<u>Reading Type</u>
					Regular



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

TOTAL OTHER ACTIVITIES			
Account Name:	Account #:	Bill Date:	Cycle:
TISONS LANDING CDD	8970821539	10/02/23	04

Service Address	Budget Number	Service Type	Adjustment Description	Service Period	Current Charges
16356 MAGNOLIA GROVE WY APT IR01		W	Re-Billed	07/31/23-08/25/23	35.16
16356 MAGNOLIA GROVE WY APT IR01		W	Over Read	07/31/23-08/25/23	-74.41
Total Other Activities					-39.25

Tiziana Cessna

From: Elizabeth A. Myers <emyers@vestapropertyservices.com>
Sent: Tuesday, September 26, 2023 3:00 PM
To: Tiziana Cessna
Subject: ReFund
Attachments: Tisons CDD August 2023 .pdf

Good afternoon,
Please issue a refund to Paulette King
21 Hunters Hollow Court
Jacksonville, FL 32218
Money order No. 28887930235 for the amount of \$250.00.

Thank you,
Elizabeth Myers-Hesford, 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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Tisons CDD August 2023

Revenue Type	Amt.	Check Number	Payment Method	Name	Address	Receive Date	Event Date	Notes
Club house and half patio	\$145.00	19-519318445	CC	W.France	16235 Dowing Creek Drive	9/6/2023		
Club house and half patio	\$125.00	1001	Check	B.Thomas	16282 Dowing Creek Drive	8/23/2023		
Club house and half patio	\$135.00	1058	Check	K.Boatwright	15678 Tisons Bluff Road	8/25/2023		
Club house and half patio	\$250.00	254	Check	G.Mills	14799 Yellow Bluff Road	9/5/2023		
Club house and half patio	\$145.00	28887941687	CC	L.Wright	16186 Tisons Bluff Road	8/25/2023		
Club house and half patio	\$250.00	28887930235	CC	P.King	21 Hunters Hollow Court	8/2/2023		
Club house and half patio	\$165.00	1003	Check	Q.Simmons	16019 Willow Bluff Court	8/11/2023		
Half patio	\$75.00	154	Check	R.Regulski	15931 Tisons Bluff Road	8/11/2023		
key fob	\$30.00	1056	Check	K.Boatwright	15678 Tisons Bluff Road	8/6/2023		
key fob	\$30.00	19-483240485	CC	B.Milstid	16450 Tisons Bluff Road	9/4/2023		
key fob	\$35.00	457354682	CC	J.Walker	16385 Magnolia Grove Way	8/9/2023		
Club house and half patio	\$135.00	5537485	CC	T.Simpson	16257 Stanis Court	9/8/2023		

LawnBoy Lawn Services

PO Box 551203
Jacksonville, FL 32255

Invoice

Date	Invoice #
9/25/2023	8725

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

Approved by Tim Harden

Please code to 320.538.46200

Terms	Due Date	Project
Net 30	10/25/2023	CC Duval Property, ...

Item	Description	Rate	Serviced	Amount
Maintenance	Installment for monthly services- September, 2023	4,254.00		4,254.00

It is our pleasure to serve your lawn and landscaping needs!

Current Charges

\$4,254.00

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

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



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

Account Number 3-0687-0002027
Invoice Number 0687-001357276
Invoice Date September 16, 2023
Previous Balance \$458.00
Payments/Adjustments -\$458.00
Current Invoice Charges \$461.91

Important Information

We are simplifying our container overage fee. If you overfill your container, we will charge a flat rate instead of a per yard fee. For more info on this change please go to RepublicServices.com/Overage

Total Amount Due \$461.91	Payment Due Date October 06, 2023
-------------------------------------	---

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 09/05	5555555	-\$458.00

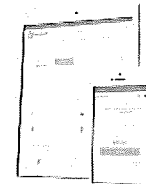
CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Tison's Landing Amenity Center 16529 Tisons Bluff Rd PO 9687025-50				
Jacksonville, FL Contract: 9687025 (C50)				
1 Waste Container 4 Cu Yd, 1 Lift Per Week				
Pickup Service 10/01-10/31			\$261.23	\$261.23
Container Refresh 10/01-10/31		1.0000	\$9.00	\$9.00
Total Fuel/Environmental Recovery Fee				\$124.57
Total Franchise - Local				\$67.11
CURRENT INVOICE CHARGES				\$461.91

320 572 432

Simple account access at your fingertips.

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



8619 Western Way
 Jacksonville FL 32256-036060

Thank You For Choosing Paperless

Total Enclosed

Return Service Requested

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

Total Amount Due \$461.91
Payment Due Date October 06, 2023
Account Number 3-0687-0002027
Invoice Number 0687-001357276

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)

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. 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	

Publix

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

PUB-GC FALL PIES 5.00
 Account #XXXXXXXXXXXX4325
 PUB-GC FALL PIES 5.00
 Account #XXXXXXXXXXXX4333
 PUBLIX GIFT CARD 5.00
 Account #XXXXXXXXXXXX7187
 PUBLIX GIFT CARD 5.00
 Account #XXXXXXXXXXXX7179
 PUBLIX GIFT CARD 5.00
 Account #XXXXXXXXXXXX7161
 PUBLIX GIFT CARD 5.00
 Account #XXXXXXXXXXXX7153
 PUBLIX GIFT CARD 5.00
 Account #XXXXXXXXXXXX7146
 PUBLIX GIFT CARD 5.00
 Account #XXXXXXXXXXXX7138
 PUBLIX GIFT CARD 5.00
 Account #XXXXXXXXXXXX0819
 PUB-GC FALL PIES 5.00
 Account #XXXXXXXXXXXX4267
 PUB-GC FALL PIES 5.00
 Account #XXXXXXXXXXXX4275
 PUBLIX GIFT CARD 5.00
 Account #XXXXXXXXXXXX8013
 PUBLIX GIFT CARD 5.00
 Account #XXXXXXXXXXXX8005
 PUBLIX GIFT CARD 5.00
 Account #XXXXXXXXXXXX7999
 PUBLIX GIFT CARD 5.00
 Account #XXXXXXXXXXXX7981
 PUBLIX GIFT CARD 5.00
 Account #XXXXXXXXXXXX7973
 PUBLIX GIFT CARD 5.00
 Account #XXXXXXXXXXXX7965
 PUBLIX GIFT CARD 5.00
 Account #XXXXXXXXXXXX7957
 PUBLIX GIFT CARD 5.00
 Account #XXXXXXXXXXXX7940
 PUB - GC GRILL GLO 5.00
 Account #XXXXXXXXXXXX2027
 ZAXYBS \$25 25.00
 Account #XXXXXXXXXXXX4989
 TX ROADHOUSE GFTCD 25.00
 Account #XXXXXXXXXXXX0679

Order Total 150.00
 Sales Tax 0.00
 Grand Total 150.00
 Credit Payment 150.00
 0.00

* Survey at publixsurvey.com for
 a chance to win \$1000 in
 Publix gift cards.
 *
 * NO PURCH NEC. You must be legal
 age+. Other eligibility
 * restrictions apply. See Official
 * Rules (publixsurvey.com) for
 * eligibility & prize info, odds,
 * free entry method &
 * other details.
 *
 * ¿LE GUSTARÍAN \$1000 PARA SU
 * COMPRA DE SUPERMERCADO?
 *
 * Use este comprobante y visite
 * publixsurvey.com para participar
 * en un sorteo para ganar \$1000
 * en tarjetas de regalo de Publix.
 *
 * NO SE REQUIERE COMPRA. Debe ser
 * mayor de edad. Se aplican otras
 * restricciones. Lea las Reglas
 * Oficiales en (publixsurvey.com)
 * para ver los requisitos de
 * elegibilidad, la información de
 * premios, las probabilidades de
 * ganar, el método de participación
 * gratuita y otros detalles.
 *
 * Store Number 0019
 * Survey Code 0918001951059888
 *

Receipt ID: 0019 9IN 059 888

PRESTO!
 Trace #: 056064
 Reference #: 0670266850
 Acct #: XXXXXXXXXXXX2681
 Purchase MasterCard
 Amount: \$150.00
 Auth #: 41747P

CREDIT CARD PURCHASE
 A0000000041010 Mastercard
 Entry Method: Chip Read
 Mode: Issuer

Your cashier was Leah

09/18/2023 12:01 S0019 R105 9888 C0265

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

Publix Super Markets, Inc.

R E - P R I N T

DUSMAN
STAHL

C

TIMED UNDER 6:30 PM #5107 Domino's PIZ
#705251 (904) 757-0303
PAID 9/20/23 4:51 PM
Est Order Ready: 6:27 PM

SUMMARY

#251

4-M HandToss Pizza
TOTAL ITEMS: 4

ORDER: Oven

2 M HandToss Pizza	\$27.98
Extra ORIGINAL SAUCE, PEPPERONI, MUSHROOM	
1 M HandToss Pizza	\$13.99
Extra ORIGINAL SAUCE, PEPPERONI, Bacon	
1 M HandToss Pizza	\$13.99
Extra ORIGINAL SAUCE, ONIONS, GREEN PEPPERS	
TOTAL BOXES: 4	

ORDER: Non-Oven

COUPONS/ADJUSTMENTS

Mix 2 or more Specialty Carryo -\$28.00
(9223)

Sub Total	\$27.96
Tax 1	\$2.10
Total	\$30.06

PAYMENTS

Amount Tendered	\$30.06
Balance Due	\$0.00

Domino's PIZZA
Store Phone # 904 757-0303

R E - P R I N T

Call In Order

Dustin Stahle
(717) 979-8972

Buffalo Wild Wings
Grill and Bar #0293
13230 City Station Drive
904-757-5777

Server: ATO Pickup 09/07/2023
Cashier: Cashier2 pm 6:31 PM
Dustin Stahle/1
Guests: 1

#1030009

Order Type: CallIn

XXXXXX8972
Offline Loyalty Member

BOGO 15 BONELESS	17.49	T
SWEET BBQ		T
HOT BBQ		T
MANGO		T
\$CELERY		T
\$CELERY		T
\$CELERY		T
\$CELERY		T
BOGO 15 BONELESS	17.49	T
MILD		T
HONEY BBQ		T
MANGO		T
\$CELERY		T
\$CELERY		T
\$CELERY		T
\$CELERY		T

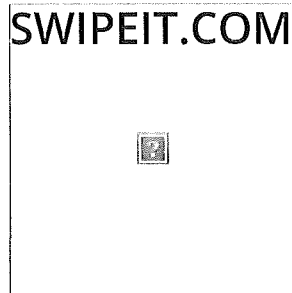
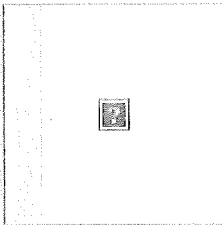
Subtotal	34.98
Tax	2.62
Total	37.60

From: [Dustin Stahle](#)
To: [Elizabeth A. Myers](#)
Subject: Fwd: Thanks For Your Order #8297140VT
Date: Monday, September 18, 2023 1:06:48 PM

Sent from my iPhone

Begin forwarded message:

From: Swipe It <customerservice@swipeit.com>
Date: September 18, 2023 at 8:31:21 AM EDT
To: dstahle@comcast.net
Subject: Thanks For Your Order #8297140VT



Have questions or changes to your order? Email us:
customerservice@swipeit.com

Dear Dustin Stahle,

Your order has been received into our system. For your reference, here are the details:

Your NEW order #8297140VT has been placed on 09/18/2023

Order Number: 8297140VT

Placed On: Monday, September 18, 2023 8:31 AM

Customer: Dustin Stahle
dstahle@comcast.net
+17179798972

Number of Items: 1

Invoice Amount: \$50.00

Billed to Date: \$50.00

Payment Method: Apple Pay
MasterCard ending in -2681

Billing: Dustin Stahle
2594 Cauley Lane, Jacksonville, FL 32218, United States

Shipping Address: 2594 Cauley Lane, Jacksonville, FL 32218, United States

Order Summary

Product	Qty	Price	Total
\$50.00 BONO'S PIT BAR-B-Q Gift Card	1	\$50.00	\$50.00
Gift Card Type: Physical			
Delivery Method: Mail - US Mail (USPS)			
Delivery Address: This card will be sent to your shipping address			
Subtotal:			\$50.00
Shipping | US Mail (USPS):			\$0.00
Total:			\$50.00

Order History

Date	Status	Comment
------	--------	---------

Monday, September 18, 2023
8:31 AM

New

Order #8297140VT has
been placed.

To view complete details and status on your order [click here](#) .

Enjoy your purchase from [Swipeit.com!](#)

From: [Dustin Stahle](#)
To: [Elizabeth A. Myers](#)
Subject: Fwd: Confirmation of Your eGift Order Number 98331400 Through Melting Pot
Date: Monday, September 18, 2023 1:05:48 PM

Sent from my iPhone

Begin forwarded message:

From: Melting Pot Orders <guest@tsg.pxsmail.com>
Date: September 18, 2023 at 8:24:04 AM EDT
To: Dustin <dstahle@comcast.net>
Subject: Confirmation of Your eGift Order Number 98331400 Through Melting Pot
Reply-To: Melting Pot Orders <guestcare@meltingpot.com>





Your e-gift card order has been placed! Please save this email, so you can refer to it later if you have any questions about your order.

NOTE: This is a receipt of your order. This email does not serve as a valid e-gift card. The recipient from your order will receive a separate email notification.

ORDER NUMBER: 98331400

ORDER DATE: 2023-09-18

Quantity	Description eGift Item	Unit Price	Discount	Discount Amount	Subtotal	Total
1		50.00			50.00	50.00

eGift Item			
2		25.00	50.00 50.00

SUBTOTAL: \$ 100.00

TOTAL: \$ 100.00

This is an auto-generated message regarding your order. Please do not reply.

Our e-gift cards are sent immediately after purchased from "Melting Pot Orders" or "guest@paytronix.com". While we do everything we can to ensure delivery of e-gift cards, depending on the security settings of some email servers or a recipient's firewall, the e-gift card may take time to be delivered and possibly go directly to the recipient's spam folder or could be blocked from reaching the intended email address at all. Please be sure the recipient has checked their spam folder and looked for "Melting Pot Orders" or "guest@paytronix.com." If it is not there, please call [\(813\) 881-0055](tel:8138810055) or [contact support](#) with your **Order Number** and someone will be able to assist you in making sure the e-gift card is received. For more questions regarding gift cards, please see our [Frequently Asked Questions](#).



MeltingPot.com

Join Club Fondue

Shop

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MeltingPotSocial.com

Join MeltSO Maniacs

About

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*E-gift cards are valid in U.S. locations only. Local gift card promotions do not apply to online orders. If you are looking to take advantage of an existing local gift card offer, please contact a **Melting Pot** or **Melting Pot Social** location near you directly for details. This e-gift card may be applied toward food and beverage purchases only. This card cannot be redeemed for cash and may not be transferred. No change will be given. This e-gift card

cannot be replaced if lost or stolen. For balance inquiries, visit our [online portal](#).

MAKE CHECK PAYABLE TO:



Post Office Box 20122
Tampa, FL 33622-0122
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER EXP. DATE
SIGNATURE AMOUNT PAID

ADDRESSEE

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

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

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

Approved by Tim Harden Please code to 320.538.46800

00000001302520010000001288780000008040005

Please Return this portion with your payment

ACCOUNT NUMBER	DATE	BALANCE
724857	10/2/2023	\$804.00

Invoice Due Date 10/11/2023 Invoice 128878B PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
16529	Tisons Bluff Road, Jacksonville, FL Jacksonville, FL 32218				
10/1/2023	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

Tiziana Cessna

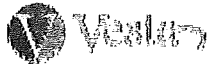
From: Elizabeth A. Myers <emyers@vestapropertyservices.com>
Sent: Wednesday, June 14, 2023 4:04 PM
To: Tiziana Cessna
Subject: Refund; Kimberly Boatwright
Attachments: May 2023.pdf

Good afternoon

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

Kimberly Boatwright
15678 Tisons Bluff Road
Jacksonville, FL 32218

Elizabeth Myers, LCAM
Community Manager



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

www.VestaPropertyServices.com

CONFIDENTIALITY NOTICE: This email, and any attachment(s) to it, is intended only for the use of the individual/entity addressed herein and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. Be advised that any dissemination, distribution, or copying of this information (including any attachments) is strictly prohibited (without prior consent). If you have received this e-mail in error, please immediately return it to the sender and delete it from your system.

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
17210	09/30/2023	\$1,610.98	10/30/2023	Net 30	

Approved by Tim Harden Please code to 320.538.46203

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

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

October 5, 2023

INVOICE

Date

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

Serial # 23-06550D	PO/File # _____	\$99.88
Notice of Board of Supervisors Meeting		Payment Due
_____		\$99.88
Tison's Landing Community Development District		Publication Fee
_____		<i>99.88</i>
Case Number _____		Amount Paid
Publication Dates 10/5		
County Duval		

Payment Due Upon Receipt
For your convenience, you may remit payment online at www.jaxdailyrecord.com/send-payment.

If your payment is being mailed, please reference **Serial # 23-06550D** on your check or remittance advice.

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

Your notice was published on both jaxdailyrecord.com and floridapublicnotices.com.

Terms: Net 30 days from date of invoice. Past due items will accrue a finance charge of 1.5% per month thereafter. Please remit any payment due upon receipt of this invoice.

**NOTICE OF BOARD OF
SUPERVISORS MEETING
OF THE TISON'S LANDING
COMMUNITY
DEVELOPMENT DISTRICT**

Notice is hereby given that the Tison's Landing Community Development District ("District") is scheduled to hold a Board of Supervisors meeting on Thursday, October 12, 2023 at 6:00 p.m. at the Yellow Bluff Amenity Center located at 16529 Tisons Bluff Road, Jacksonville, Florida. During the meeting, the Board is expected to consider and discuss various proposals, staff reports, and any other business which may lawfully and properly come before the Board. This Notice is given in accordance with the requirements of Sections 189.417 and 120.54(5)(b)2, Florida Statutes.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. An electronic copy of the agenda for the meeting may be obtained by visiting the District's website at www.TisonsLandingCDD.com. Any person requiring special accommodations to attend the meeting because of a disability or physical impairment or who may need assistance to attend the meeting telephonically should contact the District Office at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or (904) 940-5850 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any action taken at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Howard McGaffney
District Manager

Oct. 5 00 (23-06550D)

East Coast Wells & Pump Service
 135 Jenkins Street, Ste.105B#322
 St. Augustine, FL 32086-5182
 904 824-6630
 www.eastcoastwells.com
 eastcoastwells@gmail.com

INVOICE

DATE	INVOICE #
10/5/2023	47286

BILL TO:
 Tison's Landing CDD
 c/o Vesta Property Services
 16529 Tisons Bluff Road
 Jacksonville, FL 32218

Approved by Tim Harden

Please code to 320.538.35000

P.O. NO	TERMS	REP	PERMIT #
	DUE UPON RECEIPT	TK/TB	

QUANTITY	DESCRIPTION	RATE	AMOUNT
	SITE: 16529 TISONS BLUFF ROAD, JAX 32218		
	AS QUOTED: - PULLED & SET SUBMERSIBLE PUMP	2,200.00	2,200.00
	MATERIAL: 5 HP, 230V, SINGLE PHASE MOTOR 5 HP LIQUID END	4,674.00	4,674.00

18% APR will be applied to any invoice not paid in full within 30 days. Visa or Mastercard Accepted	Total	\$6,874.00
--	--------------	------------

*ALL PUMPS CARRY A ONE YEAR MANUFACTURER'S WARRANTY. PARTS & LABOR ARE PROVIDED FREE OF CHARGE FOR A 30 DAY PERIOD FOLLOWING INSTALLATION. LABOR IS NOT COVERED UNDER WARRANTY AFTER THE FIRST 30 DAYS AND WILL BE BILLED AT THE CURRENT BUSINESS RATE. *ALL DISCREPANCIES MUST BE REPORTED WITHIN 10 DAYS. *REASONABLE COLLECTION & ATTORNEY'S FEES WILL BE ASSESSED TO ALL ACCOUNTS PLACED FOR COLLECTION.	Payments/Credits	\$0.00
	Balance Due	\$6,874.00

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

July 05, 2023
 Invoice No: 208888

Total This Invoice \$2,042.50

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

Professional Services rendered through July 1, 2023

Phase 01 2023 General Consulting Services
 Prepare Annual CDD Report

Labor

			Hours	Rate	Amount	
Senior Engineer/Senior Project Manager						
Lockwood, Scott	6/24/2023		1.25	215.00	268.75	
Lockwood, Scott	7/1/2023		8.25	215.00	1,773.75	
	Totals		9.50		2,042.50	
Total Labor						2,042.50
					Total this Phase	\$2,042.50

