

TISON'S LANDING
Community Development District

JANUARY 11, 2024

AGENDA

Tison's Landing Community Development District

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

January 4, 2024

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, January 11, 2024 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. Staff Reports
 - A. District Engineer
 - B. District Counsel
 - C. District Manager
 - D. Amenity Manager – Report
 - E. Field Operations Manager
- IV. Approval of Consent Agenda
 - A. Minutes of the December 14, 2023 Meeting
 - B. Financial Statements
 - C. Check Register
 - D. Ratification of District Engineering Services Agreement with Alliant Engineering, Inc.
- V. Business Items
 - A. Acceptance of the Fiscal Year 2023 Audit Report

- B. Appointment of Audit Committee
 - C. Consideration of Resolution 2024-02, Establishing an Electronic Signature Policy
 - D. Consideration of Proposals for Pond Maintenance Services
 - E. Discussion of Phased Landscaping Plan for Community Entrances
 - F. Consideration of Fourth Amendment to Agreement with Lawn Boy for As-Needed Easement Maintenance
- VI. Supervisor Requests
- VII. Audience Comments
- VIII. Next Scheduled Meeting – Thursday, February 8, 2024, at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida 32218
- IX. Adjournment

THIRD ORDER OF BUSINESS

D.



Submitted by: Elizabeth Myers and Tim Harden on January 2nd 2024

AMENITIES REPORT

PAST EVENTS:

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





Submitted by: Elizabeth Myers and Tim Harden on January 2nd 2024

UPCOMING EVENTS:

- Frozen Winter Blast: Family Event

Rentals:

- December 7
- January 2

Facilities Maintenance Activities

1. Staff installed sanitary napkin receptacles in the stalls of the women's restroom.

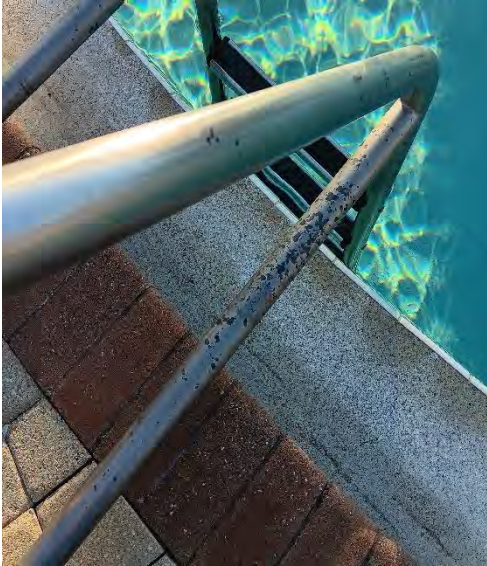




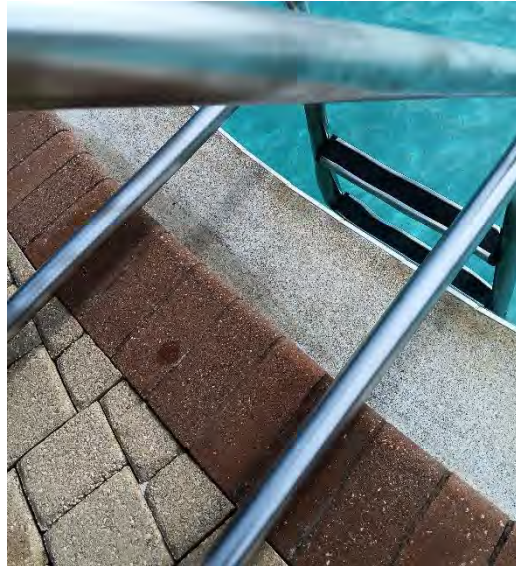
Submitted by: Elizabeth Myers and Tim Harden on January 2nd 2024

- Staff repainted the rails on the main pool deck where the finish had worn off.

Before:



After:



- Staff installed a coupling over a broken piece of electrical conduit on the side of the building facing the parking lot. The broken conduit exposed the wires inside to the elements and could have potentially caused damage to them.

Before:



After:



FOURTH ORDER OF BUSINESS

A.

MINUTES OF MEETING
TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Tison's Landing Community Development District was held Thursday, December 14, 2023 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida.

Present and constituting a quorum were:

Brandon Kirsch	Chairman
Monica Timmons <i>by phone</i>	Vice Chairperson
Cedeila Alford	Supervisor
Brian Richardson	Supervisor

Also present were:

Howard McGaffney	District Manager
Gerald Knight	District Counsel
Scott Lockwood <i>by Zoom</i>	District Engineer
Tim Harden	Field Operations Manager
Elizabeth Myers	Amenity Manager
Dana Harden	Vesta Property Services
Michael Pawlczyk <i>by Zoom</i>	Billing Cochran Lyles Mauro & Ramsey

The following is a summary of the discussions and actions taken at the December 14, 2023 meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Regarding Agenda Items

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Consideration of Appointing a New Supervisor to Fill Vacancy

Mr. McGaffney informed the Board that one of the candidates has withdrawn. One interested candidate remained, Ms. Linda Waldhauer.