Phase 02 Storm Water Analysis

Total this Phase 0.00

Phase XP Expenses

Total this Phase 0.00

Total This Invoice \$2,042.50

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 446

Invoice Date: 9/30/23

Due Date: 9/30/23

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
Assessment Roll Certification - FY 2024		2,500.00	2,500.00

Total \$2,500.00

Payments/Credits \$0.00

Balance Due \$2,500.00

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 445

Invoice Date: 10/1/23

Due Date: 10/1/23

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 - October 2023	340	3,750.00	3,750.00
Website Administration - October 2023	495	116.67	116.67
Information Technology - October 2023	351	116.67	116.67
Dissemination Agent Services - October 2023	312	83.33	83.33
Office Supplies	510	0.18	0.18
Postage	420	10.68	10.68
Copies	425	43.80	43.80

Total \$4,121.33

Payments/Credits \$0.00

Balance Due \$4,121.33



Invoice

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

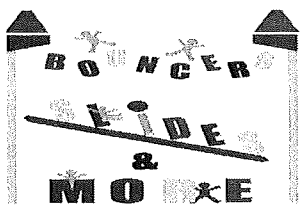
Invoice # 413691
Date 10/01/2023
Terms
Due Date 10/15/2023
Memo Monthly Fees

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 320 514 45105	1	8,350.50	8,350.50
Pool maintenance 464	1	2,708.33	2,708.33
Field management and administration 320 538 344	1	3,037.50	3,037.50
Janitorial Supplies 46602	1	331.50	331.50
Janitorial maintenance 46601	1	2,704.16	2,704.16
Website fee 310 513 44510	1	250.00	250.00
Facility/Pool Monitors 34450	1	1,146.08	1,146.08

Total 18,528.07



Bouncers, Slides, and More Inc.
 1915 Bluebonnet Way
 Fleming Island, FL
 32003

Invoice

Date: October 27, 2023
 Invoice Number: 10272023.09

<u>Name / Address</u>	Additional Details:
Attn: Liz Myers	
Tison's Landing CDD	
16529 Tison's Bluff	
Jacksonville, FL 32218	

Description	Quantity	Rate	Discount	SubTotal	Extended
1 Trator Hayride (3Hrs. 2 attendants)	1	\$600.00		\$500.00	\$500.00
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					

Comments:	Subtotal				\$500.00
	Sales Tax (0.0%)				N/A
	Total				\$500.00

INVOICE



Pinto Carriage Works, LLC
1584 Dogwood Lane, Middleburg, FL 32068,
UNITED STATES
info@pintocarriageworks.com; Website:
www.pintocarriageworks.com

Invoice No#: 1272

Invoice Date: Aug 18, 2023

Due Date: Oct 13, 2023

\$1,200.00
AMOUNT DUE

BILL TO

Yellow Bluff Landing/Tisons Landing CDD
emyers@vestapropertyservices.com

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	Petting Zoo - 10/27/23 1 hour	1	\$400.00	\$400.00
2	Add a Pony 3 riding ponies	3	\$200.00	\$600.00
3	Add an Hour 1 additional hour (2 hours total.)	1	\$200.00	\$200.00

Subtotal \$1,200.00

Shipping \$0.00

TOTAL \$1,200.00 USD

NOTES TO CUSTOMER

Hi Elizabeth and Yellow Bluff Landing/Tisons Landing CDD,

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

Please let me know if you have any questions.

Thank you,

~Nicole and the ponies

Pinto Carriage Works, LLC

TERMS AND CONDITIONS

This invoice pays your petting zoo service off in full and includes a \$100 retainer, which holds the date of your event and is non-refundable. Please have the \$100 retainer paid by 8/25/23 and the balance by 10/13/23.

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
08/31/2023
Account No: 80-12113M
Statement No: 182815

Attn: MR. RICHARD P. HANS

TISON'S LANDING CDD

Fees

		Hours
08/01/2023		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY	0.10
08/02/2023		
MJP	REVIEW AND PROVIDE PROPOSED REVISIONS TO ENVERA ADDENDUM	0.30
08/03/2023		
MJP	CORRESPONDENCE TO ATTY. GUARNIERI RE: ENVERA	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM ATTY. GUARNIERI WITH ATTACHMENT	0.40
MJP	CORRESPONDENCE TO MAC MCGAFFNEY WITH ATTACHMENT	0.30
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY	0.10
08/05/2023		
MJP	REVIEW OF AGREEMENT DOCUMENTS INCLUDING ADDENDUM RE: ENVERA PROJECT	0.40
MJP	CORRESPONDENCE TO ATTY. GUARNIERI AND MAC MCGAFFNEY WITH ATTACHMENTS	0.30
08/07/2023		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY	0.10
MJP	CORRESPONDENCE TO ATTY. GUARNIERI	0.20
08/09/2023		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY	0.20
MJP	CORRESPONDENCE TO MAC MCGAFFNEY WITH ATTACHMENT	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM ATTY. GUARNIERI	0.10
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE	

		Hours
	FROM MAC MCGAFFNEY	0.10
08/10/2023		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM ATTY. GUARNIERI WITH ATTACHMENT	0.30
MJP	CORRESPONDENCE TO MAC MCGAFFNEY AND COURTNEY HOGGE WITH ATTACHMENTS	0.30
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DISTRICT MANAGER	0.10
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM HEATHER LYONS AT ENVERA AND REPLY THERETO	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY	0.10
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM DISTRICT MANAGER WITH ATTACHMENT; RECEIPT AND REVIEW MULTIPLE (X2) FURTHER CORRESPONDENCE FROM HEATHER LYONS AT ENVERA	0.20
MJP	CORRESPONDENCE TO HEATHER LYONS AND MAC MCGAFFNEY	0.20
08/11/2023		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE WITH ATTACHMENT	0.30
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM HEATHER LYONS AT ENVERA	0.10
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM HEATHER LYONS AT ENVERA	0.10
08/14/2023		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY	0.10
08/15/2023		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY	0.10
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM MAC MCGAFFNEY	0.10
08/17/2023		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM CRYSTAL CLARK AT ENVERA AND REPLY THERETO	0.20
08/18/2023		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY AND REPLY THERETO	0.30
08/21/2023		
MJP	RECEIPT, REVIEW AND REPLY TO CORRESPONDENCE FROM CRYSTAL CLARK AT ENVERA	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY	0.20
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE	

		Hours	
	FROM CRYSTAL CLARK AT ENVERA	0.10	
MJP	RECEIPT AND REVIEW OF FURTHER CORRESPONDENCE FROM MAC MCGAFFNEY AND REPLY THERETO	0.20	
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM ATTY. GUARNIERI RE: ENVERA	0.20	
MJP	RECEIPT, REVIEW AND REPLY TO ADDITIONAL CORRESPONDENCE FROM MAC MCGAFFNEY	0.20	
08/22/2023			
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY	0.10	
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM MAC MCGAFFNEY WITH ATTACHMENT	0.30	
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM CRYSTAL CLARK AT ENVERA WITH ATTACHMENTS	0.20	
MJP	RECEIPT AND REVIEW ADDITIONAL CORRESPONDENCE FROM MAC MCGAFFNEY WITH ATTACHMENTS	0.20	
08/23/2023			
MJP	CORRESPONDENCE TO MAC MCGAFFNEY WITH MULTIPLE (X2) ATTACHMENTS	0.40	
MJP	RECEIPT AND REVIEW CORRESPONDENCE FROM MAC MCGAFFNEY; CORRESPONDENCE TO COURTNEY HOGGE	0.30	
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE AND REPLY THERETO	0.20	
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM COURTNEY HOGGE	0.10	
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM MAC MCGAFFNEY	0.10	
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM TIM HARDEN	0.10	
08/30/2023			
MJP	CORRESPONDENCE TO TIM HARDEN AND MAC MCGAFFNEY	0.20	
MJP	PREPARE FIRST AMENDMENT TO AQUATICS MAINTENANCE AGREEMENT	0.60	
08/31/2023			
MJP	REVISE FIRST AMENDMENT TO AQUATICS SERVICES AGREEMENT AND CORRESPONDENCE TO MAC MCGAFFNE WITH ATTACHMENT	0.30	
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM TIM HARDEN AND REPLY THERETO WITH ATTACHMENTS	0.20	
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY	0.20	
	For Current Services Rendered	10.30	2,832.50

Recapitulation

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
MICHAEL J. PAWELCZYK	PARTNERS	10.30	\$275.00	\$2,832.50

TISON'S LANDING CDD

Page: 4
08/31/2023

Account No: 80-12113M
Statement No: 182815

TISON'S LANDING CDD

	Previous Balance	\$2,058.00
	Total Current Work	2,832.50
	<u>Payments</u>	
08/18/2023	PAYMENT RECEIVED - THANK YOU	-2,058.00
	Balance Due	<u>\$2,832.50</u>

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

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

Page: 1
 09/30/2023
 Account No: 80-12113M
 Statement No: 183410

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

Attn: MR. RICHARD P. HANS

TISON'S LANDING CDD

Fees

		Hours
09/05/2023		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY	0.20
09/06/2023		
MJP	PREPARE ELECTRONIC SIGNATURE RESOLUTION; REVISE RECORDS RETENTION RESOLUTION; TELEPHONE CONFERENCE WITH DISTRICT MANAGER	0.30
09/07/2023		
GLK	RECEIVE AND REVIEW COPY OF PROPOSED AGENDA FOR SEPTEMBER 14, 2023 BOARD OF SUPERVISORS MEETING	0.30
09/10/2023		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM SUPERVISOR HENNINGER	0.20
09/11/2023		
MJP	RECEIPT, REVIEW AND REPLY TO CORRESPONDENCE FROM MAC MCGAFFNEY WITH ATTACHMENT; RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM MAC MCGAFFNEY	0.20
MJP	RECEIPT AND REVIEW ADDITIONAL CORRESPONDENCE FROM MAC MCGAFFNEY WITH ATTACHMENT	0.20
MJP	FURTHER CORRESPONDENCE TO MAC MCGAFFNEY WITH ATTACHMENT	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DISTRICT MANAGER WITH ATTACHMENT	0.30
09/14/2023		
GLK	PREPARE FOR, TRAVEL, AND ATTEND MEETING OF CDD BOARD OF SUPERVISORS	1.50
09/25/2023		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC	

TISON'S LANDING CDD

TISON'S LANDING CDD

		Hours	
	MCGAFFNEY WITH ATTACHMENT	0.20	
09/26/2023			
	MJP RECEIPT AND REVIEW OF CORRESPONDENCE FROM REBECCA BARKMAN AND ENVERA WITH ATTACHMENT	0.30	
09/28/2023			
	MJP RECEIPT AND REVIEW OF MISCELLANEOUS CORRESPONDENCE RE: IRRIGATION WELL AND PROPOSAL FOR SAME	0.30	
09/29/2023			
	MJP PREPARE SMALL PROJECT AGREEMENT FOR IRRIGATION PUMP REPLACEMENT	1.00	
	MJP CORRESPONDENCE TO MAC MCGAFFNEY, TIM HARDEN, ET AL. WITH ATTACHMENT	0.30	
	MJP RECEIPT AND REVIEW CORRESPONDENCE FROM MAC MCGAFFNEY; CORRESPONDENCE TO MAC MCGAFFNEY WITH ATTACHMENT; REVISE SMALL PROJECT AGREEMENT FOR IRRIGATION PUMP	0.40	
	MJP RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM MAC MCGAFFNEY	0.10	
	MJP RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANA HARDEN	0.10	
	MJP RECEIPT AND REVIEW OF CORRESPONDENCE FROM DISTRICT MANAGER	0.10	
	MJP RECEIPT AND REVIEW OF ADDITIONAL CORRESPONDENCE FROM MAC MCGAFFNEY WITH ATTACHMENT	0.30	
	For Current Services Rendered	6.50	1,787.50

Recapitulation

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
GERALD L. KNIGHT	PARTNERS	1.80	\$275.00	\$495.00
MICHAEL J. PAWELCZYK	PARTNERS	4.70	275.00	1,292.50

Previous Balance \$2,832.50

Total Current Work 1,787.50

Balance Due \$4,620.00

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

GUITAR BY ERIK

INVOICE

904-537-6182
erikleif@comcast.net

971 Amberjack Lane
Atlantic Beach, FL 32233

Attention: Elizabeth Myers-Hesford
Community Manager

Tisons Landing CDD/Yellow Bluff Landing HOA
16529 Tisons Bluff Road
Jacksonville, FL 32218

Project Thanksgiving Event
Project Description: Entertainment

Invoice Number: 11192023
Terms: Due at time of services

Description	Quantity	Unit Price	Cost
Music performance			
November 19, 2023 5 PM -7 PM	2h	\$125.00	\$250.00
		Subtotal	\$250.00
			\$0.00
		Total	\$250.00

Thank you for the opportunity to perform for the Tison Landing residents.

Sincerely yours,

Erik Lundgren

001.320.57200.49400

send check to
Yellow Bluff Landing
16529 Tisons Bluff Road
Jacksonville, FL 32218

Tiziana Cessna

From: Elizabeth A. Myers <emyers@vestapropertyservices.com>
Sent: Friday, October 13, 2023 9:30 AM
To: Tiziana Cessna
Subject: Invoice and W9 for Erik Lundgren
Attachments: Tison Landing CDD Yello Bluff HOA.pdf; W-9 Erik Lundgren.pdf

Good morning,
Please see the attached invoice and W9 for payment for Tisons Landing CDD. Also please mail the check to: Yellow Bluff Landing

Bluff Road

16529 Tisons

FL 32218

Jacksonville,

Thank you,

Elizabeth Myers-Hesford, 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

CONFIDENTIALITY NOTICE: This email, and any attachment(s) to it, is intended only for the use of the individual/entity addressed herein and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. Be advised that any dissemination, distribution, or copying of this information (including any attachments) is strictly prohibited (without prior consent). If you have received this e-mail in error, please immediately return it to the sender and delete it from your system.



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7068452
Invoice Date: 09/25/2023
Direct Inquiries To: Scott Schuhle
Phone: 954-938-2476

TISONS LANDING CDD
ATTN DISTRICT MANAGER
475 W TOWN PL SUITE 114
ST AUGUSTINE FL 32092

TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING AND IMPROVEMENT BONDS,
SERIES 2016A-1 (SENIOR) AND SERIES 2016A-2 (SUBORDINATE)

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

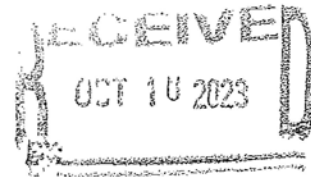
STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$3,717.38

All invoices are due upon receipt.

001.310.51300.31300 Ser 2016A2 9/1-8/31/24



Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

TISON'S LANDING COMMUNITY DEVELOPMENT
DISTRICT
SPECIAL ASSESSMENT REFUNDING AND
IMPROVEMENT BONDS,
SERIES 2016A-1 (SENIOR) AND SERIES 2016A-2
(SUBORDINATE)

Invoice Number: 7068452
Current Due: \$3,717.38
Direct Inquiries To: Scott Schuhle
Phone: 954-938-2476

Please mail payments to:
U.S. Bank

PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Invoice Number: 7068452
 Invoice Date: 09/25/2023
 Account Number: 1
 Direct Inquiries To: Scott Schuhle
 Phone: 954-938-2476

TISON'S LANDING COMMUNITY DEVELOPMENT
 DISTRICT
 SPECIAL ASSESSMENT REFUNDING AND
 IMPROVEMENT BONDS,
 SERIES 2016A-1 (SENIOR) AND SERIES 2016A-2
 (SUBORDINATE)

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,450.00	100.00%	\$3,450.00
Subtotal Administration Fees - In Advance 09/01/2023 - 08/31/2024				\$3,450.00
Incidental Expenses 09/01/2023 to 08/31/2024	3,450.00	0.0775		\$267.38
Subtotal Incidental Expenses				\$267.38
TOTAL AMOUNT DUE				\$3,717.38





American Leak Detection of
Jacksonville
c/o American Leak Detection, Inc.
199 Whitney Ave, Second Floor
New Haven, CT 06511

Phone: (904) 519-5700
Email: office@aldjax.com

Invoice: 00191378
Claim/Customer PO #:
Transaction Date: 10/17/2023

Bill to

Tison's Landing CDD
16529 Tison Bluff Road
Jacksonville, FL 32218

Ship-to

Tison's Landing CDD
16529 Tison Bluff Road
Jacksonville, FL 32218

Approved by Tim Harden

Please code to 320.572.46550

Description	Quantity	Price	Amount
Pool Leak Detection	1.00	\$850.00	\$850.00

Total: \$850.00

Late Charges: Invoices are due upon receipt unless otherwise arranged. Late charges of 1.5% per month will be added after 10 days along with any late charges for collection, including attorney's fees, in the event of default.

Acceptance

The work listed was performed to my satisfaction. I agree to pay the listed amount in accordance with the Terms on this invoice.

Envera

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

Date: 10/11/23
GL Code: 320.538.34502
Approved by: Elizabeth Myers-Hesford

<h1>Invoice</h1>	
Invoice Number 733303	Date 10/02/2023
Customer Number 400423	Due Date 11/01/2023

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		10/02/2023	11/01/2023

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Utility, Jacksonville, FL</i>				
1.00	Active Video Monitoring 11/01/2023 - 11/30/2023	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 11/01/2023 - 11/30/2023	1.00	\$138.21	\$138.21
			Subtotal:	\$288.21
			Tax	\$0.00
			Payments/Credits Applied	\$95.00
			Invoice Balance Due:	\$193.21

Date	Invoice #	Description	Amount	Balance Due
10/2/2023	733303	Alarm Monitoring Services	\$288.21	\$193.21

Envera

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

<h1>Invoice</h1>	
Invoice Number 733303	Date 10/02/2023
Customer Number 400423	Due Date 11/01/2023

Net Due: \$193.21
Amount Enclosed: 193.21

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

REMIT TO: Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

Date: 10/11/23
GL Code: 320.538.34502
Approved by: Elizabeth Myers-Hesford

Invoice	
Invoice Number 733304	Date 10/02/2023
Customer Number 400423	Due Date 11/01/2023

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		10/02/2023	11/01/2023

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Entrance 1 - Pond Run Rd., Jacksonville, FL</i>				
1.00	Passive Standard Camera 11/01/2023 - 11/30/2023	1.00	\$100.00	\$100.00
1.00	Service & Maintenance 11/01/2023 - 11/30/2023	1.00	\$129.27	\$129.27
			Subtotal:	\$229.27
	Tax			\$0.00
	Payments/Credits Applied			\$0.00
			Invoice Balance Due:	\$229.27

Date	Invoice #	Description	Amount	Balance Due
10/2/2023	733304	Alarm Monitoring Services	\$229.27	\$229.27

Envera

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

Invoice	
Invoice Number 733304	Date 10/02/2023
Customer Number 400423	Due Date 11/01/2023

Net Due: \$229.27
Amount Enclosed: 229.27

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

REMIT TO:
Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

Date: 10/11/23
GL Code: 320.538.34502
Approved by: Elizabeth Myers-Hesford

<h1>Invoice</h1>	
Invoice Number 733302	Date 10/02/2023
Customer Number 400423	Due Date 11/01/2023

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		10/02/2023	11/01/2023

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Entrance 2 - Yellow Bluff Rd, Jacksonville, FL</i>				
1.00	Passive Standard Camera 11/01/2023 - 11/30/2023	1.00	\$100.00	\$100.00
1.00	Service & Maintenance 11/01/2023 - 11/30/2023	1.00	\$30.61	\$30.61
			Subtotal:	\$130.61
	Tax			\$0.00
	Payments/Credits Applied			\$130.61
			Invoice Balance Due:	\$0.00

Date	Invoice #	Description	Amount	Balance Due
10/2/2023	733302	Alarm Monitoring Services	\$130.61	\$0.00

Envera

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

<h1>Invoice</h1>	
Invoice Number 733302	Date 10/02/2023
Customer Number 400423	Due Date 11/01/2023

Net Due: \$0.00
Amount Enclosed: _____

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

REMIT TO: Envera
PO Box 2086
Hicksville, NY 11802

Florida Party Works LLC
825 Gatepak Drive #4 .
Daytona Beach Florida 32114
386-562-8442

Client : Tisons Landing CDD 16529 Tisons Bluff Road Jacksonville, FL 32218

Mechanical Bull with operator / October 27 2023 Event / Tisons Landing 16529 Tisons Bluff Road Jacksonville
Florida 32218

Total Charge

1000.00

Thank You , We appreciate your business !