Mr. Kirsch nominated Ms. Waldhauer to fill the vacancy.

On MOTION by Ms. Timmons seconded by Mr. Kirsch with all in favor appointing Linda Waldhauer to the Board of Supervisors was approved.

B. Oath of Office for Newly Appointed Supervisor

Mr. McGaffney, being a notary public for the State of Florida, administered an oath of office to Ms. Waldhauer.

Mr. Knight provided a brief overview of the Sunshine Law.

C. Consideration of Resolution 2024-01, Designating Officers

Mr. McGaffney asked the Board if it was their intent to add Ms. Waldhauer as an Assistant Secretary and keep the remaining slate of officers as-is.

There being no objections, a motion followed.

On MOTION by Ms. Alford seconded by Mr. Richardson with all in favor Resolution 2024-01, designating Ms. Waldhauer as an Assistant Secretary with the remaining slate of officers to stay as previously designated was approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Engineer – Acceptance of Resignation of England Thims & Miller as District Engineer

Mr. Lockwood informed the Board that England Thims & Miller has made the decision to resign as the District’s Engineer within the next 60 days.

On MOTION by Ms. Alford seconded by Ms. Timmons with all in favor England Thims & Miller’s resignation as the District’s Engineer was accepted.

Mr. McGaffney noted that staff issued a request for qualifications for engineering services between meetings. The responses will be covered later in the meeting.

B. District Counsel

Mr. Knight informed the Board that he is retiring. Mr. Pawelczyk, from the same firm, indicated that he would serve as District Counsel going forward.

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.

FIFTH ORDER OF BUSINESS

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**

Copies of the minutes, financial statements, check register totaling \$94,392.60, and copies of the notice of request for qualifications for engineering services and related evaluation criteria were included in the agenda package for the Board’s review.

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

SIXTH ORDER OF BUSINESS

Business Items

A. Consideration of Responses to RFQ for Engineering Services

Mr. McGaffney informed the Board there were two responses to the request for qualifications for engineering services from Alliant and Atwell. He noted both are qualified firms who are experienced with CDDs.

The Board scored the various criteria categories as follows: Ability and adequacy of professional personnel: Alliant – 25, Atwell – 25; consultant’s past performance and

experience: Alliant – 30, Atwell – 30; geographic location: Alliant – 20, Atwell – 15; willingness to meeting time and budget requirements: Alliant – 15, Atwell – 15; certified minority business enterprise: Alliant – 0, Atwell – 0; recent, current and projected workloads: Alliant – 5, Atwell – 5.

On MOTION by Ms. Alford seconded by Ms. Timmons with all in favor ranking Alliant the #1 proposer with 95 points total and Atwell the #2 proposer with 90 points total was approved with District staff authorized to negotiate a contract with the #1 proposer.

B. Consideration of Revised Proposal for Replacement of Splash Pad Netting

Mr. Harden reminded the Board that at the last meeting the Board reviewed options for replacing the splash pad netting with a metal mesh or similar netting and the Board approved similar netting. He would like to see metal mesh in place, so he asked the vendor for a revised proposal to remove the panels that are not immersed in the water from the proposal as they are not damaged. He also offered to remove the panels and transport them to Compac's facility for refurbishment and then transport them back and reinstall them. He also noted the frames are warrantied for 10 years and the coating on the frames is warrantied for one year.

On MOTION by Mr. Kirsch seconded by Ms. Alford with all in favor the revised proposal from Compac totaling an amount not to exceed \$10,100 was approved. This motion supersedes the motion made at the October meeting for replacement of the netting.

C. Consideration of Proposals for Pond Maintenance Services

Mr. Harden provided pond maintenance proposals as requested by Supervisor Richardson. Proposals from Future Horizons and Solitude Lake Management were presented to the Board. Mr. Harden noted there would be substantial increases in price with either vendor and their quality of service is comparable in his experience with the vendors in other communities.

Ms. Waldhauer asked that a record of work orders from the current vendor be provided at the next meeting. The monthly reports from the vendor will also be included in the Board's agenda packages.

Ms. Timmons stated that she has seen the lake maintenance vendor onsite, however the ponds still look as if they’ve not been treated, so they need to be held accountable to their contractual obligations.

Mr. Pawelczyk added that there is a provision in the contract that the vendor must check in at the clubhouse prior to doing any work, so that may need to be pointed out to them.

D. Discussion of Phased Landscaping Plan for Community Entrances

Mr. Harden stated that he and Supervisor Richardson went over three proposals obtained to improve the landscaping at the community entrances and Mr. Richardson pointed out the proposals do not include labor or additional irrigation. He will reach back out the vendors to see if there is a particular time of year where there may be a better rate offered for the work. Mr. Richardson also recommended Mr. Harden confirm whether the vendors would be providing fertilization and replacing any ground cover when the plants are installed.

Ms. Waldhauer asked about the feasibility of installing a guardrail to protect the camera.