Tiziana Cessna

From: Elizabeth A. Myers <emyers@vestapropertyservices.com>
Sent: Wednesday, October 18, 2023 9:48 AM
To: Tiziana Cessna
Subject: Invoice for payment - Mechanical bull
Attachments: Florida Party Works W-9.pdf; Vesta Property Services - Invoice.pdf

Good morning, Tiziana

Please see the attached for payment. At your earliest convenience send the check to: Yellow Bluff Landing
16529 Tisons Bluff Road
Jacksonville, FL 32218

Best regards,
Elizabeth Myers-Hesford, 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

CONFIDENTIALITY NOTICE: This email, and any attachment(s) to it, is intended only for the use of the individual/entity addressed herein and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. Be advised that any dissemination, distribution, or copying of this information (including any attachments) is strictly prohibited (without prior consent). If you have received this e-mail in error, please immediately return it to the sender and delete it from your system.

Spirit of Life Lutheran

2636 New Berlin Rd
Jacksonville, FL 32226

Invoice # 100

Date: 10/17/2023



Bill To

Tisons Landing CDD

ATTN: Elizabeth Myer-Hesford, LCAM
16529 Tisons Bluff Road
Jacksonville, FL 32218

For

Pumpkins to be picked up by
10/27/23.

Item Description	Amount
50 Perfect Pumpkins (Softball size) and 20 sticker sheets	\$50.00
100 Spookies (Cataloupe size) \$3.00 each	\$300.00
\$0.50 subsidized discount each (by P Williams)	-\$50.00
I have them boxed up (9 boxes)	

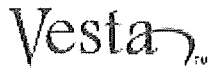
Subtotal	\$300.00
Tax Rate	NA
Other Costs	\$0.00
Total Cost	\$300.00

Make all checks payable to Spirit of Life Lutheran Church

If you have any questions concerning this invoice, use the following contact information:

Contact: Peggy Williams (904) 502-8593 or Pegsha1@gmail.com

Thank you for your business!



Invoice

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

Invoice # 412389
Date 07/31/2023
Terms Net 30
Due Date 08/30/2023
Memo

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

Description	Quantity	Rate	Amount
Billable Expenses			
Wet wipes bulk buy refill bags			96.74
Total Billable Expenses			96.74
		Total	96.74



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

Invoice summary

Payment due by August 06, 2023

Item subtotal before tax	\$ 89.99
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 89.99
Tax	\$ 6.75
Amount due	\$ 96.74 USD

Account #	A2DPS3ST4NXTBP
Payment terms	Net 30
Purchase date	06-Jul-2023
Purchased by	Wynfield Lakes CDD
Cost center	Northeast
GL code	51003 Housekeeping Janitorial
Location	DSD - Tison's Landing
Billable / Non-Billable	Billable

Pay by

Electronic funds transfer (EFT/ACH/Wire)

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

Check

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

Registered business name

Vesta Property Services

Bill to

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

Ship to

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

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

Invoice details

Description	Qty	Unit price	Item subtotal before tax	Tax
1 Wet Wipes Bulk Buy - 4 x 800 Count Refill Bags (3200 Wipes) Value Pack - For Upward Pull Dispenser Ideal For Public Use ASIN: B08KRYZJJ6 Sold by: Innovent Inc Order # 113-4611566-7919416	1	\$89.99	\$89.99	7.500%

Total before tax	\$89.99
Tax	\$6.75



Final Details for Order #113-7883294-5065038

Order Placed: September 13, 2023
Amazon.com order number: 113-7883294-5065038
Order Total: \$70.99

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

Shipped on September 13, 2023	
Items Ordered 1 Of: 50 Thin 26 Bit Proximity Key Fobs Weigand Prox Keyfobs Compatible with ISOProx 1386 1326 H10301 Format Readers. <i>Works with The vast Majority of Access</i> Sold by: Guyi Electronic Technology Co., Ltd. (seller profile) Condition: New	Price \$70.99
Shipping Address: Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: \$70.99 Shipping & Handling: \$0.00 ----- Total before tax: \$70.99 Sales Tax: \$0.00 ----- Total for This Shipment: \$70.99 -----
Shipping Speed: FREE Prime Delivery	

Payment information	
Payment Method: Visa | Last digits: 2163	Item(s) Subtotal: \$70.99 Shipping & Handling: \$0.00 -----
Billing address Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Total before tax: \$70.99 Estimated Tax: \$0.00 ----- Grand Total: \$70.99
Credit Card transactions	Visa ending in 2163: September 13, 2023: \$70.99

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

COD - Tisons

The UPS Store #4096
791 DOWEL STATION RD #107
Jacksonville, FL 32218-0001
904-751-8592

Terminal....: POS4096A Date.: 9/12/2023
Employee....: 104412 Time.: 11:36 AM

ITEM NAME	QTY	PRICE	TOTAL
Ground Commercial			\$11.98
	1 Q	\$11.98	
Tax			\$0.00
MFC0BEKEMVURR			
Tracking Number - 1ZU01A70378263104			
Subtotal			\$11.98
Shipping/Other Charges			\$0.00
Total tax			\$0.00
Total			\$11.98

Cards \$11.98

Items Designated NR are NOT eligible
for Returns, Refunds or Exchanges.

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a \$250 gift card. Scan the QR code or visit
the URL below to take the survey.



<https://bit.ly/theupsstorePRER>
NO PURCHASE NECESSARY. Void where prohibited.
Ends 1/31/24. Must be US resident 18 years or older
to enter. Limit (1) entry per person per month.
For Official Rules visit
www.TheUPSStore.com/surveyrules2023

Need Package Help?
(lost/damaged)

Provide details so we can help:
<https://online.ups.com/capital.com/tcr>

CDD-Tisons

Publix

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



0019 97N 076 810

HEFY US TK DS LEMN	7.69
You Saved	2.00
Order Total	7.69
Sales Tax	0.00
Grand Total	7.69
Credit Payment	7.69
Change	0.00

Savings Summary

Special Price Savings	2.00
-----------------------	------

* Your savings at Publix *	
* 2.00 *	

Receipt ID: 0019 97N 076 810

PRESTO!

Trace #: 078244
Reference #: 0663970720
Acct #: XXXXXXXXXXXX2163
Purchase VISA
Amount: \$7.69
Auth #: 007331

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

Your cashier was Rosa B.

09/07/2023 16:06 80019 R107 6810 00221

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Publix Super Markets, Inc.

Credit Card Expense Tracker

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

Date of Receipt	Store/Vendor/Where purchased	GL Account (Expense Line in the Budget)	Amount on Receipt/Invoice	Description
9.11.23	Home Depot	320.572.46000	\$ 9.98	Toilet Handle
9.17.23	Amazon	320.572.52000	\$ 88.58	Gym Wipes
9.25.23	Flamingo Well & Septic	320.538.35000	\$ 200.85	Service Call to diagnose irrigation well problem
Total on Report			299.41	



How doers
get more done.

9520 REGENCY SQ. BLVD. NORTH
JACKSONVILLE, FL 32225 (904)727-7574

0272 00061 20745 09/11/23 11:45 AM
SALE SELF CHECKOUT

6925974242239 TANK LEVER <A> 9.28
FRONT MOUNT CHROME TANK LEVER

SUBTOTAL 9.28
SALES TAX 0.70
TOTAL \$9.98

XXXXXXXXXXXX1213 VISA USD\$ 9.98
AUTH CODE 011396/8611168 TA
Chip Read
AID A0000000031010 Visa Credit

P.O.#/JOB NAME: TOILET



0272 61 20745 09/11/2023 8699

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 12/10/2023

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www.homedepot.com/survey

User ID: H89 42051 41840
PASSWORD: 23461 41779

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



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

Order date: September 15, 2023

Purchase Order #:

Order #: 112-6724021-0094640

Date shipped: September 17, 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
Wet Wipes Bulk Buy - 4 x 800 Count Refill Bags (3200 Wipes) Value Pack - For Upward Pull Dispenser Ideal For Public Use (SKU: G01306-FBA) Condition: New Sold by: Innovent Inc Gift message: ""	1	\$82.40	\$82.40
		Item subtotal	\$82.40
		Shipping & handling	\$0.00
		Sales tax	\$6.18
		Total	\$88.58

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)

Allways Improving LLC dba Fitness Pro
 1400 Village Square Blvd #3-293
 Tallahassee, FL 32312
 (850) 523-8882
 tracy@wearefitnesspro.com
 www.wearefitnesspro.com

Invoice



1400 Village Square #3-293
 Tallahassee, FL 32312
 850-523-8882

BILL TO
Tison's Landing CDD 16529 Tison's Bluff Rd Jacksonville, FL 33218

SHIP TO
Tison's Landing CDD 16529 Tison's Bluff Rd Jacksonville, FL 33218

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
30495	09/10/2023	\$195.51	09/25/2023	Net 15	

Approved by Tim Harden on 9.12.23

Please code to 320.572.46900

PRODUCT/SERVICE	PRODUCT/SERVICE	QTY	RATE	AMOUNT
PM	SERVICE REQUEST 37468 - AUGUST PREVENTATIVE MAINTENANCE Sep 5, 2023: Preventative Maintenance: Cleaned, Lubed, Calibrated, Inspected and Tested. - Initial Preventive Maintenance 1. Precor Recumbent Bike SN. AGNHG07170024. Equipment functioning properly. 2. Precor elliptical SN. AXLEG14170033. Equipment functioning properly. 3. Precor elliptical. SN. Error code 82 while increasing resistance. Verified with technical support. Needs to replace toggle switch. Generate quote. 4. Precor treadmill SN AGNGBG2117004 equipment functioning properly. 5. Precor treadmill SNAGNGBG21170023. Equipment functioning properly. 6. Rubber hex dumbbells complete set 5-50 pounds. 7. DHZ Smith rack Noise from user's left side back. Remove cover. Guide rod needed to be re installed. Equipment functioning properly. 8. ProMaxima P-115 curl with ROM AND P-115 Leg extension with ROM. NO SN. Tear on black seat pad. Picture attached. Equipment functioning properly. 9. ProMaxima P-171 seated leg press. Equipment functioning properly. 10. ProMaxima P-170 seated row with lat pull-down. Chest pad has tears. Picture attached. Equipment functioning properly. 11. Olympic curl bar. Weight holders hard to get on and off. Recommend replacing. 12. ProMaxima P-142 weight assisted chinning. Weight stack stuck at top level. Looks as if the cable is too short due to when the knee pad is all the way up to the stop, the weight stack is still 18 inches short of being able to pin to the weight stack itself. The cable is correctly connected to the pulleys. There is an exposed wire separating. Approximately 25 feet of cable is needed Since manufacturers is out of business, need to make one on-site. Picture attached.	1	190.00	190.00T
Processing Fee	Processing Fee	190	0.029	5.51

SUBTOTAL	195.51
TAX (0)	0.00
TOTAL	195.51
BALANCE DUE	\$195.51

Allways Improving LLC dba Fitness Pro
 1400 Village Square Blvd #3-293
 Tallahassee, FL 32312
 (850) 523-8882
 tracy@wearefitnesspro.com
 www.wearefitnesspro.com

Invoice



1400 Village Square #3-293
 Tallahassee, FL 32312
 850-523-8882

BILL TO
Tison's Landing CDD 16529 Tison's Bluff Rd Jacksonville, FL 33218

SHIP TO
Tison's Landing CDD 16529 Tison's Bluff Rd Jacksonville, FL 33218

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
30820	10/24/2023	\$676.57	11/08/2023	Net 15	

Approved by Tim Harden Please code to 320.572.46900

PRODUCT/SERVICE	PRODUCT/SERVICE	QTY	RATE	AMOUNT
2a. Parts	SERVICE REQUEST 37801 - REPAIRS IDENTIFIED DURING AUGUST PM Sep 11, 2023: Parts for Repair: Due to age of the Precor Elliptical - not enough machine information to properly quote parts needed	1	0.00	0.00T
2a. Parts	Sep 21, 2023: Parts for Repair: CSTM-SERVICE PART Seat Pad for P-115 PM GNM6253	1	10.00	10.00T
2a. Parts	Sep 21, 2023: Parts for Repair: CSTM-SERVICE PART Chest Pad for P-170 PM GNM6253	1	90.00	90.00T
2b. Shipping/ Handling	Sep 21, 2023: Shipping and Handling Estimate: Bulky and Oversized	1	150.00	150.00T
Cable with Hardware	Sep 21, 2023: Cable with Hardware FPI	1	250.00	250.00T
1. CS	Oct 24, 2023: Estimated Labor - 1. Tech replaced row chest pad and leg curl seat pad. 2. Also replaced cable on assisted dip/curl. There is no issue with cable length. The design of this machine causes the knee pad to rest fully down when there is no weight pinned on the stack. Units tests correct. 3. Also, smith machine guide bushings are not seating properly. Tech added tape to secure firmly. If they come lose again they will need new bushings in smith machine guides. Service Request Details/Notes: 3. Precor elliptical. SN. Error code 82 while increasing resistance. Verified with technical support. Needs to replace toggle switch. Generate quote. 8. ProMaxima P-115 curl with ROM AND P-115 Leg extension with ROM. NO SN. Tear on black seat pad. Picture attached. Equipment functioning properly. 10. ProMaxima P-170 seated row with lat pull-down. Chest pad has tears. Picture attached. Equipment functioning properly. 11. Olympic curl bar. Weight holders hard to get on and off. Recommend replacing. 12. ProMaxima P-142 weight assisted chinning. Weight stack stuck at top level. Looks as if the cable is too short due to when the knee pad is all the way up to the stop, the weight stack is still 18 inches short of being able to pin to the weight stack itself. The cable is correctly connected to the pulleys. There is an exposed wire separating. Approximately 25 feet of cable is needed Since manufacturers is out of business, need to make one on-site. Picture attached.	1.75	90.00	157.50T
Processing Fee	Processing Fee	657.50	0.029	19.07

SUBTOTAL	676.57
TAX (0)	0.00
TOTAL	676.57
BALANCE DUE	\$676.57

Beaches Electrical Service Inc.
 214 Cokesbury Ct.
 Green Cove Springs, FL 32043
 US
 +1 9046293182
 beacheselectricalserviceinc@gmail.com
<https://beacheselectricalserviceinc.com>

Invoice



BILL TO
Tisons Landing CDD 16529 Tisons Bluff Rd. Jacksonville., FI 32218

SHIP TO
Tisons Landing CDD 16529 Tisons Bluff Rd. Jacksonville., FI 32218

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
12670	10/25/2023	\$299.50	11/24/2023	Net 30	

Approved by Tim Harden Please code to 320.572.46000

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
10/24/2023	Service call	One hour service call to replace 4 GFI receptacles.	1	187.50	187.50
	materials	WR GFI receptacle	4	28.00	112.00

Payment is due upon completion.

BALANCE DUE

\$299.50

Total includes materials, labor and tax.
 1 year warranty

VISIT OUR WEBSITE
<https://beacheselectricalserviceinc.com>

(904) 629-3182 MAIN
 (904) 406-0603 FAX

**Florida Department of Economic Opportunity, Special District Accountability Program
Fiscal Year 2023 - 2024 Special District State Fee Invoice and Profile Update**

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/02/2023				Invoice No: 88821
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/01/2023: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:



001712

Tison's Landing Community Development District

Mr. Dennis E. Lyles

Las Olas Square, Suite 600

515 East Las Olas Boulevard

Fort Lauderdale, Florida 33301

- 2. Telephone:** 954-764-7150 Ext;
- 3. Fax:** 954-764-7279
- 4. Email:** dlyles@bclmr.com
- 5. Status:** Independent
- 6. Governing Body:** Elected
- 7. Website Address:** tisonslandingcdd.com
- 8. County(ies):** Duval
- 9. Special Purpose(s):** Community Development
- 10. Boundary Map on File:** 09/06/2005
- 11. Creation Document on File:** 09/06/2005
- 12. Date Established:** 08/23/2005
- 13. Creation Method:** Local Ordinance
- 14. Local Governing Authority:** City of Jacksonville
- 15. Creation Document(s):** City Ordinance 2005-841-E
- 16. Statutory Authority:** Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds:** Yes
- 18. Revenue Source(s):** Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: *Dennis E. Lyles* Date 10/24/23

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Florida Department of Economic Opportunity.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,
2. This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: Denied: Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Mail this document and payment (if paying by check) to the Florida Department of Economic Opportunity, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to (850) 717-8430.

LAW OFFICES

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

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

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PALM BEACH GARDENS, FLORIDA 33418
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OF COUNSEL

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HAYWARD D. GAY (1943-2007)

WWW.BILLINGCOCHRAN.COM

PLEASE REPLY TO: FORT LAUDERDALE

October 24, 2023

Mr. Daniel Laughlin
Governmental Management Services – North FL
475 West Town Place, Suite 114
St. Augustine, Florida 32092

**Re: Tison's Landing Community Development District
Our File No.: 80.12113**

Dear Daniel:

I am enclosing an invoice from the Department of Economic Opportunity in Tallahassee regarding annual special district fees for the fiscal year 2023/2024. Payment for this invoice must be postmarked by December 1, 2023.

Unless I hear from you to the contrary, it is my assumption that it will not be necessary for my office to take any further action regarding this invoice and that you will ensure that the appropriate payment is transmitted to DEO, as required by Section 189.018, Florida Statutes. Should there be any problem in this regard, please notify me at your earliest convenience.

Very truly yours,



DENNIS E. LYLES
For the Firm

DEL/jmp
Enclosure

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	Sep 20	-\$123.35
Balance forward		\$0.00
Regular monthly charges	Page 3	\$123.35
Taxes, fees and other charges		\$0.00
New charges		\$123.35
Amount due		\$123.35

Your bill explained

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

Thanks for paying by Automatic Payment
 Your automatic payment on Oct 19, 2023, will include your amount due, plus or minus any payment related activities or adjustments, and less any credits issued before your bill due date.

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

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

Please write your account number on your check or money order

Do not include correspondence with payment

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

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

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

Electronic payment will be applied Oct 19, 2023

COMCAST
 PO BOX 71211
 CHARLOTTE NC 28272-1211

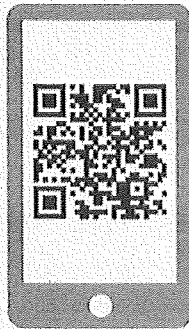
849574120353462700123356

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800-391-3000
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Attn: M. Gifford.

Ways to pay



No more mailing monthly checks

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



Go paperless and say goodbye to clutter

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

Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



Comcast Business 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?

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D.

REQUEST FOR QUALIFICATIONS (“RFQ”) FOR ENGINEERING SERVICES FOR THE TISON’S LANDING COMMUNITY DEVELOPMENT DISTRICT

Tison’s Landing Community Development District (“**District**”), located in Duval County, Florida, announces that professional engineering services will be required on a continuing basis for the District. The engineering firm selected will act in the general capacity of District Engineer and, if so authorized, may provide general engineering services on an ongoing basis related to the District’s public improvements, including, without limitation, the stormwater management system, road right-of-way, entry features, landscape/irrigation facilities, amenity facilities, mitigation and conservation areas, and open space/recreational improvements. The District may select one or more engineering firms to provide engineering services on an ongoing basis.

Any firm or individual (“**Applicant**”) desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement (“**Qualification Statement**”) of its qualifications and past experience on U.S. General Service Administration’s “Architect-Engineer Qualifications, Standard Form No. 330,” with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant’s professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant’s willingness to meet time and budget requirements; d) the Applicant’s past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience in Duval County; e) the geographic location of the Applicant’s headquarters and offices; and f) the current and projected workloads of the Applicant. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant’s Competitive Negotiations Act, Chapter 287, *Florida Statutes* (“**CCNA**”). All Applicants must submit eight (7) hard copies and one (1) electronic copy of Standard Form No. 330 and Qualification Statement by 12:00 p.m. on Tuesday, December 5, 2023, to the attention of Governmental Management Services, LLC, 475 West Town Place, Suite 114 St. Augustine, FL 32092 Phone: (904) 940-5850 (“**District Manager’s Office**”).

The Board of Supervisors shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager’s Office, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant. The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager's Office, must be filed in writing with the District Manager's Office, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protest are set forth in the District's Rules of Procedure, which are available upon request to the District Manager.

Any and all questions relative to this RFQ shall be directed in writing by e-mail only to Howard McGaffney at hmcgaffney@gmsnf.com.