Mr. McGaffney stated that he would investigate whether adding a guardrail would increase the liability for the District.

This agenda item will be added to the next agenda to discuss budgeting the project.

E. Discussion of Maintenance of JEA Easement

Mr. Harden presented proposals for mowing the JEA easement as needed. The proposal from Lawnboy totals \$2,375 per mow and the proposal from The Greenery came in at \$2,205 per mow. Mr. Harden recommended using Lawnboy, the District’s current landscape vendor.

Mr. Knight stated that his firm would look at the existing agreement with Lawnboy to see if as-needed maintenance is covered under the agreement or if the service would require an amendment.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Audience Comments

Jill Graby commented that there has been scum on the pond near her home this year. She also commented on the restroom doors at the amenity facility not being ADA compliant with how heavy they are.

Ms. Timmons informed the Board of new ADA legislation that will be put in place after the new year.

NINTH ORDER OF BUSINESS

Next Scheduled Meeting – Thursday, January 11, 2024 at 6:00 p.m. at the Yellow Bluff Amenity Center

Mr. Harden informed the Board of a proposal submitted by a resident for landscaping services that he has sent to the board members individually for review.

Mr. McGaffney asked Mr. Kirsch to let him know if he wants it added to the next agenda.

TENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Tison's Landing
Community Development District

Unaudited Financial Reporting
November 30, 2023



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Tison's Landing
Community Development District
Combined Balance Sheet
November 30, 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	\$ 1,027,838	\$ -	\$ -	\$ 1,027,838
Capital Reserve Account	-	-	9,722	9,722
Due from General Fund	-	327,296	-	327,296
<u>Investments:</u>				
State Board Administration (SBA)	131,738	-	51,222	182,960
<u>Series 2016-1</u>				
Reserve	-	154,603	-	154,603
Revenue	-	14,501	-	14,501
Redemption	-	3	-	3
<u>Series 2016-2</u>				
Reserve	-	44,504	-	44,504
Prepayment	-	37	-	37
Deposits	4,202	-	-	4,202
Total Assets	\$ 1,163,779	\$ 540,944	\$ 60,943	\$ 1,765,666
Liabilities:				
Accounts Payable	\$ 10,873	\$ -	\$ -	\$ 10,873
Due to Debt Service	327,296	-	-	327,296
Total Liabilities	\$ 338,168	\$ -	\$ -	\$ 338,168
Fund Balance:				
Nonspendable:				
Deposits	\$ 4,202	\$ -	\$ -	\$ 4,202
Restricted for:				
Debt Service - Series 2016	-	540,944	-	540,944
Assigned for:				
Capital Reserve Fund	-	-	60,943	60,943
Unassigned	821,408	-	-	821,408
Total Fund Balances	\$ 825,611	\$ 540,944	\$ 60,943	\$ 1,427,498
Total Liabilities & Fund Balance	\$ 1,163,779	\$ 540,944	\$ 60,943	\$ 1,765,666

Tison's Landing
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2023

	Adopted Budget	Prorated Budget Thru 11/30/23	Actual Thru 11/30/23	Variance
Revenues:				
Special Assessments - On Roll	\$ 781,492	\$ 669,693	\$ 669,693	\$ -
Clubhouse Income	2,000	333	530	197
Interest Income	4,000	667	1,229	562
Other Income	-	-	52	52
Total Revenues	\$ 787,492	\$ 670,693	\$ 671,505	\$ 812

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 2,000	\$ 800	\$ 1,200
PR-FICA	918	153	61	92
Engineering	3,000	500	-	500
Attorney	15,000	2,500	3,025	(525)
Annual Audit	3,200	-	-	-
Assessment Administration	2,500	2,500	2,500	-
Arbitrage Rebate	1,200	-	-	-
Dissemination Agent	1,000	167	167	0
Trustee Fees	3,725	-	-	-
Management Fees	45,000	7,500	7,500	-
Information Technology	1,400	233	233	(0)
Website Maintenance	1,400	233	233	(0)
Telephone	350	58	-	58
Postage & Delivery	1,000	167	21	146
Insurance General Liability	11,340	11,340	10,103	1,237
Printing & Binding	2,000	333	79	255
Legal Advertising	1,000	167	310	(143)
Other Current Charges	1,000	167	-	167
Office Supplies	500	83	0	83
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 107,708	\$ 28,276	\$ 25,207	\$ 3,069

Operations & Maintenance

Community Operations

Insurance (Property)	\$ 23,214	\$ 23,214	\$ 20,615	\$ 2,599
Field Management & Administration (Vesta)	36,450	6,075	6,075	-
Security Off Duty (JSO)	2,500	-	-	-
Security Camera Monitoring (Envera / Hi-Tech)	16,376	2,729	1,466	1,264
Landscape Maintenance (LawnBoy)	52,980	8,830	8,508	322
Landscape Mulch	15,000	-	-	-
Landscape Fertilization (Agro Pro)	19,332	3,222	3,222	0