District Manager – Howard McGaffney

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
DISTRICT ENGINEER REQUEST FOR QUALIFICATIONS
COMPETITIVE SELECTION CRITERIA**

1) Ability and Adequacy of Professional Personnel (Weight: 25 Points)

Consider the capabilities and experience of key personnel within the firm including certification, training, and education; affiliations and memberships with professional organizations; etc.

2) Consultant's Past Performance and Experience (Weight: 30 Points)

Past performance for other Community Development Districts in other contracts; amount of experience on similar projects; character, integrity, reputation of respondent; etc.

3) Geographic Location (Weight: 20 Points)

Consider the geographic location of the firm's headquarters, offices, and personnel in relation to the project.

4) Willingness to Meet Time and Budget Requirements (Weight: 15 Points)

Consider the consultant's ability and desire to meet time and budget requirements including rates, staffing levels and past performance on previous projects; etc.

5) Certified Minority Business Enterprise (Weight: 5 Points)

Consider whether the firm is a Certified Minority Business Enterprise. Award either all eligible points or none.

6) Recent, Current and Projected Workloads (Weight: 5 Points)

Consider the recent, current and projected workloads of the firm.

SIXTH ORDER OF BUSINESS

A.

QUALIFICATIONS

Engineering Services

Prepared for:

Tisons Landing Community Development District
Duval County, Florida

Prepared by:



December 5, 2023



Image Courtesy
NEFMLS, Inc.

ARCHITECT - ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION *(City and State)*

Request for Qualifications for Tisons Landing Community Development District, Duval County, FL

2. PUBLIC NOTICE DATE

2023-11-20

3. SOLICITATION OR PROJECT NUMBER

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE

Brice Nelson, PE/Project Manager

5. NAME OF FIRM

Alliant Engineering, Inc.

6. TELEPHONE NUMBER

(904) 723-4895

7. FAX NUMBER

NA

8. E-MAIL ADDRESS

bnelson@alliant-inc.com

C. PROPOSED TEAM

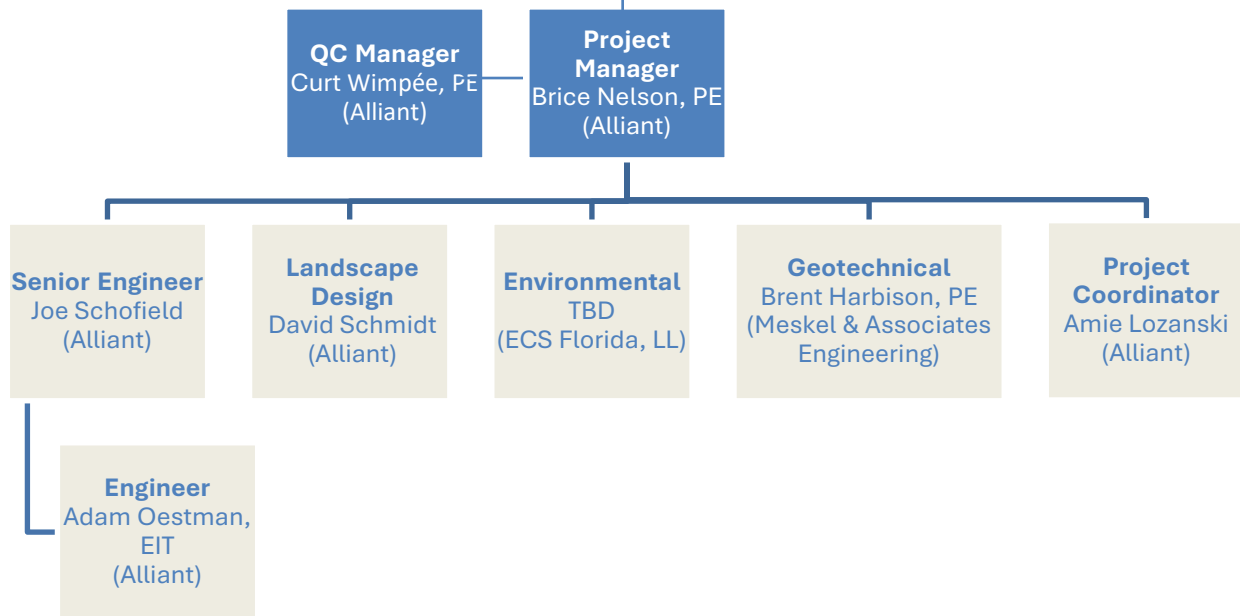
(Complete this section for the prime contractor and all key subcontractors.)

	(Check)			9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	JV PARTNER	SUBCONTRACTOR			
a.	X			Alliant Engineering, Inc. <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	10475 Fortune Pkwy Ste 101, Jacksonville, FL 32256	Project Management, Civil, Landscape
b.			X	ECS Florida, LLC <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	11554 Davis Creek Court, Jacksonville, FL 32256	Environmental Services
c.			X	Meskel & Associates Engineering <input type="checkbox"/> CHECK IF BRANCH OFFICE	3728 Philips Highway, Suite 208 Jacksonville, FL 32207	Geotechnical Services
d.			X	Alliant Florida (A wholly owned subsidiary of Alliant Engineering, Inc.) <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	10475 Fortune Pkwy Ste 101, Jacksonville, FL 32256	Land Surveying
e.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
f.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

(Attached)

**Tisons Landing Community Development
District**



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME Brice Nelson, PE	13. ROLE IN THIS CONTRACT Project Manager	14. YEARS EXPERIENCE	
		a. TOTAL 23	b. WITH CURRENT FIRM Less than 1 Year

15. FIRM NAME AND LOCATION (City and State)
Alliant Engineering, Inc. (Jacksonville, FL)

16. EDUCATION (Degree and Specialization) B.S. Civil Engineering, Southern Illinois University MBA, University of Mary	17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Professional Engineer in Florida (97162); South Dakota (15708); North Dakota (PE-8217); Iowa (P27204); Virginia (0402049573)
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18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)
Brice has 23 years of experience working as a civil engineer in multiple roles on a variety of projects from storm water management to road realignment. He is familiar with municipal design, water and sewer distribution and storm water management. Brice has extensive experience in acting as the City Engineer capacity for several small towns throughout his career.

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
PROJECT MANAGER – CITY ENGINEERING SERVICES – BERTHOLD, ND	2014	NA
<p>a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Brice has served as the client contact for the city engineering services with the City of Berthold for over three (3) years. The City of Berthold renewed their contract for City Engineer Services, showing job satisfaction. Brice regularly attended City Council meetings, has helped advise the city on technical issues with regards to developer agreements, assisted with engineering reviews of developments, design of a bulk water station and assisted with obtaining funding for major projects.</p> <p align="right"><input type="checkbox"/> Check if project performed with current firm</p>		
PROJECT MANAGER – CITY ENGINEERING SERVICES – ROSS, ND	2016	NA
<p>b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Brice has served as the client contact for the city engineering services with the City of Ross for five (5) years. The City of Ross put full trust in Brice to guide the City for all their engineering needs, showing job satisfaction. Brice has helped advise the city on technical issues with regards to developer agreements, assisted with engineering reviews of developments, collaborated with the department of health to perform inspections to obtain permit approval of a watermain that had been installed by a contractor without proper approvals (prior to hiring for City Engineer Services), assisted the city to come into compliance with the department of health with their drinking water by switching over to the R&T Water, assisted with permits from BNSF to bore under the railroad to construct a new watermain throughout the city. design of the watermain/sewer/roadway improvements, regularly attended City Council meetings, and assisted with obtaining funding for major projects.</p> <p align="right"><input type="checkbox"/> Check if project performed with current firm</p>		
PROJECT MANAGER – CITY ENGINEERING SERVICES – GALESBURG, WI	2021	NA
<p>c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Brice has served as the client contact for the city engineering services with the City of Galesburg for five (5) years. The City of Galesburg put full trust in Brice to guide the City for all their engineering needs, showing job satisfaction. Brice regularly attended City Council meetings, has helped advise the city on technical issues with regards to NPDES permits, assessments of new water quality regulations, prepared Preliminary Engineering Reports, advised how to meet new standards through water quality trade projects, designed improvements to the lagoon, preparation of bids, construction inspection and coordination with funding agencies.</p> <p align="right"><input type="checkbox"/> Check if project performed with current firm</p>		
PROJECT MANAGER – CITY ENGINEERING SERVICES – ALMA CENTER, WI	2021	NA
<p>d. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Brice has served as the client contact for the city engineering services with the City of Alma Center for five (5) years. The City of Alma Center put full trust in Brice to guide the City for all their engineering needs, showing job satisfaction. Brice has helped advise the city on technical issues with regards to redundancy issues with their water distribution system, preparation of Preliminary Engineer Reports, design of a new well and watermain, preparation of asset management report of their utilities, preparation of bids, construction inspection, and coordination with funding agencies.</p> <p align="right"><input type="checkbox"/> Check if project performed with current firm</p>		
ALMA CENTER WELL AND WATERMAIN EXTENSION, ALMA CENTER, WISCONSIN	2019	2020
<p>e. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE The city upgraded its century-old well with a second one, funded through the SRF program. A PER report and asset management plan, along with a WaterCAD model, were crucial for principal forgiveness. Two watermain extension plans were presented, involving permits from ACOE and DOT, including a direct bore under a state highway. Construction oversight, monthly representation for SRF funding, and funding closeout were managed. Coordination with the state ensured loan repayment feasibility and resident-friendly rate adjustments, requiring regular updates at City Council meetings for transparency and satisfaction.</p> <p align="right"><input type="checkbox"/> Check if project performed with current firm</p>		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME Curt Wimpée, PE	13. ROLE IN THIS CONTRACT Quality Manager	14. YEARS EXPERIENCE	
		a. TOTAL 28	b. WITH CURRENT FIRM 8

15. FIRM NAME AND LOCATION (City and State)
Alliant Engineering, Inc. (Jacksonville, FL)

16. EDUCATION (Degree and Specialization) B.S. Civil Engineering, University of Minnesota	17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Professional Engineer in Florida (79764); Minnesota (40487) Georgia; (031340); N. Carolina (053415); S. Carolina (41355); Tennessee (125610)
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20. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)
Curt is a Vice President at Alliant and has 28 years of experience in municipal engineering, land development and transportation. Curt's experience includes localized and regional utility extensions, lift stations, City and DOT roadway reconstructions and new roadways, MOT plans, signage and striping plans, concrete and asphalt pavement design, storm water management systems, regional drainage studies, residential mixed use, and large-scale commercial developments.

21. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State) City Engineer (consultant) for Bunnell, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2016 – Present	CONSTRUCTION (If applicable) NA
a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Performed as Engineer of Record for numerous City infrastructure projects. Projects included roadway paving/assessment/rehabilitation/replacement, stormwater system design and modeling, watermain (potable and reclaim) extensions/rehabilitation/replacements, sanitary sewer design/rehabilitation. Cost estimating and engineering reports associated with all aspects of these infrastructure projects. City Council presentations and representation. Public messaging and interaction.	<input checked="" type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION (City and State) City Engineer (consultant) for Flagler Beach, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2017 – Present	CONSTRUCTION (If applicable) NA
b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Performed as Engineer of Record for numerous City infrastructure projects. Projects included roadway paving/assessment/rehabilitation/replacement, stormwater system design and modeling, watermain (potable and reclaim) extensions/rehabilitation/replacements, sanitary sewer design/rehabilitation. Cost estimating and engineering reports associated with all aspects of these infrastructure projects. City Council presentations and representation. Public messaging and interaction.	<input checked="" type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION (City and State) Civil Engineer for Mendota Heights, MN	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 1996 – 2000	CONSTRUCTION (If applicable) NA
c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Performed as Engineer of Record for numerous City infrastructure projects. Projects included roadway paving/assessment/rehabilitation/replacement, stormwater system design and modeling, watermain (potable and reclaim) extensions/rehabilitation/replacements, sanitary sewer design/rehabilitation. Cost estimating and engineering reports associated with all aspects of these infrastructure projects. City Council presentations and representation. Public messaging and interaction.	<input type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION (City and State) City Engineer (consultant) for Two Harbors, MN	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2012 – 2014	CONSTRUCTION (If applicable) NA
d. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE City Engineer performing all aspects of design for City improvement projects. Representative projects included approximately 6 miles of roadway and utility reconstruction for rural to urban street reconstructions. Tasks included complete corridor survey of projects, design, cost estimating, bidding and award, and full time construction inspection.	<input type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION (City and State) City Engineer (consultant) for Scanlon, MN	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2012 – 2014	CONSTRUCTION (If applicable) NA
e. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Performed as Engineer of Record for numerous City infrastructure projects. Projects included roadway paving/assessment/rehabilitation/replacement, stormwater system design and modeling, watermain (potable and reclaim) extensions/rehabilitation/replacements, sanitary sewer design/rehabilitation. Cost estimating and engineering reports associated with all aspects of these infrastructure projects. City Council presentations and representation. Public messaging and interaction.	<input type="checkbox"/> Check if project performed with current firm	

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Adam Oestman, EIT	13. ROLE IN THIS CONTRACT Production Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 6	b. WITH CURRENT FIRM 2.5

15. FIRM NAME AND LOCATION *(City and State)*
Alliant Engineering, Inc. (Jacksonville, FL)

16. EDUCATION <i>(Degree and Specialization)</i> B.S. Civil Engineering Technology, Murray State University	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Engineer in Training (PE Pending)
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24. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

Mr. Oestman has more than six years of experience in the design and construction of private infrastructure projects. He has worked on numerous developments and infrastructure improvements for commercial, medical, municipal, and residential projects around the country. Typical project requirements are land acquisition contract review, site assessment, land planning, development cost analysis, scheduling, approval coordination preparation of contract documents, and construction administration.

25. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
City of DeLand Reclaim Main Extension, DeLand, FL	2023	NA
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Lead design engineer preparing the construction documents for a +-6000 LF Reclaim main extension		
<input checked="" type="checkbox"/> Check if project performed with current firm		
Shadow Crest At Rolling Hills CDD Single Family Subdivision, Green Cove Springs, FL	2021	Ongoing
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Lead design engineer preparing the construction documents for a 247 single-family residential subdivision, as well as associated construction administration throughout the project.		
<input checked="" type="checkbox"/> Check if project performed with current firm		
Sawmill Branch at Palm Coast Park CDD - Multiple Phases, Palm Coast, FL	2023	
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Lead design engineer preparing the construction documents for multiple single-family residential subdivision phases totaling over 1000 lots		
<input checked="" type="checkbox"/> Check if project performed with current firm		
Spring Lake at Palm Coast Park CDD – Multiple Phases, Palm Coast, FL	2022	Ongoing
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Preparing the construction documents, cost-estimates, and associated construction administration for multiple single-family residential subdivision phases for a total of 421 lots		
<input checked="" type="checkbox"/> Check if project performed with current firm		
Hymon Circle Drainage Improvements – City of Bunnell, FL	2023	
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Design engineer preparing the construction documents for a two phase project in the City of Bunnell, including +-2000 LF of road-side drainage improvements, as well as +-3000 LF of existing drainage ditch improvements		
<input checked="" type="checkbox"/> Check if project performed with current firm		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME David Schmidt, ASLA	13. ROLE IN THIS CONTRACT Landscape Design	14. YEARS EXPERIENCE	
		a. TOTAL 16	b. WITH CURRENT FIRM Less than 1 year

15. FIRM NAME AND LOCATION *(City and State)*
Alliant Engineering, Inc. (Jacksonville, FL)

16. EDUCATION <i>(Degree and Specialization)</i> B.S. Landscape Architecture, University of Arkansas, Minor in Horticulture	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> ASLA; Currently pursuing licensure as a Landscape Architect in Florida in 2023
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26. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*
Mr. Schmidt has more than 16 years of experience in the fields of land development planning, landscape architecture, urban design, and project management and is the Director of Landscape Architecture at Alliant. His primary responsibilities include project management, regulatory approvals, site layout and design, construction documentation, regional and community planning, and graphic design.

27. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i> Reverie at Trailmark, St. Augustine, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2018-2020	CONSTRUCTION <i>(If applicable)</i> 2019-2023
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Reverie at Trailmark, St. Augustine, FL — served as the project manager and designer responsible for the neighborhood entry, common area, pocket parks, beer garden, dog park, and amenities at the clubhouse. Reverie is a 55+ Master Planned Community located in St. Augustine Florida permitted as a Community Development District developed by Dream Finders Homes, LLC. Reverie consists of 487 class A single family homes, and 4,600 SF Neighborhood Clubhouse	<input type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i> Sweetgrass, St. Mary's, GA	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2023	CONSTRUCTION <i>(If applicable)</i>
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Served as the project manager and designer responsible for the neighborhood entry, common area, pocket parks, beer garden, dog park, and amenities at the clubhouse. Sweetgrass is a 150 Acre Master Planned Community located in St. Mary's Georgia developed by Tierra Linda Development, LLC. Sweetgrass consists of 312 class A multifamily units, 194 townhomes, 143 single family homes, and 212,600 SF of commercial. The Sweetgrass project will end up as home to almost 650 families in walkable, mixed-use neighborhoods that provide not only housing but places for working, shopping, recreation, and civic engagement.	<input checked="" type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i> Bradenton Riverwalk, Bradenton, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2008-2012	CONSTRUCTION <i>(If applicable)</i> 2012
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE My team was responsible for various project components, such as data collection, landscape design, color renderings and 3D modeling for the master plan. Kimley-Horn completed the master planning process for the 1.5-mile-long riverfront area in Bradenton known as the Riverwalk. Services included a grants/funding analysis, master planning, public involvement, design development, and stakeholder coordination. Unanimous approval was given from the Bradenton City Council with the preparation of construction documents and permitting drawings.	<input type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE	<input type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE	<input type="checkbox"/> Check if project performed with current firm	

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Joe Brinson, PWS	13. ROLE IN THIS CONTRACT Environmental Senior Project Manager	14. YEARS EXPERIENCE	
		a. TOTAL 27	b. WITH CURRENT FIRM 2

15. FIRM NAME AND LOCATION *(City and State)*
ECS Florida, LLC - Jacksonville, FL

16. EDUCATION <i>(Degree and Specialization)</i> Bachelor of Science, 1996, Forest Resource Management/Forest Biometrics, University of Georgia, Athens, GA	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Professional Wetland Scientist
--	---

28. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*
Mr. Brinson is an Environmental Senior Project Manager for ECS and has more than 26 years' experience in wetland permitting, species, timber assessments, greenbelts and tree / arborist services. His responsibilities include the daily management of all phases of environmental projects to include proposal preparation and review, environmental compliance (spec/NPDES), budgeting daily and ongoing activities, preparation and review of reports, daily on-going client interaction, developing a client database, invoicing and marketing. In his role, Mr. Brinson serves as a mentor to junior staff members on various environmental projects and assists senior staff in marketing initiatives.

29. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
Town Center Boulevard Property, Palm Coast, FL	2023	NA
<p>a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Manager. ECS scientist completed a Ecological Diligence. The purpose of the field visit was to evaluate the site for the occurrence and/or potential for occurrence of jurisdictional wetlands and/or protected wildlife species and their habitats. ECS Fees: \$1,850 Size: 5.09 acres</p>		
Dix Ellis, Jacksonville, FL	2023	NA
<p>b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Manager. ECS scientist completed a Preliminary Wetlands Determination. The purpose of the field visit was to evaluate the site for the occurrence and/or potential for occurrence of jurisdictional wetlands and/or protected wildlife species and their habitats. ECS Fees: \$1,500 Size: .77 acres</p>		
Beautyrest Avenue Property, Jacksonville, FL	2022	NA
<p>c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Manager. ECS scientist completed a Ecological Due Diligence with CRAS. The purpose of the field visit was to evaluate the site for the occurrence and/or potential for occurrence of jurisdictional wetlands and/or protected wildlife species and their habitats. ECS Fees: \$6,650 Size: 3.88 acres</p>		
First Coast Expressway Property, Middleburg, FL	2021	NA
<p>d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Manager. ECS completed a Preliminary Wetlands Determination and Preliminary Threatened & Endangered Species Survey. The purpose of the field visit was to evaluate the site for the occurrence and/or potential for occurrence of jurisdictional wetlands and/or protected wildlife species and their habitat. ECS Fees: \$6,650 Size: 3.88 acres</p>		
Bainbridge Nocatee Parkway Project, Jacksonville, FL	2021	NA
<p>e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Manager. ECS completed a Preliminary Wetlands Determination and Preliminary Threatened & Endangered Species Survey. The purpose of the field visit was to evaluate th site for the occurrence and/or potential for occurrence of jurisdictional wetlands and/or protected wildlife species and/or habitat on the site and its relevant surroundings. ECS Fees: \$2,300 Size: 13.5 acres</p>		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete on Section E for each key person)

12. NAME Brett H. Harbison, P.E.	13. ROLE IN THIS CONTRACT Senior Geotechnical Engineer/Project Manager	14. YEARS EXPERIENCE	
		a. TOTAL 16	b. WITH CURRENT FIRM 5
15. FIRM NAME AND LOCATION (City and State) Meskel & Associates Engineering, PLLC, Jacksonville, Florida			
16. EDUCATION (DEGREE AND SPECIALIZATION) B.S. Civil Engineering, Florida State University, 2007; Graduate Courses University of Central Florida		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Professional Engineer, Florida P.E. 74679 Professional Engineer, Georgia PE037919	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Certified SmartPile EDC System (User ID # 020FL0029-13), Florida Engineering Leadership Institute Graduate 2015, American Society of Highway Engineers (ASHE), North Florida, ASHE Community Outreach Chairman, TCI Young Professional of the Year 2017			

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
a.	City of Jacksonville (COJ) Northbank Bulkhead Replacement, Jacksonville, Florida	2020 - Present	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Geotechnical Engineer responsible for coordinating the geotechnical exploration to replace the existing bulkhead along the northern bank of the St. Johns River in downtown Jacksonville extending approximately between the Fuller Warren bridge and Liberty Street. The project will include constructing a new bulkhead wall in front (waterside) of the existing bulkhead and installing anchors through the existing bulkhead. MAE's scope of work included land and waterside Standard Penetration Test (SPT) borings, rock coring, laboratory testing, and engineering analysis for the design and construction of the new bulkhead and anchors. (Contract Value: \$384,800)		
b.	City of Jacksonville Sidewalks and Pedestrian Improvements, Jacksonville, Florida	2014-2020	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Geotechnical Project Manager. MAE's services for projects under this contract consist of geotechnical exploration and engineering analysis for tasks such as new sidewalks, drainage improvements, culvert extensions and replacement, and retaining walls. Typically, the geotechnical exploration included mobilizing our truck-mounted drill rig to City roads and highways. Following subsurface exploration, laboratory testing, and geotechnical engineering analysis, MAE provided geotechnical recommendations and site preparation recommendations. These recommendations included clearing and stripping; temporary groundwater control; soil parameters for culvert design; excavation protection; and structural backfill and compaction of structural backfill. (Contract Value \$128,740)		
c.	Lonnie Miller Sr. Regional Park Structures & Pedestrian Trail, Jacksonville, FL	2018	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Geotechnical/Soils Engineer. Park improvements proposed for this park included multiple new courts, multi-use fields, playgrounds, pavilions, new parking areas, elevated boardwalks, restroom and concession facilities, 2-story concrete scorer's building and 2,700 linear feet of asphalt surfaced pedestrian trail. Geotechnical explorations were performed. Reporting was presented and included design recommendations for shallow foundations, groundwater control and underdrain recommendations for field areas, and recommendations for construction of asphalt pavement base and structural courses for the trail system. Site preparation and earthwork recommendations included clearing and stripping, removal and replacement of deleterious soils/debris encountered, temporary groundwater control, and placement/compaction of fill and backfill soils. (Contract Value: \$37,800)		
d.	FDOT District 2, I-95 Nassau River Bridge Improvements, Duval/Nassau County Line, FL	2021	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Foundation/Geotechnical Engineer of Record (GEOR)/Project Manager responsible for field coordination, laboratory shear strength testing, rock core strength testing, and geotechnical analyses to support design and construction of non-redundant drilled shafts to support crutch bents proposed for the existing I-95 north and southbound bridges. Brett directed field crews and staff in performing 24 Standard Penetration Test (SPT) borings in tidally inundated project area using amphibious and spud barge platforms. Borings were advanced to depths of 125 feet below the river mudline. Static axial shaft capacities were estimated to determine anticipated shaft tip elevations. Engineering reports were prepared including drilled shaft analyses, soil parameter recommendations for lateral analyses, and shaft installation/construction recommendations. (Contract Value: \$670,825)		
e.	Moncrief Pedestrian Bridge Span Replacement, Jacksonville, Florida	2022	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Senior Engineer responsible for the geotechnical exploration, laboratory testing, and engineering analysis for the pedestrian bridge. The main span and extended ramps will be supported on 54-inch non-redundant drilled shafts. The existing bridge is approximately 70 to 75 feet long and the replacement bridge will be of similar length. (Contract Value \$14,000 est.)		

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 1
21. TITLE AND LOCATION <i>(City and State)</i> Shadow Crest at Rolling Hills CDD (Phases 3B & 3C), GCS, FL		22. YEAR COMPLETED PROFESSIONAL SERVICES 2021 – 2023 CONSTRUCTION <i>(If applicable)</i> 2023

26. PROJECT OWNER'S INFORMATION

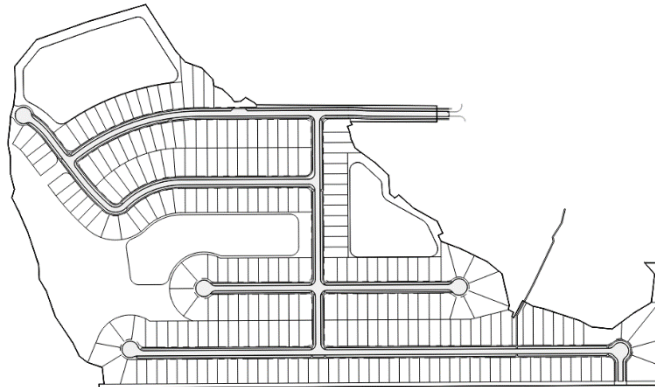
b. PROJECT OWNER Rolling Hills CDD	b. POINT OF CONTACT NAME Marilee Giles	c. POINT OF CONTACT TELEPHONE NUMBER 904-940-5850 x412
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27. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

CDD constructed by bond issuance infrastructure to support a 247-lot single-family platted phase of the community. Joe Schofield is the acting District Engineer for this part of the District, who is also the Engineer of Record.

Project required coordination with the primary CDD Engineer to coordinate ongoing construction of a prior phase adjacent Shadow Crest. Construction ran concurrently, so both Engineer's attended each monthly Board meeting to give Engineer's updates on each respective project. The prior phase included construction of a lift station to receive effluent from both projects.

Mr. Schofield assisted the CDD to secure electrical and landscape maintenance easements. He also reviewed all contractor, vendor, and supplier invoice and pay application to help ensure proper use of the bond funds. Scope included cost estimating and writing the Engineer's Report for Shadow Crest phase of the District full planned build-out.



28. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Alliant Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, FL	(3) ROLE Project Engineer
b.	(1) FIRM NAME Alliant Floida, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, FL	(3) ROLE Land Surveying
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT
(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

2

21. TITLE AND LOCATION *(City and State)*

Spring Lake Subdivision

22. YEAR COMPLETED

PROFESSIONAL SERVICES
2019 – 2022

CONSTRUCTION *(If applicable)*
NA

32. PROJECT OWNER'S INFORMATION

d. PROJECT OWNER

Sunbelt Land Management

b. POINT OF CONTACT NAME

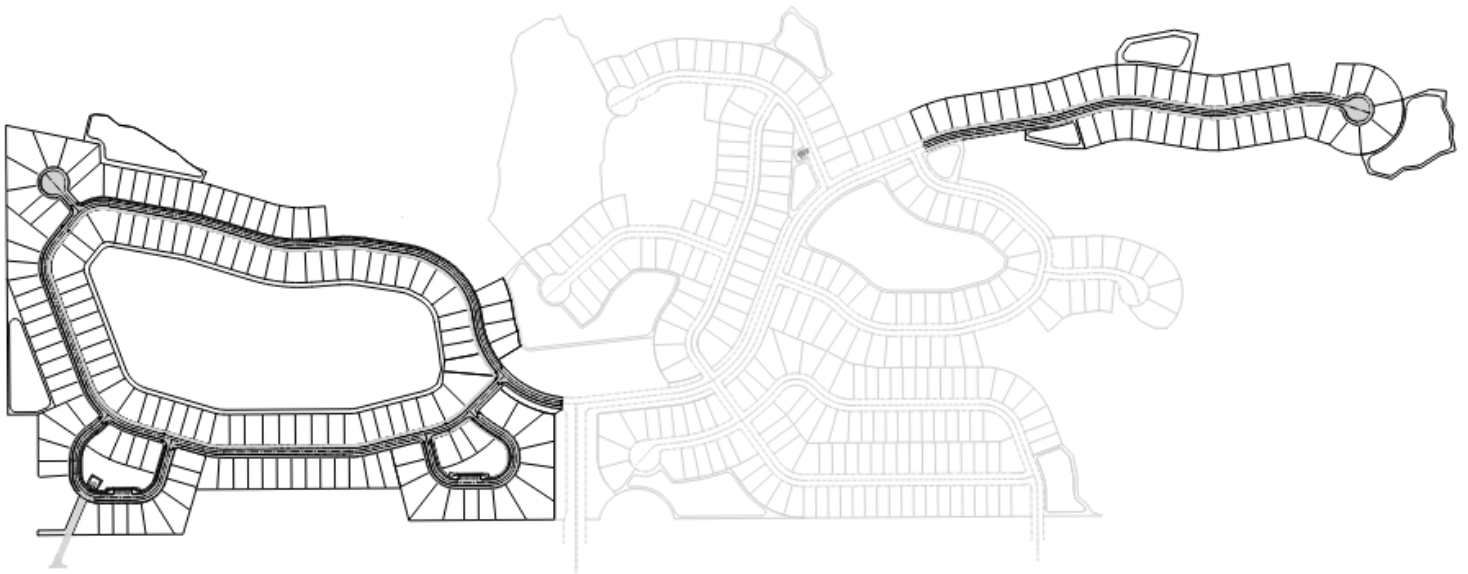
Ken Belshe

c. POINT OF CONTACT TELEPHONE NUMBER

386-986-2411

33. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Engineer of Record for complete design and permitting of 421 unit CDD residential subdivision. Provided all aspects of oversight and design. Provided Certified Engineer's Report including cost estimating for Palm Coast Park Community Development District (CDD).



34. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Alliant Engineering, Inc.	Jacksonville, FL	Project Engineer
b.	Alliant Florida, Inc.	Jacksonville, FL	Land Surveying
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT
(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER
3

21. TITLE AND LOCATION *(City and State)*
Bunnell Westside Sewer Improvements - Phase 1, Bunnell, FL

22. YEAR COMPLETED
 PROFESSIONAL SERVICES **2020**
 CONSTRUCTION *(If applicable)* **2020**

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER
City of Bunnell

b. POINT OF CONTACT NAME
Dustin Vost

c. POINT OF CONTACT TELEPHONE NUMBER
386.437.7515

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Alliant prepared and submitted a St. Johns River Water Management District REDI Grant Application on behalf of the City of Bunnell, FL. The application was ranked #1 by the SJRWMD. The project consisted of sanitary sewer CIPP lining, lift station upgrades, and regional storm sewer and swale improvements to address ongoing flooding issues in this Deen Road neighborhood.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Alliant Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, FL	(3) ROLE Project Engineer
b.	(1) FIRM NAME Alliant Florida, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, FL	(3) ROLE Land Surveying
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

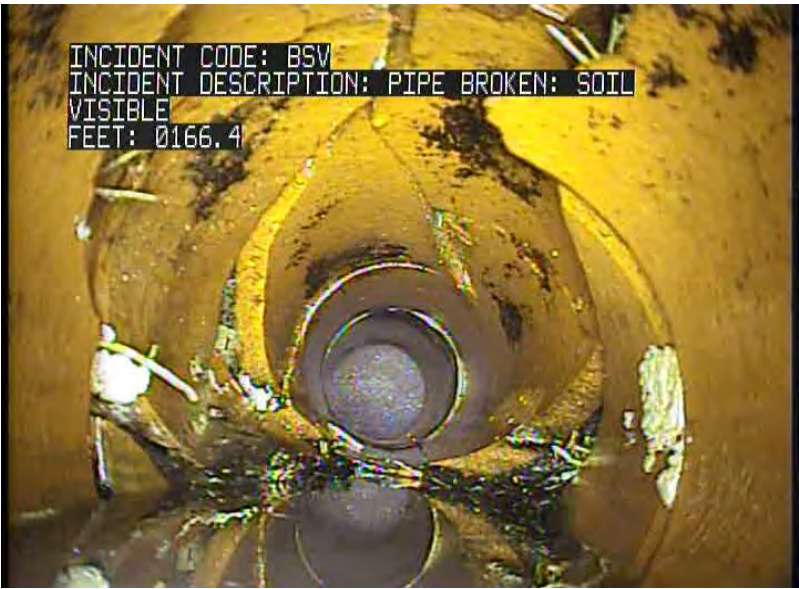
F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 4
21. TITLE AND LOCATION <i>(City and State)</i> Flagler Beach Slip Lining Rehab, Flagler Beach, FL		22. YEAR COMPLETED PROFESSIONAL SERVICES 2020 CONSTRUCTION <i>(If applicable)</i> 2020

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER City of Flagler Beach	b. POINT OF CONTACT NAME Lee Richards	c. POINT OF CONTACT TELEPHONE NUMBER 386-517-2000 ext. 248
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Alliant prepared and submitted a St. Johns River Water Management District REDI Grant Application on behalf of the City of Bunnell, FL. The project was funded by the SJRWMD and Alliant performed a 1.1-mile route survey along SR 100 (Moody Blvd) in the City of Bunnell from Grand Reserve Parkway to North Palmetto Street. This required deed research for all adjacent properties along the route including FDOT right-of-way. Alliant also prepared design and bid Documents for a reclaimed water main.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Alliant Engineering, Inc.	Jacksonville, FL	Project Engineer
b.	Alliant Florida, Inc.	Jacksonville, FL	Land Surveying
c.			
d.			
e.			
f.			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT
 (Present as many projects as requested by the agency, or 10 projects, if not specified.
 Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER
5

21. TITLE AND LOCATION (City and State)
Sweetgrass Apartments (Phase 1) Enhanced Landscape

22. YEAR COMPLETED
PROFESSIONAL SERVICES 2023
CONSTRUCTION (If applicable) NA

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER
Sweetgrass Acquisition LLC

b. POINT OF CONTACT NAME
Ron Buckley

c. POINT OF CONTACT TELEPHONE NUMBER
904-247-5334

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

Sweetgrass is a 150 Acre Master Planned Development located in St. Mary's Georgia for Tierra Linda Development, LLC. Sweetgrass consists of 312 class A multifamily units, 194 townhomes, 143 single family homes, and 212,600 SF of commercial. Working in collaboration with the client, architect, and interior designer, the Sweetgrass project will end up as home to almost 650 families in walkable, mixed-use neighborhoods that provide not only housing but places for working, shopping, recreation, and civic engagement. My team's services included project management for the design of the enhanced landscape, irrigation, neighborhood clubhouse amenity area which included the clubhouse pool deck, shade structures, outdoor kitchen, landscape architecture, hardscape, site electrical engineering (managed sub), mail kiosk, design of the neighborhood entry monument, security gate, dog park and all site civil design with permitting.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Alliant Engineering, Inc.	Jacksonville, FL	Project Engineer
b.	Alliant Florida, Inc.	Jacksonville, FL	Land Surveying
c.			
d.			
e.			
f.			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 6
21. TITLE AND LOCATION <i>(City and State)</i> Trout Creek Community Development District, St. Augustine, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2023	CONSTRUCTION <i>(If applicable)</i> NA

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Trout Creek CDD	b. POINT OF CONTACT NAME Melissa Dobbins	c. POINT OF CONTACT TELEPHONE NUMBER 904.436.6270
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

ECS completed an Arboriculture Assessment for the landscape tree decline predominantly live oaks with a few magnolias. ECS understood the trees started to decline approximately two years after they were planted. ECS scope of work included assessing the current condition of landscaping trees along Shearwater Parkway, determine whether conditions require removal and recommend an appropriate course of action for remediation. Investigative methods used were visual inspection of roots and tree, soil ph and nutrient analysis, root excavation, general leaf density analysis, irrigation water ph testing and bulk density testing of the soil.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME ECS Florida, LLC	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, FL	(3) ROLE Environmental
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 7
21. TITLE AND LOCATION <i>(City and State)</i> Tapestry Westland Village	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2018-2019	CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Arlington Properties	b. POINT OF CONTACT NAME Trey Barnes	c. POINT OF CONTACT TELEPHONE NUMBER (205) 397-6834
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The subject project is located at the intersection of Collins Road at Plantation Bay Drive in Jacksonville, Florida. This task order included performing a geotechnical exploration, laboratory testing program, and engineering analysis to assist the design team with the design of the twelve 3-story residential buildings, a single-story clubhouse, lift station, pool, and dog park.

Our analysis included providing recommendations for the construction of shallow foundations and a wet well structure.

FIELD EXPLORATION PROGRAM

Borings: 16 SPT, 16 Hand Augers
 Total Feet: 533 LF (9 SPT to 30 feet, 4 SPT to 20 feet, 1 SPT to 32 feet, 1 SPT to 25 feet, 5' sampling intervals) (16 6 foot Hand Augers 1 foot sampling intervals)
 Samples: 223

LABORATORY TESTING PROGRAM

Index Testing: 26 samples
 26 -200, 26 MC, 4 OC, 4 AL

Contract Value: \$12,000

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Meskel & Associates	Jacksonville, FL	Geotechnical Services
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

Alliant Engineering, Inc. (Alliant) is a local and highly experienced engineering firm that is perfectly suited to provide professional services from the RFQ. We are not only highly qualified, but we also have an intricate knowledge of the infrastructure challenges within smaller municipalities. Brice Nelson, PE will serve as the Project Manager and will be the CDD's main point of contact while Mr. Curt Wimpée, PE will serve as Alliant's Quality Manager. As Project Manager, Brice will be handling the District Meetings and managing the construction/engineering services.

Alliant's proposed team of professionals provides the CDD with a comprehensive understanding and approach to meet (and exceed) the CDD's objectives and goals. Our corporate mission to build better communities with excellence and passion is evident within our culture and separates us from the rest.

As part of our program for other similar clients, we have developed an internal Quality Management Plan (QMP) that defines how our team will provide quality in delivering services to the CDD. As Project Manager, Brice will ensure that the process is followed for every major deliverable and milestone. Alliant's experience with the quality control process has shown that it must be part of the everyday

Alliant Engineering, Inc.'s corporate office is located in Minneapolis, MN.

Alliant's teaming partner Meskel & Associates Engineering (MAE) is a certified Woman-owned DBE and JSEB based in Jacksonville, FL, with additional offices in Lake City and Tampa. They specialize in geotechnical engineering, drilling, and laboratory testing services. MAE's certifications are included at the end of the form.

Alliant is dedicated to client satisfaction. To this end, we regularly assess our workload and plan for growth by keeping our staff level above our immediate needs. This enables us to keep quality and responsiveness at the highest level. As a Principal of Alliant and a member of our core team, Mr. Wimpée can allocate the support staff and resources to easily meet project schedules.

Alliant project managers meet each week to discuss current workload and staffing needs. We maintain a high-level project design schedule that tracks the expected level of project commitments per month compared to the available staffing. At our project manager meetings, we discuss project specific needs and upcoming deadlines to determine if the current staffing is appropriate or if changes will be required to ensure that schedules are met.

Exhibit 2 below illustrates the estimated time allotment that each of the key members can contribute at the moment. These percentages will fluctuate from week to week based on external influences, but resources will be concentrated when needed to complete specific tasks or address project needs as critical items dictate.

The Alliant Team has the experience and expertise required to provide high quality professional services to the CDD for this project. We believe the details of our proposal provide the CDD with excellent program value. We would be honored and excited to work with you on this project.

Exhibit 2. Staff Workload and Availability



I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.