Tison's Landing
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2023

	Adopted Budget	Prorated Budget Thru 11/30/23	Actual Thru 11/30/23	Variance
Community Operations (continued)				
Irrigation Repairs and Maintenance	10,000	7,411	7,411	-
Landscape Repairs and Maintenance	7,000	1,167	-	1,167
Lake Maintenance (The Lake Doctor)	11,428	1,905	1,608	297
Utilities-Cable (Comcast)	1,680	280	247	33
Utilities-Electric (JEA)	1,800	300	173	127
Utilities-Irrigation (JEA)	30,000	5,000	2,892	2,108
Community Repairs and Maintenance	20,000	3,333	4,259	(926)
Community Operations Contingency	5,000	833	-	833
Capital Improvement Plan	22,500	3,750	-	3,750
Capital Reserve Funding	82,500	-	-	-
Subtotal Community Operations Expenditures	\$ 357,760	\$ 68,049	\$ 56,475	\$ 11,574
Amenity Operations Expenditures				
Amenity Manager (Vesta)	\$ 100,206	\$ 16,701	\$ 16,701	\$ -
Pool Maintenance (Vesta)	32,500	5,417	5,417	0
Facility / Pool Monitoring Service (Vesta)	11,975	-	-	-
Janitorial Maintenance (Vesta)	32,450	5,408	5,408	0
Janitorial Supplies (Vesta)	3,978	663	681	(18)
Amenity Website (Vesta)	3,000	500	500	-
Seasonal Office Staffing (Vesta)	13,753	2,292	2,292	0
Security Camera Monitoring (Envera/High-Tech)	12,862	2,144	2,143	0
Pool Chemicals (PoolSure)	15,000	2,500	2,671	(171)
License / Permit Fees	600	100	-	100
Utilities-Cable (Comcast)	6,000	1,000	997	3
Utilities-Electric (JEA)	22,000	3,667	1,763	1,903
Utilities-Water/Sewer (JEA)	12,000	2,000	917	1,083
Refuse Service (Republic Services)	7,200	1,200	926	274
Pest Control	2,000	333	-	333
Amenity Repairs and Maintenance	15,000	2,500	2,643	(143)
Fitness Equipment Maintenance	1,000	167	677	(510)
Special Events	23,500	6,532	6,532	-
Amenity Supplies	5,000	833	214	620
Amenity Operations Contingency	2,000	333	-	333
Subtotal Amenity Operations Expenditures	\$ 322,024	\$ 54,290	\$ 50,482	\$ 3,808
Total Operations & Maintenance	\$ 679,784	\$ 122,339	\$ 106,957	\$ 15,382
Total Expenditures	\$ 787,492	\$ 150,616	\$ 132,164	\$ 18,451
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 520,077	\$ 539,340	\$ 19,263
Net Change in Fund Balance	\$ -	\$ 520,077	\$ 539,340	\$ 19,263
Fund Balance - Beginning	\$ -		\$ 286,270	
Fund Balance - Ending	\$ -		\$ 825,611	

Tison's Landing
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2023

	Adopted Budget	Prorated Budget Thru 11/30/23	Actual Thru 11/30/23	Variance
Revenues				
Capital Reserve - Transfer In	\$ 82,500	\$ -	\$ -	\$ -
Interest	3,055	509	478	(31)
Total Revenues	\$ 85,555	\$ 509	\$ 478	\$ (31)
Expenditures:				
Chain Link Fence 4 Ft	\$ 1,540	\$ 257	\$ -	\$ 257
Fitness Equipment Allowance	2,000	333	-	333
Patio/Pool Furniture Allowance	4,000	667	-	667
Heat Pump 1	6,400	1,067	-	1,067
Heat Pump 2	6,400	1,067	-	1,067
Water Coolers-Fitness	2,400	400	-	400
Miscellaneous Services	800	133	80	53
Total Expenditures	\$ 23,540	\$ 3,923	\$ 80	\$ 3,843
Excess (Deficiency) of Revenues over Expenditures	\$ 62,015		\$ 397	
Net Change in Fund Balance	\$ 62,015		\$ 397	
Fund Balance - Beginning	\$ 75,937		\$ 60,546	
Fund Balance - Ending	\$ 137,952		\$ 60,943	

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 November 30, 2023

	Adopted Budget	Prorated Budget Thru 11/30/23	Actual Thru 11/30/23	Variance
Revenues:				
Special Assessments - On Roll	\$ 381,936	\$ 327,296	\$ 327,296	\$ -
Interest Income	2,000	333	2,424	2,090
Total Revenues	\$ 383,936	\$ 327,629	\$ 329,719	\$ 2,090
Expenditures:				
Series 2016A-1				
Interest - 11/01	\$ 53,697	\$ 53,697	\$ 53,697	\$ -
Interest - 05/01	53,697	-	-	-
Principal - 05/01	190,000	-	-	-
Series 2016A-2				
Interest - 11/01	19,153	19,153	19,153	-
Interest - 05/01	19,153	-	-	-
Principal - 05/01	40,000	-	-	-
Total Expenditures	\$ 375,699	\$ 72,849	\$ 72,849	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 8,237	\$ 254,780	\$ 256,870	\$ 2,090
Net Change in Fund Balance	\$ 8,237	\$ 254,780	\$ 256,870	\$ 2,090
Fund Balance - Beginning	\$ 85,399		\$ 284,074	
Fund Balance - Ending	\$ 93,636		\$ 540,944	