31. SIGNATURE

32. DATE

December 4, 2023

33. NAME AND TITLE

Curt Wimpée, PE/Vice President

ARCHITECT-ENGINEER QUALIFICATIONS				1. SOLICITATION NUMBER (If any)		
PART II - GENERAL QUALIFICATIONS <i>(If a firm has branch offices, complete for each specific branch office seeking work.)</i>						
2a. FIRM (OR BRANCH OFFICE) NAME ECS FLORIDA, LLC – Tampa				3. YEAR ESTABLISHED 2012		4. UNIQUE ENTITY IDENTIFIER MNVJKQ85HFG3
2b. STREET 4524 N. 56 th Street				5. OWNERSHIP		
2c. CITY Tampa				2d. STATE Florida		2e. ZIP 33610
6a. POINT OF CONTACT NAME AND TITLE Rey Ruiz, PE, SI – Branch Manager				a. TYPE Limited Liability Company		
6b. TELEPHONE NUMBER 813-302-1644				6c. E-MAIL ADDRESS RRuiz1@ecslimited.com		
8a. FORMER FIRM NAME(S)				8b. YR. ESTABLISHED		8c. UNIQUE ENTITY IDENTIFIER
9. EMPLOYEE BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	C. No. of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
2	Administrative	33	6	H11	Housing (Residential, Multi-Family, Apts, Condos)	8
6	Architect	2		H07	Highways, Streets, Airfield Paving, Parking Lots	7
8	AutoCAD	1		E09	Environmental Impact Studies, Assessments	7
	Construction Materials Manager	10	3	T02	Testing & Inspection Services	6
	Drillers	29	10	C10	Commercial Buildings (low rise), Shopping Centers	6
24	Environmental Scientist	19	4	W01	Warehouses & Depots	5
	Environmental Technician	2		S05	Soils & Geologic Studies, Foundations	4
	Field Technicians	94	17	H10	Hotels, Motels	4
30	Geologist	6	2	O01	Office Buildings, Industrial Parks	4
	Hydrogeologist			I01	Industrial Buildings, Manufacturing Plants	4
36	Industrial Hygiene			E02	Schools & Universities	4
	Lab Manager/Technician	14	4	A06	Airports, Terminals & Hangars, Freight Handling	4
	Professional Engineer	25	6	H09	Hospitals & Medical Facilities	4
48	Project Manager	59	25	P02	Petroleum and Fuel (Storage and Distribution)	3
	Soils Engineer			R04	Recreation Facilities (Parks, Marinas, etc.)	3
				D07	Dining Halls, Clubs, Restaurants	3
				E12	Environmental Remediation	3
				S13	Storm Water Handling & Facilities	3
				H06	Highrise, Air-Rights-Type Buildings	3
				W03	Water Supply, Treatment and Distribution	3
	TOTAL	294	77			
11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (insert revenue index number shown at right)			PROFESSIONAL SERVICES REVENUE INDEX NUMBER			
a. Federal Work			1. Less than \$100,000. 2. \$100,000 to less than \$250,000. 3. \$250,000 to less than \$500,000. 4. \$500,000 to less than \$1 million. 5. \$1 million to less than \$2 million.			
b. Non-Federal Work			6. \$2 million to less than \$5 million. 7. \$5 million to less than \$10 million. 8. \$10 million to less than \$25 million. 9. \$25 million to less than \$50 million. 10. \$50 million or greater.			
c. Total						
3						
9						
9						
12. AUTHORIZED REPRESENTATIVE						
The foregoing is a statement of facts.						
a. SIGNATURE 				b. DATE 11/30/2023		
c. NAME AND TITLE Rey Ruiz, PE, SI – Branch Manager						

ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (if any)

PART II - GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)

2a. FIRM (OR BRANCH OFFICE) NAME ECS FLORIDA, LLC – Jacksonville		3. YEAR ESTABLISHED 2017	4. UNIQUE ENTITY IDENTIFIER MNVJKO85HFG3
2b. STREET 11554 Davis Creek Court		5. OWNERSHIP	
2c. CITY Jacksonville	2d. STATE Florida	2e. ZIP 32256	a. TYPE Limited Liability Company
6a. POINT OF CONTACT NAME AND TITLE Joey Broussard, PE – Vice President		b. SMALL BUSINESS STATUS N/A	
6b. TELEPHONE NUMBER 904-880-0960	6c. E-MAIL ADDRESS JBroussard@ecsilimited.com	7. NAME OF FIRM (if block 2a is a branch office) ECS Florida, LLC	

8a. FORMER FIRM NAME(S)		8b. YR. ESTABLISHED 1988	8c. UNIQUE ENTITY IDENTIFIER 87-718-2006
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9. EMPLOYEE BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS			
a. Function Code	b. Discipline	C. No. of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)	
		(1) FIRM	(2) BRANCH				
2	Administrative	33	16	H11	Housing (Residential, Multi-Family, Apts, Condos)	8	
6	Architect	2		H07	Highways, Streets, Airfield Paving, Parking Lots	7	
8	AutoCAD	1	1	E09	Environmental Impact Studies, Assessments	7	
	Construction Materials Manager	10	5	T02	Testing & Inspection Services	6	
	Drillers	29	12	C10	Commercial Buildings (low rise), Shopping Centers	6	
24	Environmental Scientist	19	6	W01	Warehouses & Depots	5	
	Environmental Technician	2	1	S05	Soils & Geologic Studies, Foundations	4	
	Field Technicians	94	33	H10	Hotels, Motels	4	
30	Geologist	6	1	O01	Office Buildings, Industrial Parks	4	
	Hydrogeologist			I01	Industrial Buildings, Manufacturing Plants	4	
36	Industrial Hygiene			E02	Schools & Universities	4	
	Lab Manager/Technician	14	6	A06	Airports, Terminals & Hangars, Freight Handling	4	
	Professional Engineer	25	8	H09	Hospitals & Medical Facilities	4	
48	Project Manager	59	8	P02	Petroleum and Fuel (Storage and Distribution)	3	
	Soils Engineer			R04	Recreation Facilities (Parks, Marinas, etc.)	3	
				D07	Dining Halls, Clubs, Restaurants	3	
				E12	Environmental Remediation	3	
				S13	Storm Water Handling & Facilities	3	
				H06	Highrise, Air-Rights-Type Buildings	3	
				W03	Water Supply, Treatment and Distribution	3	
TOTAL		294	97				

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (insert revenue index number shown at right)		PROFESSIONAL SERVICES REVENUE INDEX NUMBER			
a. Federal Work		1.	Less than \$100,000.6.	\$2 million to less than \$5 million	
b. Non-Federal Work		2.	\$100,000 to less than \$250,000.7.	\$5 million to less than \$10 million	
		3.	\$250,000 to less than \$500,000.8.	\$10 million to less than \$25 million	
		4.	\$500,000 to less than \$1 million.9.	\$25 million to less than \$50 million	
c. Total		5.	\$1 million to less than \$2 million.10.	\$50 million or greater	

12. AUTHORIZED REPRESENTATIVE
The foregoing is a statement of facts.

a. SIGNATURE

b. DATE

11/30/2023

c. NAME AND TITLE
Joey Broussard
Joey Broussard, PE – Subsidiary Regional Vice President

State of Florida

Woman Business Certification

Meskel & Associates Engineering, PLLC

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:

05/04/2023 to 05/04/2025



J. Todd Inman
Florida Department of Management Services





TISONS LANDING COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR QUALIFICATIONS (RFQ) FOR ENGINEERING SERVICES FOR THE
TISONS LANDING COMMUNITY DEVELOPMENT DISTRICT

SUBMITTED BY:

ATWELL, LLC
111 N. MAGNOLIA AVE., SUITE 1350, ORLANDO, FLORIDA 32801
LARRY RAY, PE
407.399.9615



DECEMBER 5, 2023



December 5, 2023

Governmental Management Services, LLC
District Managers Office
475 West Town Place, Suite 114
St. Augustine, Florida
Orlando, Florida, 32092

RE: Atwell, LLC Qualifications
Engineering Services for Tisons Landing Community Development District

Dear Mr. McGaffney:

In response to your Request for Qualifications, Atwell, LLC ("Atwell") is pleased to submit our qualifications to be considered for Engineering Services for the Tisons Landing Community Development District located within the St. Augustine, Florida.

Atwell has assembled a team of experienced engineers, planners and landscape architects with many years of experience working on land development projects in the city of St. Augustine and throughout Florida. The team includes Atwell engineers and RVi Planning + Landscape Architecture (RVi) planners and landscape architects.

The team will be led by Larry T. Ray, P.E., who has been involved in numerous CDD/DRI contracts in the state of Florida. His experience includes planning/zoning, design, permitting, construction phase services and serving as CDD Engineer on the following projects:

- Orlando International Airport
- Airport International Park at Orlando
- Meadow Woods Residential PD
- Jetport Industrial Park
- East Park Mixed Use PD/CDD (Served as CDD Engineer)

Larry will have the full support of a team of Design Engineers with over 40 years of design, permitting and construction experience. He will also be supported by Florida licensed, Project Manager, Brian Cassidy, PE, who brings more than 20 years of engineering experience.

Jack Caldwell, PLA, will support the team with all planning and landscape architecture design and permitting, and irrigation design tasks. Jack has more than 13 years of Florida experience supporting a variety of public and private clients. His projects include:

- Center Lake Ranch, Osceola County, FL
- Farm at Varrea Amenity and Hardscape, Plant City, FL
- Westview, Osceola County, FL

Our team of engineers, planners and landscape architects have the expertise and experience to assist the Tisons Landing Community Development District through the process of establishing the District, providing documents required to sell the municipal bonds, design, permitting, construction phase services and representing the District at Board meetings or other meetings to assist the District Manager.

Atwell thanks you for opportunity to work with you and your team. We have the staff available and are prepared to begin immediately if selected and look forward to being a valued member of your team. Please do not hesitate to contact me at 407.399.9615 if you have any questions.

ATWELL

A handwritten signature in blue ink, appearing to read 'Larry Ray', is positioned above the typed name.

Larry Ray, PE
Senior Project Manager
Phone: 407.399.9615
lray@atwell-group.com

FIRM OVERVIEW

ATWELL, LLC

A LEGACY SPANNING
MORE THAN 100 YEARS

FULL-SERVICE
CONSULTING,
ENGINEERING &
CONSTRUCTION
SERVICES FIRM

1400+ EMPLOYEES

150+ LICENSED PROFESSIONALS

OUR MARKETS



REAL ESTATE & LAND DEVELOPMENT

Residential
Commercial
Community



POWER & ENERGY

Power Generation
Transmission & Power Delivery
Battery Storage



OIL & GAS

Midstream
Exploration & Production
Transmission & Distribution
Energy Transition & Emissions Reduction

OUR SERVICES



LAND SOLUTIONS



GIS MAPPING



PLANNING/LANDSCAPE
ARCHITECTURE



ENVIRONMENTAL &
NATURAL RESOURCES



SURVEY



ENGINEERING



PROGRAM
MANAGEMENT

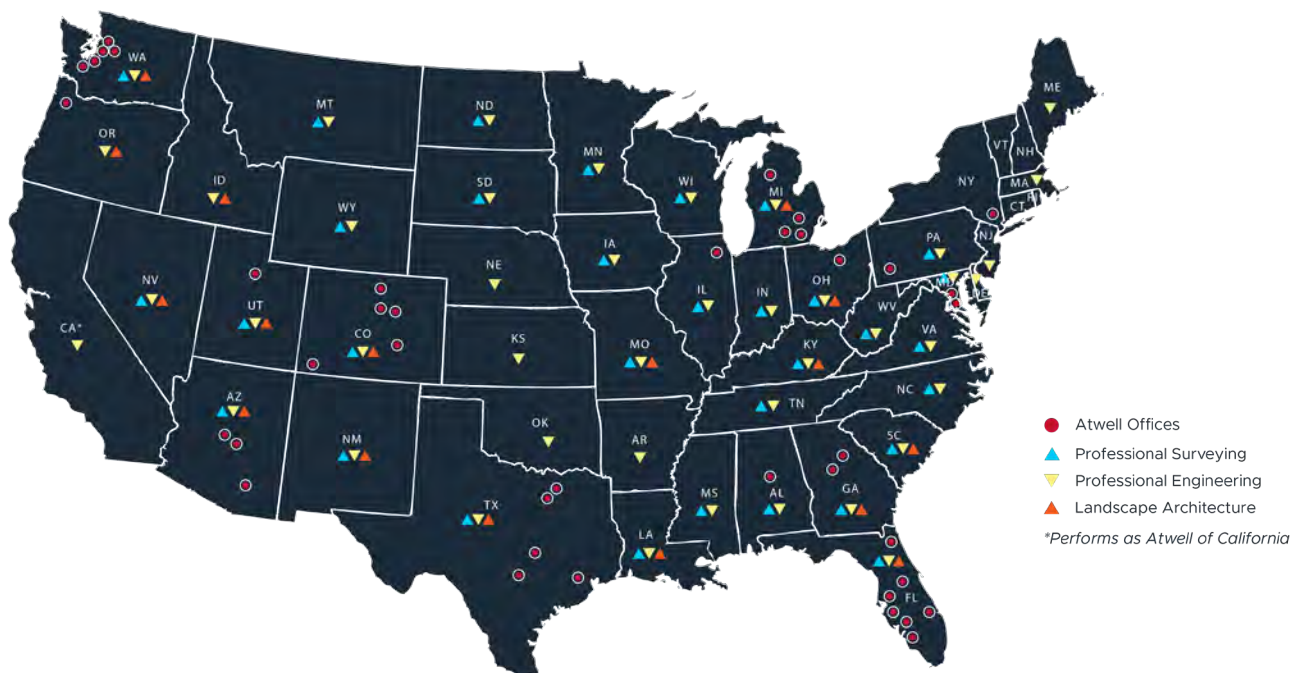


CONSTRUCTION
SERVICES

NATIONAL REACH, LOCAL PRESENCE

Atwell offers clients access to a national development consulting platform of over 30 offices throughout the United States. We dedicate teams of specialists to the evolving needs of the Real Estate and Land Development, and Energy markets.

Atwell's teams are comprised of industry leaders in their dedicated market, which include engineers, planners, land surveyors, environmental specialists, construction managers, and other professionals. Clients receive the benefits of numerous teams throughout the organization via a single point of contact. Atwell can provide local knowledge and leverage our local relationships, as well as national knowledge of industry best practices, current trends, and policies.



ARCHITECT-ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION (City and State)	
Tisons Landing Community Development District	
2. PUBLIC NOTICE DATE	3. SOLICITATION OR PROJECT NUMBER
	Request for Qualifications for Engineering Services

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE		
Larry Ray, PE - Senior Project Manager		
5. NAME OF FIRM		
Atwell, LLC		
6. TELEPHONE NUMBER	7. FAX NUMBER	8. E-MAIL ADDRESS
407.743.3524		lray@atwell-group.com

C. PROPOSED TEAM

(Complete this section for the prime contractor and all key subcontractors.)

	PRIME	JV	SUBCONTRACTOR	9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
a.	X			Atwell, LLC <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	111 N. Magnolia Ave. Ste. 1350 Orlando, FL 32801	District Engineer, Senior Project Manager
b.			X	RVi Planning + Landscape Architecture <input type="checkbox"/> CHECK IF BRANCH OFFICE	130 S Orange Avenue Suite 200B Orlando, Florida 32801	Planning, Landscape Architecture
c.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
d.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
e.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
f.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
g.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

Attached, please see Section H)



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME		13. ROLE IN THIS CONTRACT		14. YEARS EXPERIENCE	
David Gastel, PE		Director		a. TOTAL	b. WITH CURRENT FIRM
				17	3
15. FIRM NAME AND LOCATION (City and State)					
Atwell, LLC - Orlando, Florida					
16. EDUCATION (DEGREE AND SPECIALIZATION)			17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)		
Bachelor of Science | Florida State University Civil and Environmental Engineering			Registered Professional Engineer: Florida, North Carolina		
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)					
Leed AP BD+C Central Florida Young Professionals Advisory Council					
19. RELEVANT PROJECTS					
a.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	Hudson Acres Apartments, Orlando, FL		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			EOR		Under Construction
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm				
This is a 320 units multifamily development that is market rate. It included a trail amenity with pool and tot lot. This is located near the intersection of Kirkman Road and Old Winter Garden Road.					
b.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	District West Apartments, Orlando, FL		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			EOR		Under Construction
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm				
This is a 247 unit multifamily development that is workforce housing located at the intersection of John Young Parkway and W.D. Judge Road. I permitted master plan development with the City of Orlando.					
c.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	Goldenrod Townhomes, Orlando, FL		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			EOR		N/A
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm				
This was a townhome development that we rezoned from single family to townhome including a complete plan change.					
d.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	Horizon West Village, Orlando, FL		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			EOR		Under Construction
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm				
This was a single family development near Horizon West off of Hartzog Road. It included roughly 60 single family units with all associated infrastructure.					
e.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	Collegiate Village Student Housing, Orlando, FL		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			EOR		Under Construction
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm				
This is a student housing development for 1,600 beds at UCF near the intersection of University Blvd and Alafaya Trail. It included the redevelopment of a parcel as well as a new retail plaza and a rebuilding of an existing street.					



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME		13. ROLE IN THIS CONTRACT		14. YEARS EXPERIENCE	
Larry Ray, PE		Senior Project Manager/POC		a. TOTAL	b. WITH CURRENT FIRM
				43	3
15. FIRM NAME AND LOCATION (City and State)					
Atwell, LLC - Orlando, Florida					
16. EDUCATION (DEGREE AND SPECIALIZATION)			17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)		
Bachelor of Science | University of Florida Civil Engineering			Registered Professional Engineer: Florida		
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)					
N/A					
19. RELEVANT PROJECTS					
a.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	Osceola Turf Club DRI, Osceola County, FL		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm				
Lead Civil Engineering Consultant for this 1,700+ acre development of Regional Impact, zoned as a planned development. Project included rezoning through Osceola County and permitting through South Florida Water Management District					
b.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	East Park PD/CDD, Orlando, FL		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			2020		2020
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm				
Prepared, submitted, and processed all planning and construction documents and permit applications for development of 400+/- acre project. Prepared and certified all development costs to allow approval and sale of all CDD bonds. Provided construction phase services to the CDD reviewing construction process and approval of all pay applications for processing and payment. Prepared for and attended monthly board meetings. Role: Lead Civil Engineer/CDD Engineer Cost: \$ N/A					
c.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	Isleworth, Windermere, FL		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			EOR		
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm				
Project Manager and EOR for 900+ acre luxury residential development, including an Arnold Palmer designed and constructed private golf course, located on the shore of the Butler Chain of Lakes. As engineer of record was responsible for design, permit coordination and construction permitting through Orange County and the South Florida Water Management District					
d.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	Orlando International and Executive Airports, Orlando, FL		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm				
conceptual design/final CDs, engineering reports, cost estimates, schedules, specifications, permit applications and RAI responses, bid/award services, CA and inspection, DRI's, EA/EIS documentation, and review of others' designs. Accordance w/federal, state & local design standards as appropriate for roadway, stormwater or airfield related assignments. Permitting through City of Orlando, ECFRPC, SJRWMD and SFWMD, FDEP, Florida Fish and Wildlife Conservation Commission, FDOT, U.S. ACOE, U.S. Fish and Wildlife, FAA, and the U.S. EPA. Continuing Civil Engineer and Member of General Consultant Team					



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME		13. ROLE IN THIS CONTRACT		14. YEARS EXPERIENCE	
Brian Cassidy		Project Manager		a. TOTAL	b. WITH CURRENT FIRM
				21	2
15. FIRM NAME AND LOCATION (City and State)					
Atwell, LLC - Jacksonville, Florida					
16. EDUCATION (DEGREE AND SPECIALIZATION)			17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)		
<ul style="list-style-type: none"> ▪ Bachelor of Science, Civil Engineering University of North Florida 			Registered Professional Engineer: Florida		
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)					
Certifications <ul style="list-style-type: none"> ▪ Georgia Soil and Water Conservation Commission (GSWCC) – Certified Design Professional 					
19. RELEVANT PROJECTS					
a.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	Myakka Pines Residential Subdivision, Myakka, FL		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input type="checkbox"/> Check if project performed with current firm			
+/-438AC Residential Subdivision with 29 Stormwater ponds. Led Engineering team and provided engineering support for preparing the SWFWMD ERP Permit submittal for the project					
b.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	Retail Shopping Center & Out Parcels, Jacksonville, FL		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input type="checkbox"/> Check if project performed with current firm			
Project Manager and Engineer of Record for +/-200,000 sf Retail Shopping Center with 7 out parcels. Provided design, permitting and construction administration services for the project					
c.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	Daniels Mixed-Use Center, Ft. Myers, FL		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input type="checkbox"/> Check if project performed with current firm			
+/-65AC Mixed-use subdivision. Led Engineering team and provided engineering support for the preparation of SFWMD ERP Permit submittal for the project					
d.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	Durbin Retail Center, St. John's County, FL		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input type="checkbox"/> Check if project performed with current firm			
Oversight Engineer / Peer Reviewer for +/-200,000sf Retail Building for National client. Responsible for plan design reviews, permitting reviews and ensuring compliance with Client standards. Provided Construction Administration services for the Client					



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME		13. ROLE IN THIS CONTRACT		14. YEARS EXPERIENCE	
Damon Parrish, PE		Project Engineer		a. TOTAL	b. WITH CURRENT FIRM
				19	3
15. FIRM NAME AND LOCATION (City and State)					
Atwell, LLC - Orlando, Florida					
16. EDUCATION (DEGREE AND SPECIALIZATION)			17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)		
Bachelor of Science | University of South Florida Civil Engineering			Registered Professional Engineer: Florida		
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)					
ICPR Version 4 Hands-On Training Workshop					
19. RELEVANT PROJECTS					
a.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	Ocala Preserve/Ocala Preserve Community Development District, Ocala, FL		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			EOR		
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm				
Project Manager, Engineer of Record, and CDD Engineer for this master development, which is planned to consist of 1,769 residential lots at full buildout. As the CDD Engineer, Damon oversees the District's acquisition of all engineering-related items such as stormwater management ponds, water and sewer utilities, and professional services					
b.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	Ridge at Heath Brook / Ridge at Heath Brook Community Development District		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			EOR		
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm				
Project Manager, Engineer of Record, and CDD Engineer for this master development, which is planned to consist of 391 residential lots at full buildout. As the CDD Engineer, Damon oversees the District's acquisition of all engineering-related items such as stormwater management ponds, water and sewer utilities, roadways, hardscape, landscape, irrigation, street lighting, and recreational amenities					
c.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	The Stables, Ocala, FL		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			EOR		
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm				
Project Manager and Engineer of Record for a 250-townhome development including the design and permitting of the stormwater management system, floodplain impacts, and master utility system					



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Tracy Birch, PSM	13. ROLE IN THIS CONTRACT Project Surveyor	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
		38	2

15. FIRM NAME AND LOCATION (City and State)

Atwell, LLC - Orlando, Florida

16. EDUCATION (DEGREE AND SPECIALIZATION) 17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)

Associate of Science, Land Surveying Technology, Valencia College	Florida Professional Surveyor and Mapper
---	--

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

Training/Safety: M.O.T. - Maintenance of Traffic

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
a.	Florida Power and Light (FPL), FL	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm		
	Large Scale Project 200-5000 acres, Boundary, Topo, LiDAR, Photographic Mapping and Construction Design		
b.	Deseo Grande Phase 1, Orlando, FL		
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm		
	Construction of 5 story apartment complex and parking garage		
c.	Deseo Grande Phase 2, Orlando, FL		
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm		
	Boundary, Topo and ALTA survey for construction design		



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Jack Caldwell, PLA	13. ROLE IN THIS CONTRACT Senior Director of Landscape Architecture	14. YEARS EXPERIENCE	
		a. TOTAL 13	b. WITH CURRENT FIRM 13

15. FIRM NAME AND LOCATION (City and State)

RVi Planning + Landscape Architecture (Orlando, FL)

16. EDUCATION (DEGREE AND SPECIALIZATION)

Bachelor of Landscape Architecture, University of Florida

17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)

Professional Landscape Architecture, Florida No. 6667214

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

Jack has more than 13 years of experience in landscape architecture, and has served as a director and lead project manager for a variety of residential, institutional, streetscape, and commercial projects for a diverse array of public and private clientele. Throughout his career, Jack has been involved with various scales of land planning, site design, urban connectivity studies, community revitalization projects, and the preparation of commercial and residential landscape and hardscape design.

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
a.	Center Lake Ranch (Osceola County, FL (St. Cloud area))	2021	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	Project Director for Landscape Architecture on three phases of single-family residential (2021 - present) within this 2,000-acre mixed-use community. Jack and his team are serving two homebuilder clients, Taylor Morrison and M/I Homes, on three communities that include 300, 500, and 300 home lots each. Jack has led the design of all landscape and hardscape enhancements, neighborhood arrival monumentation, streetscape design, amenities and parks, open space, and presentation graphics.		
b.	Farm at Varrea Amenity and Hardscape (Plant City, FL)	2020	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	Senior Landscape Architect that coordinated permit landscape drawings and enhanced hardscape and landscape construction documents, conceptual theming design, design development, and worked with the City and team of consultants to establish wayfinding and monument hierarchy. This master-planned community with single-family residential will offer up to 1,200 units over approximately 400 acres.		
c.	Westview (fka Solitiva Grande) (Osceola County, FL)	2019	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	Senior Landscape Architect and contributing Planner who has helped establish zoning and entitlements for over 5,100 residential units spread across multiple phases for this master-planned 2,500-acre development.		
d.	Esplanade Naples Golf & Country Club (Collier County, FL)	2019	2022
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	Jack assisted with master planning efforts and preliminary golf course routing for this active-lifestyle master planned community located in Naples. The Tuscan-themed design includes a comprehensive system of trails, incorporating more than 11 miles of trails made up of a five+ mile loop trail, fitness trails, and wilderness trails. The program also incorporates sidewalks and linear parks into a network around the centralized resort-style amenity center. The amenity campus offers a blend of uses, including a wellness facility with resort pool, poolside Bahama bar, golf and tennis pro shop, golf course, golf practice facility and aqua range, sports courts, dog park, and multi-use event lawn. Jack also assisted with evaluation of existing conditions, tree preservation coordination, and golf course planting design through construction documentation and all associated construction related services.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Robert Bias, PLA	13. ROLE IN THIS CONTRACT Project Director - Landscape Architecture	14. YEARS EXPERIENCE	
		a. TOTAL 13	b. WITH CURRENT FIRM 3

15. FIRM NAME AND LOCATION (City and State)

RVi Planning + Landscape Architecture (Orlando, FL)

16. EDUCATION (DEGREE AND SPECIALIZATION)

Bachelor in Landscape Architecture, University of Florida, University of Florida,

17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)

Professional Landscape Architecture, Florida No. 6667302

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

Robert has 13 years of experience in landscape architecture, and has served as a senior landscape architect and project manager for a variety of residential, hospitality, multi-family, theme park, and public park projects for a diverse array of public and private clientele. During his career, Robert has prepared commercial and residential landscape and hardscape design plans through construction documents, been involved with various scales of land planning, conceptual site design and 3D renderings.

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
a.	Colbert Landings (Palm Coast, FL)	2022	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	Project Director/Project Manager for the design development and construction documents of the coastal community, Colbert Landings amenity, entry monumentation, and model centers. Robert has overseen the staff design of landscape, hardscape, and amenity enhancement plans including 3D visioning. This includes full construction documents, consultant management, and associated construction related services.		
b.	Center Lake Ranch (Osceola County, FL (St. Cloud area))	2021	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	Project Manager for Landscape Architecture on three phases of single-family residential (2021 - present) within this 2,000-acre mixed-use community. Robert and his team are serving two homebuilder clients, Taylor Morrison and M/I Homes, on three communities that include 300, 500, and 300 home lots each. Robert has overseen the staff design of landscape and hardscape enhancement plans, produced full construction documents, and managed client relations for two homebuilders that are eager to deliver a newly built product to the St. Cloud market as soon as possible.		
c.	Farm at Varrea Amenity and Hardscape (Plant City, FL)	2020	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	Project Director/Project Manager for this master-planned community with single-family residential that will offer up to 1,200 units over approximately 400 acres. Robert has overseen the staff design of landscape, hardscape, and amenity enhancement plans. This includes client coordination, full construction documents, and associated construction related services.		
d.	Westview (fka Solitiva Grande) (Osceola County, FL)	2019	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	Project Director/Project Manager for the visioning and landscape architecture for this 2,500-acre master planned community. The master plan includes 5,000 housing units, two public school sites, a large regional park and connected trails system, five retail hubs and a mixed-use commercial town center. RVi coordinated closely with traffic engineers and County officials for planning around the intersection to ensure visibility due to grade change of the roadway, proper buffering and stormwater management. Robert has overseen the staff design of landscape, hardscape, and amenity enhancement plans. This includes monumentation design, presentation graphics, and full construction documents.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
James Abney, LI	Senior Irrigation Designer	a. TOTAL	b. WITH CURRENT FIRM
		35	2

15. FIRM NAME AND LOCATION (City and State)

RVi Planning + Landscape Architecture (Bonita Springs, FL)

16. EDUCATION (DEGREE AND SPECIALIZATION)

N/A

17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)

Licensed Irrigator, Texas No. LI0005636

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

With over 35 years of professional irrigation design experience, James brings a wealth of expertise to the RVi team. His extensive background includes 20 years as an Irrigation Association Certified Landscape Irrigation Auditor, where he honed his skills and developed an advanced understanding of complex and unique irrigation design challenges. He specializes in various facets of irrigation design, such as system scheduling, applications management, construction observation, and suitability assessments for irrigation auditing procedures. James has worked on a variety of residential, multi-family, and public park projects, as well as athletic field complexes for a variety of public and private clients. He is currently researching Evapotranspiration Rates and crop values throughout the USA, Caribbean, and other international regions so that RVi can provide a reliable source of information available for irrigation water use and conservation calculations. His wealth of experience makes him an invaluable asset in tackling even the most intricate irrigation projects.

19. RELEVANT PROJECTS

a.	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	Skye Ranch (Sarasota, FL)	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
		2022	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	Lead Irrigation Designer for this vibrant residential community that boasts a rich array of amenities, including a community park adorned with two full-size soccer fields and two full-size softball fields. Skye Ranch's community park offers residents a wealth of recreational spaces and harmonious natural buffers, creating an inviting and thriving community.		
b.	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	Lorraine Road Phase II Betterment Plan (Sarasota, FL)	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
		2022	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	Lead Irrigation Designer for this project that aimed to develop a comprehensive schematic design plan that not only enhanced the road but also optimized water usage. The result is a thoughtful and sustainable blueprint that not only improves Lorraine Road but also offers users delightful transition areas to appreciate.		
c.	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	Bluebonnet HH (Austin, TX)	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
		2015	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	James was the Lead Irrigation Designer responsible for the irrigation design of internal streetscapes and parks for this residential community.		
d.	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	San Gabriel Park, Phase 3 (Georgetown, TX)	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
		2014	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	James provided irrigation design for a large expansive multi-use turf area that only had access to a limited source. With the introduction of reuse water service, RVi created a suitable activation schedule without being impacted by current 1-day per week restrictions.		
e.	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	Pine Acre Trails (Montgomery, TX)	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
		2015	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	James was the Lead Irrigation Designer responsible for the irrigation design of internal streetscapes and parks for this residential community.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Charlie Rittenhouse	13. ROLE IN THIS CONTRACT Designer	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
		2	2

15. FIRM NAME AND LOCATION (City and State)

RVi Planning + Landscape Architecture (Orlando, FL)

16. EDUCATION (DEGREE AND SPECIALIZATION) 17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)

Bachelor of Landscape Architecture,
University of Georgia

N/A

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

Charlie has over two years of Landscape Architecture experience and works as a staff designer at RVi. Over the course of his career, he has worked on schematic design and design development for permit landscape sets and construction documentation for a variety of commercial, multifamily, and residential projects.

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
a.	Colbert Landings (Palm Coast, FL)	2022	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	Staff designer for the design development and construction documents of the coastal community, Colbert Landings amenity, entry monumentation, and model centers. Charlie has assisted in the development of landscape, hardscape, and amenity enhancement plans, including full construction documentation.		
b.	Center Lake Ranch (Osceola County, FL (St. Cloud area))	2021	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	Designer for Landscape Architecture on three phases of single-family residential within this 2,000-acre mixed-use community. Charlie and his team are serving two homebuilder clients, Taylor Morrison and M/I Homes, on three communities that included 300, 500, and 300 home lots each. Charlie has played a role in developing design development packages showing proposed amenities, producing for permit landscape sets, and developing full construction documentation.		
c.	Farm at Varrea Amenity and Hardscape (Plant City, FL)	2020	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	Designer for this single-family residential master-planned community that will offer up to 1,200 units over approximately 400 acres. Charlie has developed landscape, hardscape, and amenity enhancement plans, including full construction documentation.		
d.	Westview (fka Solitiva Grande) (Osceola County, FL)	2019	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	Designer for the visioning and Landscape Architecture for this 2,500-acre master planned community. The master plan includes 5,000 housing units, two public school sites, a large regional park and connected trails systems, five retail hubs, and a mixed-use commercial town center. RVi worked closely with traffic engineers and county officials for planning around the intersection to ensure visibility due to grade change of the roadway, proper buffering, and stormwater management. Charlie assisted in the creation of a design development package graphically showcasing the proposed amenities and enhancements throughout the project. He also developed for permit landscape sets following local code and assisted in creating full construction documentation sets.		

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)	20. EXAMPLE PROJECT KEY NUMBER - 1
--	---

21. TITLE AND LOCATION (City and State)	22. YEARS COMPLETED	
Currents CDD, Naples, FL	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
	2019-Present	2019-Present

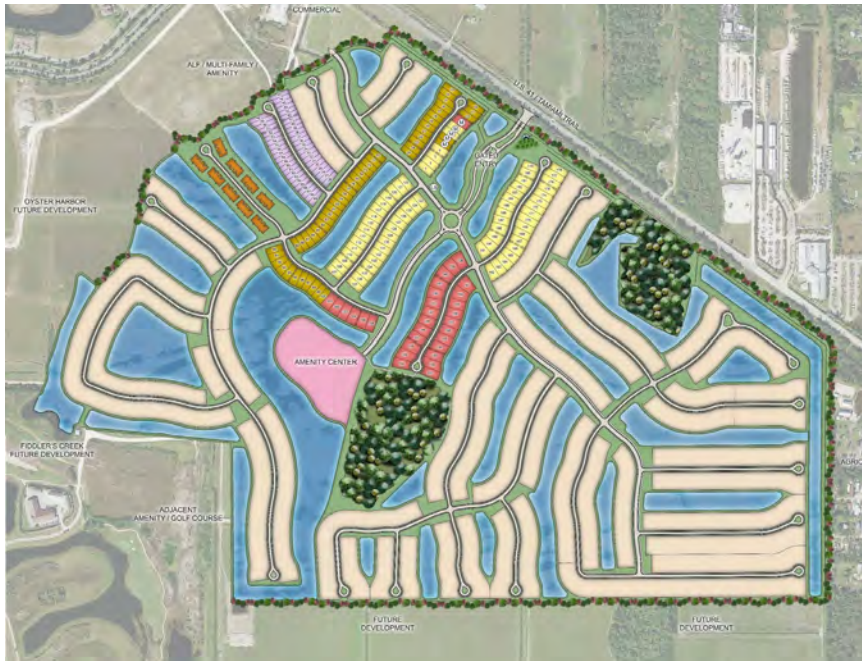
23. PROJECT OWNER'S INFORMATION		
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a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Taylor Morrison of Florida, Inc.	Felipe Gonzalez	239.237.0517

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

Esplanade by the Islands is a 1,250 unit master planned community in Naples, Florida. Atwell, LLC is the Engineer of Record for the design and permitting of the public and private infrastructure for the project, and serves as the District Engineer for the Currents CDD.

The total CIP for the Currents COD includes approximately \$18.5 million of public infrastructure including surface water management, sanitary sewer, potable water, irrigation, exterior landscaping, off-site improvements, environmental preserves, and related design and permitting fees.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
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a.	(1) FIRM NAME Atwell, LLC	(2) FIRM LOCATION (City and State) Bonita Springs, FL	(3) ROLE District Engineer, Engineer of Record (EOR)
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE



F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT
 (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER - 2

21. TITLE AND LOCATION (City and State)		22. YEARS COMPLETED	
Esplanade Lake Club CDD, Fort Myers, FL		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
		2018-Present	2018-Present

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Taylor Morrison of Florida, Inc.	Felipe Gonzalez	239.237.0517

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

Esplanade Lake Club is a 620 unit master planned community in Fort Myers, Florida. Atwell, LLC is the Engineer of Record for the design and permitting of the public and private infrastructure for the project, and serves as the District Engineer for the Esplanade Lake Club Community Development District.

The preliminary CIP for the Esplanade Lake Club COD included approximately \$25 million of public infrastructure including stormwater management system, potable water, sanitary sewer system, ground improvements, environmental/mitigation and public roadway.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Atwell, LLC	Bonita Springs, FL	District Engineer, Engineer of Record (EOR)
b.			
c.			
d.			



F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT
 (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER - 3

21. TITLE AND LOCATION (City and State)		22. YEARS COMPLETED	
Flow Way CDD, Naples, FL		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
		2019-Present	2019-Present
23. PROJECT OWNER'S INFORMATION			

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Taylor Morrison Esplanade Naples, LLC	Felipe Gonzalez	239.237/0517

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

Esplanade Golf and Country Club of Naples is an 1,184 unit development in Naples, Florida. Atwell, LLC was the Engineer of Record for the design and permitting of the public and private infrastructure for the project, and previously served as the District Engineer for the Flow Way COD.

The total CIP for the Flow Way COD includes \$39 million of public infrastructure including surface water management, sanitary sewer, potable water, irrigation, exterior landscaping, off-site improvements, environmental preserves and related design and permitting fees.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Atwell, LLC	Bonita Springs, FL	District Engineer, Engineer of Record (EOR)
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE



F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT
 (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER - 4

21. TITLE AND LOCATION (City and State)		22. YEARS COMPLETED	
East Park PD/CDD, Orlando FL		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
		2020	2020

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
The Pinnacles Company	John Gray, Jr.	(407) 402-9001

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

Civil Engineer responsible for all planning, design, permitting and construction phase services for 500+ acre residential PD. As District Engineer for CDD prepared all Engineering Reports and Cost Documents for Court's approval of issuance of Special Assessment Revenue Bonds. Provided all construction inspections and signed off on all pay request for release of bond funds. Attended monthly meetings and represented CDD board as CDD Engineer. Cost \$15,000,000+



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Larry Ray, PE (Prior Firm)	Orlando, FL	Civil Engineer
b.			
c.			
d.			



F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT
 (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER - 5

21. TITLE AND LOCATION (City and State)		22. YEARS COMPLETED	
Orlando International Airport, 4th Runway/South Terminal Complex, Orlando, FL		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
		N/A	N/A

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Greater Orlando Aviation Authority (GOAA)	Mark Birkebak - Director of Engineering	(407) 825-4058

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

Lead Civil Engineering Consultant for planning and environmental permitting of both the 4th Runway and South Terminal Complex at Orlando International Airport. Civil Engineering Team Member for design and construction of the 4th Runway System. Civil Team Member for Value Engineering of first phases of South Terminal Complex. Cost \$3,000,000,000+



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Larry Ray, PE (Prior Firm)	Orlando, FL	Civil Engineer
b.			
c.			
d.			



F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)	20. EXAMPLE PROJECT KEY NUMBER 6
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21. TITLE AND LOCATION (City and State)	22. YEARS COMPLETED
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Colbert Landings (Palm Coast, FL)	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
	2022	Ongoing

23. PROJECT OWNER'S INFORMATION
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a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Meritage Homes of Jacksonville	Jeff White Director of Development	904.539.7791 jeff.white@meritagehomes.com

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)
--

RVi is providing Landscape Architecture services for the entry, amenity, and model centers within a 293-acre, two phase single-family residential community in Palm Coast.

The amenities include a clubhouse, resort-style pool, pickleball courts, and playground. RVi staff led the design of all landscape and hardscape enhancements for the neighborhood entrance, community amenity features, model centers, and presentation graphics.

RVi is serving two homebuilder clients, Meritage Homes and Taylor Morrison, for the 482 home lot community. RVi digital innovation staff also contributed to the marketing visuals for the entrance and amenity site.

SIZE
293 acres

SCOPE
Landscape Architecture
Amenity Design



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT
--

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	RVi Planning + Landscape Architecture	Orlando, FL	Prime Consultant
b.			
c.			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)	20. EXAMPLE PROJECT KEY NUMBER	
	7	
21. TITLE AND LOCATION (City and State)	22. YEARS COMPLETED	
Center Lake Ranch (Osceola County, FL (St. Cloud area))	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
	2021	Ongoing
23. PROJECT OWNER'S INFORMATION		

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
M/I Homes	Tina Demostene, AICP Land Entitlement Manager	407.531.5176 tdemostene@mihomes.com
Taylor Morrison, Inc.	Heather Isaacs VP Land Development	407.840.1175 hisaacs@taylormorrison.com

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

RVi is providing Master Planning and Landscape Architecture services on three phases of single-family residential within this mixed-use and master-planned community near St. Cloud. This large master-planned community includes several significant public spaces which tie the community and residential areas together. RVi staff led the design of all landscape and hardscape enhancements, neighborhood entrance and arrival monumentality, streetscape planning and design, various parks and amenities, playground, trails, open space, and presentation graphics.