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	\$ -	\$ 669,693	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 669,693
Clubhouse Income	530	-	-	-	-	-	-	-	-	-	-	-	530
Interest Income	621	608	-	-	-	-	-	-	-	-	-	-	1,229
Other Income	52	-	-	-	-	-	-	-	-	-	-	-	52
Total Revenues	\$ 1,204	\$ 670,301	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 671,505
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	800
PR-FICA	61	-	-	-	-	-	-	-	-	-	-	-	61
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	2,393	633	-	-	-	-	-	-	-	-	-	-	3,025
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	2,500	-	-	-	-	-	-	-	-	-	-	-	2,500
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	83	83	-	-	-	-	-	-	-	-	-	-	167
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	3,750	3,750	-	-	-	-	-	-	-	-	-	-	7,500
Information Technology	117	117	-	-	-	-	-	-	-	-	-	-	233
Website Maintenance	117	117	-	-	-	-	-	-	-	-	-	-	233
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	11	10	-	-	-	-	-	-	-	-	-	-	21
Insurance General Liability	10,103	-	-	-	-	-	-	-	-	-	-	-	10,103
Printing & Binding	44	35	-	-	-	-	-	-	-	-	-	-	79
Legal Advertising	100	210	-	-	-	-	-	-	-	-	-	-	310
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	0	0	-	-	-	-	-	-	-	-	-	-	0
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 20,253	\$ 4,954	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,207

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	-	-	-	-	-	-	-	-	-	-	6,075
Security Off Duty (JSO)	-	-	-	-	-	-	-	-	-	-	-	-	-
Security Camera Monitoring (Envera / Hi-Tec)	948	517	-	-	-	-	-	-	-	-	-	-	1,466
Landscape Maintenance (LawnBoy)	4,254	4,254	-	-	-	-	-	-	-	-	-	-	8,508
Landscape Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Fertilization (Agro Pro)	1,611	1,611	-	-	-	-	-	-	-	-	-	-	3,222
Community Operations (continued)	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs and Maintenance	7,411	-	-	-	-	-	-	-	-	-	-	-	7,411
Landscape Repairs and Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance (The Lake Doctor)	804	804	-	-	-	-	-	-	-	-	-	-	1,608
Utilities-Cable (Comcast)	123	123	-	-	-	-	-	-	-	-	-	-	247
Utilities-Electric (JEA)	85	88	-	-	-	-	-	-	-	-	-	-	173
Utilities-Irrigation (JEA)	1,199	1,693	-	-	-	-	-	-	-	-	-	-	2,892
Community Repairs and Maintenance	1,539	2,720	-	-	-	-	-	-	-	-	-	-	4,259
Community Operations Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Improvement Plan	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Reserve Funding	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Field Expenditures	\$ 41,627	\$ 14,849	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56,475
Amenity Operations Expenditures													
Amenity Manager (Vesta)	\$ 8,351	\$ 8,351	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,701
Pool Maintenance (Vesta)	2,708	2,708	-	-	-	-	-	-	-	-	-	-	5,417
Facility / Pool Monitoring Service (Vesta)	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Maintenance (Vesta)	2,704	2,704	-	-	-	-	-	-	-	-	-	-	5,408
Janitorial Supplies (Vesta)	349	332	-	-	-	-	-	-	-	-	-	-	681
Amenity Website (Vesta)	250	250	-	-	-	-	-	-	-	-	-	-	500
Seasonal Office Staffing (Vesta)	1,146	1,146	-	-	-	-	-	-	-	-	-	-	2,292
Security Camera Monitoring (Envera/High-Te)	2,083	60	-	-	-	-	-	-	-	-	-	-	2,143
Pool Chemicals (PoolSure)	1,834	837	-	-	-	-	-	-	-	-	-	-	2,671
License / Permit Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Utilities-Cable (Comcast)	498	499	-	-	-	-	-	-	-	-	-	-	997
Utilities-Electric (JEA)	932	832	-	-	-	-	-	-	-	-	-	-	1,763
Utilities-Water/Sewer (JEA)	607	310	-	-	-	-	-	-	-	-	-	-	917
Refuse Service (Republic Services)	462	464	-	-	-	-	-	-	-	-	-	-	926
Pest Control	-	-	-	-	-	-	-	-	-	-	-	-	-
Amenity Repairs and Maintenance	1,856	787	-	-	-	-	-	-	-	-	-	-	2,643
Fitness Equipment Maintenance	677	-	-	-	-	-	-	-	-	-	-	-	677
Special Events	4,870	1,662	-	-	-	-	-	-	-	-	-	-	6,532
Amenity Supplies	131	82	-	-	-	-	-	-	-	-	-	-	214
Amenity Operations Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Amenity Expenditures	\$ 29,459	\$ 21,023	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,482
Total Operations & Maintenance	\$ 71,086	\$ 35,871	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 106,957
Total Expenditures	\$ 91,339	\$ 40,825	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 132,164
Excess (Deficiency) of Revenues over Expenditures	\$ (90,135)	\$ 629,476	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 539,340
Net Change in Fund Balance	\$ (90,135)	\$ 629,476	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 539,340

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	154,603	
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	44,504	
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

C.

Tison's Landing
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2024
Check Register

GENERAL FUND

<i>Date</i>	<i>check #'s</i>		<i>Amount</i>
11/1 - 11/30/23	3417-3441	\$	46,320.83
TOTAL		\$	46,320.83

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	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/06/23	00161	10/31/23	11001776	202310	320-53800-46203			AGROWPRO INC.	*	1,610.98	1,610.98	003417
11/06/23	00205	12/02/23	12022023	202312	320-57200-49400			BOUNCERS, SLIDES AND MORE INC	*	500.00	500.00	003418
11/06/23	00030	10/26/23	84957412	202311	320-57200-41050			COMCAST (AUTO PAY)	*	499.10	622.45	003419
		10/28/23	84957412	202311	320-53800-41050				*	123.35		
11/06/23	00012	9/14/23	23-06155	202309	310-51300-48000			DAILY RECORD + OBSERVER LLC	*	110.00	110.00	003420
11/06/23	00206	10/30/23	6614640	202310	320-57200-46500			HAWKINS, INC.	*	737.00	737.00	003421
11/06/23	00186	11/01/23	394123	202311	320-53800-34502			HI-TECH SYSTEMS ASSOCIATES	*	60.00	60.00	003422
11/06/23	00015	10/30/23	89708215	202310	320-53800-43000			JEA (AUTO PAY)	*	931.51	2,822.71	003423
		10/30/23	89708215	202310	320-57200-43000				*	132.39		
		10/30/23	89708215	202310	320-53800-43100				*	1,151.62		
		10/30/23	89708215	202310	320-57200-43100				*	444.59		
		10/30/23	89708215	202310	320-57200-43100				*	162.60		
11/06/23	00052	10/29/23	8756	202310	320-53800-46200			LAWNBOY LAWN SERVICES, INC.	*	4,254.00	4,791.00	003424
		10/29/23	8758	202310	320-53800-35000				*	537.00		
11/06/23	00229	10/17/23	1	202312	320-57200-49400			MAXIMUM ENTERTAINMENT	*	250.00	250.00	003425

TISO TISON TCESSNA

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/06/23	00223	8/19/23	1273	202312 320-57200-49400	PETTING ZOO NATIVITY	*	600.00		
					PINTO CARRIAGE WORKS, LLC			600.00	003426
11/06/23	00137	11/01/23	136063B	202311 320-53800-46800	NOV 23 - WATER MGMT	*	804.00		
					THE LAKE DOCTORS, INC.			804.00	003427
11/08/23	00081	10/31/23	183900	202310 310-51300-31500	LEGAL SV THRU 10/31/23	*	2,392.50		
					BILLING, COCHRAN, LYLES, MAURO & RAMSE			2,392.50	003428
11/08/23	00084	9/27/23	47228	202310 320-53800-46000	CHECK PUMP/PULL SUB	*	270.00		
					EAST COAST WELLS & PUMP SERVICE INC			270.00	003429
11/08/23	00004	11/01/23	447	202311 310-51300-34000	NOV 23 - MGMT FEES	*	3,750.00		
		11/01/23	447	202311 310-51300-49500	NOV 23 - WEBSITE ADMIN	*	116.67		
		11/01/23	447	202311 310-51300-35100	NOV 23 - IT	*	116.67		
		11/01/23	447	202311 310-51300-31200	NOV 23 - DISSEMINATION	*	83.33		
		11/01/23	447	202311 310-51300-51000	NOV 23 - OFFICE SUPPLIES	*	.15		
		11/01/23	447	202311 310-51300-42000	NOV 23 - POSTAGE	*	10.05		
		11/01/23	447	202311 310-51300-42500	NOV 23 - COPIES	*	34.95		
					GOVERNMENTAL MANagements SERVICES			4,111.82	003430
11/08/23	00206	9/18/23	6581893	202310 320-57200-46500	AZONE-EPA REG NO. 7870-1	*	474.00		
					HAWKINS, INC.			474.00	003431
11/08/23	00157	11/01/23	414419	202311 320-57200-45105	NOV 23 - AMENITY MANAGER	*	8,350.50		
		11/01/23	414419	202311 320-57200-46400	NOV 23 - POOL MAINTENANCE	*	2,708.33		
		11/01/23	414419	202311 320-53800-34400	NOV 23 - FIELD MGMT	*	3,037.50		
		11/01/23	414419	202311 320-57200-46602	NOV 23 - JANITORIAL SUPP	*	331.50		
		11/01/23	414419	202311 320-57200-46601	NOV 23 - JANITORIAL MAINT	*	2,704.16		