RVi is serving two homebuilder clients, Taylor Morrison and M/I Homes, on three communities that include 300, 500, and 300 home lots each. RVi planning staff also contributed to the project with Master Planning on one of the three neighborhoods for Taylor Morrison.

SIZE
2,050 acres (total)

SCOPE
Master Planning
Landscape Architecture
Parks & Open Space Design



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	RVi Planning + Landscape Architecture	Orlando, FL	Prime Consultant
b.			
c.			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)	20. EXAMPLE PROJECT KEY NUMBER
	8

21. TITLE AND LOCATION (City and State)	22. YEARS COMPLETED	
Westview (fka Solitiva Grande) (Osceola County, FL)	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
	2019	Ongoing

23. PROJECT OWNER'S INFORMATION		
--	--	--

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Taylor Morrison, Inc.	Josh Kalin Land Development Director	321.273.5505 jkalin@taylormorrison.com

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)
--

RVi led the visioning, master planning, entitlements, and landscape architecture with sister-company ATWELL for engineering on the 2,600-acre Westview (fka Solitiva Grande). This mixed-use, master-planned community covers the northwest and northeast quadrants of the intersection of toll-road Poinciana Parkway (SR 538) and Cypress Parkway.

The master plan includes 5,000 housing units, two public school sites, a large regional park and connected trails system, five retail hubs, and a mixed-use commercial town center. RVi coordinated closely with traffic engineers and County officials for planning around the intersection to ensure visibility due to grade change of the roadway, proper buffering and stormwater management.

SIZE
2,600 +/- acres

SCOPE
Master Planning
Entitlements
Landscape Architecture



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
--	--	--	--

a.	(1) FIRM NAME RVi Planning + Landscape Architecture	(2) FIRM LOCATION (City and State) Orlando, FL	(3) ROLE Prime Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)	20. EXAMPLE PROJECT KEY NUMBER
	9

21. TITLE AND LOCATION (City and State)	22. YEARS COMPLETED	
Farm at Varrea Amenity and Hardscape (Plant City, FL)	PROFESSIONAL SERVICES 2020	CONSTRUCTION (if applicable) Ongoing

23. PROJECT OWNER'S INFORMATION		
--	--	--

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
D.R. Horton	Joe Burgess VP of Land Development - Tampa North	813.244.0244 jburgess@drhorton.com

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)
--

Sharp Design was entrusted with the task of designing and creating construction documents for a amenity center spanning 6,300 square feet. This center was specifically designed to cater to 229 occupants, offering an array of amenities to enhance their experience. These amenities include a gym, restrooms servicing the pool area, a flexible multi-use space, office facilities, and an inviting open pavilion equipped with an outdoor kitchen.

The highlight of the amenity center is the resort-style pool, seamlessly connected to a lap pool, resulting in a combined area of approximately 6,800 square feet. This expansive pool area was meticulously designed to accommodate the needs of the 1,940 units and provide a delightful experience for the 818 occupants who can enjoy the pool and the surrounding pool deck.

In addition to the architectural services, Sharp Design took on the responsibility of directly contracting the mechanical, electrical, structural, and pool engineers. This comprehensive approach ensured that the client received turnkey services, streamlining the project's execution and providing a seamless experience. As part of these turnkey services, Sharp Design also handled construction administration, reviewed contractor submittals, and facilitated limited finish selections to ensure the client's satisfaction.

Recognizing the importance of a cohesive and coordinated design, Sharp Design collaborated with RVi Planning + Landscape Architecture, the landscape architect on the project. This collaboration involved contracting and overseeing the structural engineering services for several prominent hardscape features, including a faux bridge, a shade structure, and a screen wall. By integrating these elements seamlessly into the overall design, the landscape vision was designed in perfect harmony with the amenity center's architecture.

SIZE
6,300 SF amenity center

SCOPE
Landscape Architecture



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
--	--	--	--

a.	(1) FIRM NAME Sharp Design Studio	(2) FIRM LOCATION (City and State) Tampa, FL	(3) ROLE Architect
b.	(1) FIRM NAME RVi Planning + Landscape Architecture	(2) FIRM LOCATION (City and State) Orlando, FL	(3) ROLE Landscape Architect
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

Atwell, LLC offers a diverse set of land development services founded on exceptional client service, quality design, and a solid commitment to our clients' success. We recognize that each of our clients and their respective projects are unique, and approach each opportunity objectively with our clients' goals in mind. We provide a range of planning, civil engineering, and landscape architecture services and have successfully completed projects including master planned residential communities, community parks, commercial and industrial developments, and master stormwater drainage systems.

Our talented team of project managers coordinate every project with an integrative approach to the design development process. From the onset of each project, we utilize the diversity of skills and experience among our multi-disciplinary professionals to ensure innovative problem-solving and a more fluid permitting process. This holistic approach provides our clients with not only the added value and convenience of "one stop shopping", but with the assurance that their project will be completed both efficiently and accurately. Most importantly, thanks to the caliber of our professionals, we continue to serve satisfied, repeat clientele, as well as build new relationships across the community.

The services Atwell, LLC offers include:

1. Civil Engineering

- Master Stormwater Design
- Master Water and Sewer Design
- Paving and Grading Design
- Water Distribution Design
- Lift Station and Force Main Design
- Construction Plan Preparation

2. Permitting

- Local Construction Plan Permitting
- Water Management District Permitting
- FDEP Water and Wastewater Permitting
- FOOT Permitting
- National Pollutant Discharge Elimination System Permitting (NPDES)

3. Construction Administration

- Bid Package Preparation
- Contract Management
- Construction Observation
- Certifications

4. Due Diligence and Feasibility Studies

- Lot Fit Analysis
- Due Diligence Reports
- Project Feasibility Studies
- Geographic Information Systems (GIS) Exhibits
- Preparation

With a nationwide presence of more than 45 offices (10 in Florida) across the U.S, Atwell currently staffs more than 1,400 dedicated specialists and support staff for the Real Estate and Land Development, and Energy markets.

The primary Florida address for this contract will be **111 N. Magnolia Ave. Suite 1350, Orlando, FL 32801**



H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.



ESTABLISHED

1982



100+
EMPLOYEES



RVi is an exceptional design firm that truly understands both the science behind a project and the critical nature of public involvement in the process.

Susan Rankin,
Former Executive Director,
The Trail Foundation



LAND
PLANNING



LANDSCAPE
ARCHITECTURE



PARKS & OPEN
SPACE DESIGN



COMMUNITY
PLANNING



DIGITAL
INNOVATION

9 NINE
OFFICES

SIX
STATES



ARIZONA



COLORADO



FLORIDA



NORTH
CAROLINA



TEXAS

NATIONAL
EXPERTISE



I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE

32. DATE

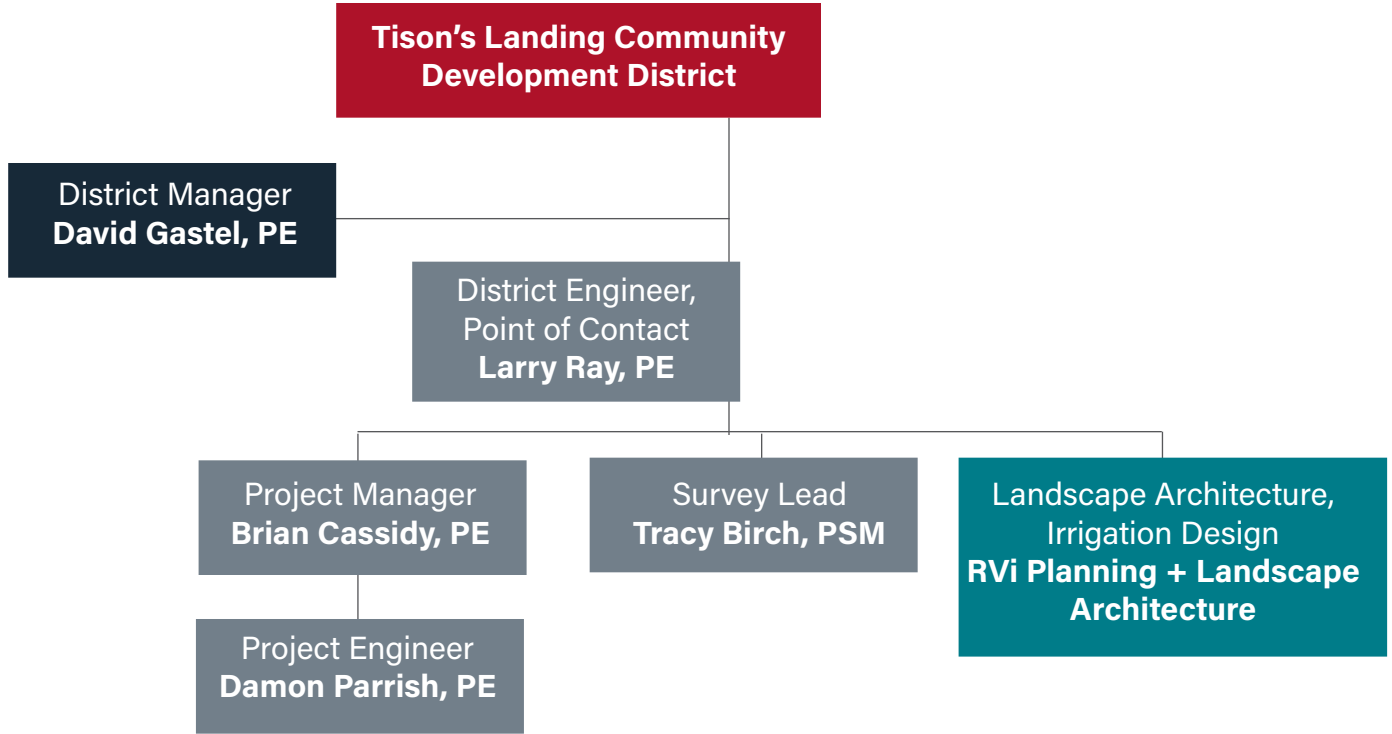
12/1/2023

33. NAME AND TITLE

Ryan Seacrist, PLA, ASLA - Principal - Florida

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.



Florida License

Florida DBPR Department of Business & Professional Regulation

HOME CONTACT US MY ACCOUNT

1:36:35 PM 7/15/2022

ONLINE SERVICES

- Apply for a License
- Verify a License
- View Food & Lodging Inspections
- File a Complaint
- Continuing Education Course Search
- View Application Status
- Find Exam Information
- Unlicensed Activity Search
- AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS

Licensee Information

Name: ATWELL, LLC (Primary Name)
Main Address: TWO TOWNE SQUARE STE 700 SOUTHFIELD Michigan 48076
County: OUT OF STATE

License Information

License Type: Registry
Rank: Registry
License Number: 29091
Status: Current
Licensure Date: 04/30/2010
Expires:

Special Qualifications **Qualification Effective**

Alternate Names

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE

32. DATE

12/4/2023

33. NAME AND TITLE

Larry Ray, PE - Senior Project Manager



ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (if any)

PART II - GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)

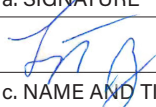
2a. FIRM (OR BRANCH OFFICE) NAME			3. YEAR ESTABLISHED	4. UNIQUE ENTITY IDENTIFIER
Atwell, LLC			2009	27-1219822
2b. STREET			5. OWNERSHIP	
111 N. Magnolia Ave., Suite 1350			a. TYPE	
2c. CITY	2d. STATE	2e. ZIP CODE	Limited Liability Company	
Orlando	FL	32801	b. SMALL BUSINESS STATUS	
6a. POINT OF CONTACT NAME AND TITLE			N/A	
Larry Ray, PE - Senior Project Manager			7. NAME OF FIRM (If block 2a. is a branch office)	
6b. TELEPHONE NUMBER	6c. E-MAIL ADDRESS		Atwell, LLC	
407.743.3524	lray@atwell-group.com			
8a. FORMER FIRM NAME(S) (If any)			8b. YR ESTABLISHED	8c. UNIQUE ENTITY IDENTIFIER
N/A				

9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. No. of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
02	Administrative	33	1	W01	Warehouses & Depots	5
08	CADD Technician	25	1	C10	Commercial-Low Rise	5
12	Civil Engineer	364	10	C15	Construction Mgmt	6
16	Construction Manager	16		Z01	Zoning; Land Use Studies	2
21	Electrical Engineer	75	2	E01	Ecological & Archaeological Inv.	1
23	Environmental Engineer	82		E09	Environmental Impact Studies	6
29	GIS Technician	8		E10	Environmental and Nat. Resources	4
38	Land Surveyor	207		G01	Garages; Vehicle Maint. Facilities	1
47	Planner	172		G04	GIS Services	1
48	Project Manager	16	4	H07	Highways; Streets, Airfield Paving	3
58	Technician/Analyst	52		I01	Industrial Bldgs. Manufacturing Plants	6
	Other Employees	125	5	L02	Land Surveying	7
Total		1175	23	O01	Office Bldgs; Industrial Parks	6

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number shown at right)		PROFESSIONAL SERVICES REVENUE INDEX NUMBER	
a. Federal Work	5	1. Less than \$100,000	6. \$2 million to less than \$5 million
b. Non-Federal Work	10	2. \$100,000 to less than \$250,000	7. \$5 million to less than \$10 million
c. Total Work	10	3. \$250,000 to less than \$500,000	8. \$10 million to less than \$25 million
		4. \$500,000 to less than \$1 million	9. \$25 million to less than \$50 million
		5. \$1 million to less than \$2 million	10. \$50 million or greater

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE	b. DATE
	12/04/23
c. NAME AND TITLE	
Larry Ray, PE - Senior Project Manager	



B.



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
Tison's Landing CDD 475 West Town Place Suite 114 Saint Augustine, FL 32092		11-08-23	11-09-23	100623-3TA-R1	Timothy Harden
Phone (904) 612-6668		Email tharden@vestapropertyservi		Project Name Tison Landing	Customer Terms 50% Dep / 50% Upon Completion
Lead Time To Be Determined		Quoted By Travis Atkinson			

Item	Description	Qty	Unit Price	Ext Price
SNP-Feature-Refurbish	<p>Complete SNP Feature Refurbishment to like new status Includes: Customer 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, customer to transport the webbing panels back to the site and install everything.</p> <p>Webbing Panels Only</p> <p>We are not responsible for pool surfacing issues that may arise from after market companies refinishing around any of our feature mounts incorrectly</p>	1	19,900.99	19,900.99

Notes	Sub-Total	\$19,900.99
	- Discount	\$9,850.99
	Sales Tax	\$0.00
	Freight	\$0.00
	Total	\$10,050.00

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	

C.

FUTURE HORIZONS, INC.
"Tomorrow's Products & Services Today"
 P.O. Box 1115
 HASTINGS, FL 32145
 Phone: 1-800-682-1187

PROPOSAL SUBMITTED TO	Tison's Landing CDD	PHONE	904-612-6668	DATE	10/25/2023
STREET	16529 Tison's Bluff Rd	JOB NAME	Aquatic Weed Control		
CITY STATE and ZIP CODE	Jacksonville, FL 32218	JOB LOCATION			
ARCHITECT	Tim Harden	DATE OF PLANS	November 2023	JOB PHONE	Tharden@vestapropertyservices.com

We Propose hereby to furnish material and labor complete in accordance with specifications below, for the sum of:

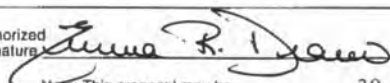
Fifteen Thousand Four Hundred Eighty and No/100----- dollars (\$ 15,480.00).

Payment to be made as follows:

Monthly payments of \$1,290.00; invoiced at the completion of treatment for each month
and payable within thirty days

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications below involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized
Signature



Note: This proposal may be withdrawn by us if not accepted within 30 days.

We hereby submit specifications and estimates for:

FUTURE HORIZONS, INC. will implement and maintain a monthly aquatic plant management program for one pond (approximately .12 surface acres) located within Tison's Landing CDD in Jacksonville, Florida.

FUTURE HORIZONS, INC. will provide all labor, equipment, herbicides and technology to control of emergent, submersed, and floating vegetation; as well as algae in the designated areas.

FUTURE HORIZONS, INC will inspect and/or apply the herbicides once a month to control and prevent the vegetation from reestablishing in the designated areas.

FUTURE HORIZONS, INC. will use only state approved herbicides, application techniques and certified applicators in treating the designated areas.

FUTURE HORIZONS, INC. will furnish proof of one million dollars liability and vehicle insurance and workers compensation upon request.

FUTURE HORIZONS, INC. reserves the right to stop the aquatic management program should customer fail to pay each invoice within sixty (60) days. Once delinquent invoices are paid in full, there will be an additional start up fee of ten percent of the remaining contract balance. This start up fee will be paid before additional treatments are made by the contractor. This start up fee is necessary because of regrowth of aquatic vegetation.

This on-going contract maybe canceled by either party with a sixty-day written notice. Should legal services become necessary in collection of the outstanding debt of this contract, it would become the financial obligation of the proposed client.

Upon acceptance, please sign and return this proposal and retain a copy for your files. 1.5 % interest will be added to payments for every thirty days past the due date.

***Credit Card Transactions over \$1,000.00 will incur a 5% Administrative Fee**

Acceptance of Proposal The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance _____

Signature _____



SOLITUDE SERVICE QUOTE

CUSTOMER NAME: **Tison's Landing CDD**

#: **Tim Harden - Operations Manager, tharden@vestapropertyservices.com**

DATE: **November 6, 2023**

SUBMITTED BY: David Cottrell, North Florida Business Development Consultant

SERVICES: Monthly Pond Maintenance

Quote Expires: January 5, 2023

Who we are:  WHO WE ARE | SOLitude Lake Management


Website: [SOLitude Lake Management](https://www.solitudelakemanagement.com)



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ANNUAL POND MANAGEMENT SERVICES

-  Managing Nuisance Aquatic Weeds & Algae in Ponds
- [Pond Algae And Lake Weed Control –](#)

Scope: Monthly maintenance of eight (8) ponds totaling approximately 14,092 perimeter feet and 27.39 acres as described below.

Monitoring: Ponds 1, 2, 3, 4, 5, 6, 7, & 9

1. A SŌLitude Biologist will visit the site and inspect the ponds at a **minimum of two (2) times per month**, with additional monthly visits as needed to control weeds and algae at the discretion of the Biologist and company.
2. Observations and data collected during the inspections will be used to inform and guide all activities required to fulfill the requirements of this contract as specified in the description of services below.



Pond 1 (Hydrilla Inset)

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Aquatic Weed Control: Ponds 1, 2, 3, 4, 5, 6, 7, & 9

1. Ponds will be inspected at a **minimum of one (2) times per month**, with additional monthly visits as needed to control weeds at the discretion of the Biologist and company.
2. Any growth of undesirable aquatic weeds and vegetation found in the ponds with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found in the ponds at the time of application.
3. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Shoreline Weed Control: Ponds 1, 2, 3, 4, 5, 6, 7, & 9

1. Shoreline areas will be inspected at a **minimum of two (2) times per month**, with additional monthly visits as needed to control weeds at the discretion of the Biologist and company.
2. Any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the pond areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
3. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

Pond Algae Control: Ponds 1, 2, 3, 4, 5, 6, 7, & 9

1. The ponds will be inspected at a **minimum of two (2) times per month**, with additional monthly visits as needed to control algae at the discretion of the Biologist and company.
2. Any algae found in the ponds with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

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Pond 5

Trash Removal: Ponds 1, 2, 3, 4, 5, 6, 7, & 9

1. Trash and light debris will be removed from the ponds with each service and disposed off site. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash and debris removal services are for the pond areas only, and do not include any trash or debris removal from the surrounding terrestrial (dry land) areas.
2. Trash is defined as man-made litter and must be larger than four inches. Styrofoam packaging materials are excluded. The cleanup is intended to provide an acceptable level of trash removal; removal of 100% of lake trash during each cleanup is not guaranteed.

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Service Reporting:

1. Customer will be provided with a monthly service report detailing all of the work performed as part of this contract.

Assumptions:

1. Company will have free and unimpeded access to the lakes.
2. Price is based on a reasonable plan / field design of the specified work.

General Qualifications:

1. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

Investment: \$1,215 per month (\$14,580 per annum)

Action Items:

Hydrilla was found in Pond 1. This plant should be aggressively controlled as it has the potential to spread rapidly and is classified as a category I invasive species. Early signs of erosion were noticed in the review of aerial photography in the form of uneven lake margins as well as the below images showing aerial views at the south end of Pond 5 where a concrete inlet structure acts as a marker for the receding bank. this is common in our region.



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Tison's Landing CDD

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