TISO TISON TCESSNA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/01/23		414419		202311	310	51300	49510			*	250.00		
			NOV 23 - WEBSITE ADMIN										
11/01/23		414419		202311	320	57200	34450			*	1,146.08		
			NOV 23 - ADDTL POOL MON										
									VESTA PROPERTY SERVICE INC.			18,528.07	003432
11/28/23	00231	11/07/23	250589	202311	320	53800	46000			*	1,745.66		
			ACTUATOR VALVE INSTALL										
									COMMERCIAL ENERGY SPECIALISTS LLC			1,745.66	003433
11/28/23	00156	11/01/23	734372	202312	320	53800	34502			*	52.15		
			ENTR1 POND RN 12/1-12/31										
		11/01/23	734373	202312	320	53800	34502			*	1,086.71		
			AMENITY 12/1-12/31/23										
									ENVERA			1,138.86	003434
11/28/23	00186	11/01/23	71078	202311	320	53800	34502			*	95.00		
			SERVICE CALL										
									HI-TECH SYSTEMS ASSOCIATES			95.00	003435
11/28/23	00230	11/09/23	120223	202311	320	57200	49400			*	500.00		
			CALLIGRAPHY ORNAMENTS										
									SHANNON BROOKE THOMAS			500.00	003436
11/28/23	00152	11/03/23	44846100	202310	320	57200	49400			*	459.00		
			CONSTANT CONTACT										
		11/03/23	44846100	202310	320	57200	49400			*	134.72		
			OFFICE SUPP/CAMERA EVENT										
		11/03/23	44846100	202310	300	36900	10000			*	52.35		
			CASH BACK										
									WELLS FARGO CREDIT CARD (AUTO PAY)			541.37	003437
11/28/23	00152	11/03/23	44846100	202310	320	57200	52000			*	39.45		
			INK FOR PRINTER										
		11/03/23	44846100	202310	320	57200	49400			*	47.02		
			STORY TIME/SNACKS/DECOR										
		11/03/23	44846100	202310	320	57200	49400			*	167.95		
			HALLOWEEN EVENT COWBOY HA										
		11/03/23	44846100	202310	320	57200	46000			*	662.96		
			LIGHTING FOR BASKETBALL C										
		11/03/23	44846100	202310	320	57200	52000			*	11.98		
			POSTAGE FOR MAILING CHECK										
		11/03/23	44846100	202310	320	57200	52000			*	80.03		
			INK FOR PRINTER										
		11/03/23	44846100	202310	320	57200	49400			*	25.48		
			HALLOWEEN DECOR / SUPPL										

TISO TISON TCESSNA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/03/23		44846100	202310	320-57200-49400					CHRISTMAS EVENT DECOR	*	43.94		
11/03/23		44846100	202310	320-57200-49400					CHRISTMAS EVENT/DECOR/VET	*	137.91		
11/03/23		44846100	202310	320-57200-49400					CHRISTMAS EVENT SNOW MACH	*	604.00		
WELLS FARGO CREDIT CARD (AUTO PAY)											1,820.72	003438	
11/28/23	99999	11/28/23	VOID	202311	000-00000-00000				VOID CHECK	C	.00		
*****INVALID VENDOR NUMBER*****											.00	003439	
11/28/23	00152	11/03/23	44846100	202310	320-57200-46000				VINYL POST/PVC GLUE/FITTI	*	43.77		
11/03/23		44846100	202310	320-57200-46602					GARGABE BAGS	*	17.96		
11/03/23		44846100	202310	320-53800-46000					PVC FITTINGS	*	16.65		
11/03/23		44846100	202310	320-53800-46000					GAS	*	16.14		
11/03/23		44846100	202310	320-53800-46000					DOG STATION	*	209.99		
11/03/23		44846100	202310	320-53800-46000					PVC FITTINGS	*	37.82		
11/03/23		44846100	202310	320-53800-46000					4X4/PVC PIPE	*	209.29		
11/03/23		44846100	202310	320-53800-46000					PLASTIC BINS	*	69.51		
11/03/23		44846100	202310	320-53800-46000					DOG STATION	*	209.99		
11/03/23		44846100	202310	320-53800-46000					PRESSURE WASHER HOSE	*	119.00		
11/03/23		44846100	202310	320-53800-46000					GAS	*	19.28		
11/03/23		44846100	202310	320-53800-46000					PVC FITTING	*	11.16		
11/03/23		44846100	202310	320-53800-46000					PRESSURE WASHER SURF CLEA	*	319.99		
11/03/23		44846100	202310	320-53800-46000					PRESSURE WASHER CONNECT	*	29.98		
WELLS FARGO CREDIT CARD (AUTO PAY)											1,330.53	003440	
11/30/23	00077	10/16/23	0687-001	202311	320-57200-43200				WASTE 11/1-11/30/23	*	464.16		
REPUBLIC SERVICES #687 (AUTO PAY)											464.16	003441	
TOTAL FOR BANK A											46,320.83		
TISO TISON										TCESSNA			

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
TOTAL FOR REGISTER							46,320.83	

TISO TISON TCESSNA

AgrowPro Inc
 1339 Kavie Ct
 Green Cove Springs, FL 32043
 US
 904-449-1299
 info@agrowpro.com
 agrowpro.com

Invoice



BILL TO
Tison's Landing CDD 16529 Tisons Bluff Rd Jacksonville, FL 32218

SHIP TO
Tison's Landing CDD 16529 Tisons Bluff Rd Jacksonville, FL 32218

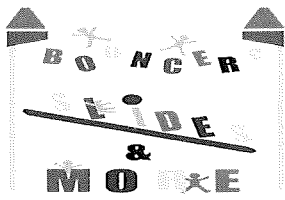
INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1100177676	10/31/2023	\$1,610.98	11/30/2023	Net 30	

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



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

Invoice

Date: December 2nd, 2023

Date: 12022023.03

Name / Address

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

Additional Details:

Description

Quantity

Rate

Discount

SubTotal

Extended

1	Dual Track Human Hamster Balls	1	\$600.00		\$500.00	\$500.00
2						
3						
4						
5	001.320.57200.49400					
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

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

Amount due \$123.35

Thanks for paying by Automatic Payment

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

Need help?

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

Your bill explained

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

320 538 41050

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST
BUSINESS

1100 NORTHPOINT PKWY W PALM
BCH FL 33407-1937

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

Account number **8495 74 120 3534627**

Automatic payment **Nov 19, 2023**

Please pay \$123.35

Electronic payment will be applied Nov 19, 2023

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

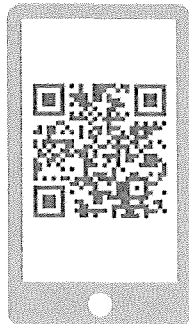
849574120353462700123356

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

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

What's included?



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

Visit business.comcast.com/myaccount for more details

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

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	Oct 17	-\$498.37
Balance forward		\$0.00
Regular monthly charges	Page 3	\$492.95
Taxes, fees and other charges	Page 3	\$6.15
New charges		\$499.10

Amount due \$499.10

! Thanks for paying by Automatic Payment

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

Need help?

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

Your bill explained

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

320 572 41650

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 **Nov 16, 2023**

Please pay \$499.10

Electronic payment will be applied Nov 16, 2023

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

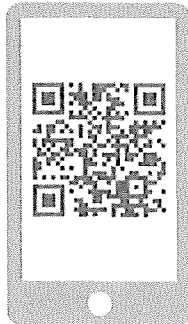
849574120090613300499103

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 cuts down on clutter. Visit business.comcast.com/myaccount to get started.

Additional billing information

More ways to pay:



Online
Visit My Account at business.comcast.com/myaccount



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

Equipment & services \$56.50

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

Service fees \$52.15

Directory Listing Management Fee	\$5.00
Voice Network Investment	\$5.00
Broadcast TV Fee	\$30.80
Regional Sports Fee	\$11.35

Taxes, fees and other charges \$6.15

Other charges \$6.15

Regulatory Cost Recovery	\$2.49
Federal Universal Service Fund	\$3.66

What's included?



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



TV: Keep your employees informed and customers entertained



Voice Numbers: (904)757-1547

Visit business.comcast.com/myaccount for more details

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

Additional information

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

TV Update: Effective December 28, 2023, Z Living will no longer be available with Comcast Business.

TV Update: Effective December 31, 2023, DW Deutsch + is ceasing operations and will no longer be available with Comcast Business. The channel will be removed from your bill.

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

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

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

September 14, 2023

Date

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

Serial #	23-06155D	PO/File #		\$110.00
	Notice of Annual Schedule of Meetings			Payment Due
				\$110.00
	Tison's Landing Community Development District			Publication Fee
Case Number				Amount Paid
Publication Dates	9/14			Payment Due Upon Receipt
County	Duval			For your convenience, you may remit payment online at www.jaxdailyrecord.com/ send-payment .

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

If your payment is being
mailed, please reference
Serial # 23-06155D on your
check or remittance advice.

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

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

Preliminary Proof Of Legal Notice
(This is not a proof of publication.)

Please read copy of this advertisement and advise us of any necessary corrections before further publications.

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

DEVELOPMENT DISTRICT

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

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

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850, or by visiting the District's website at www.Tison-sLandingCDD.com.

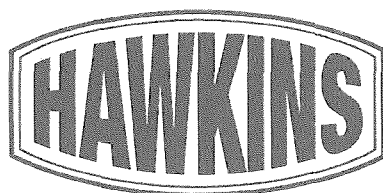
There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 48 hours 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 Office.

A person who decides to appeal any decision made at the meetings with respect to any matter considered 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

Sep. 14 00 (23-06155D)

Original



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

INVOICE

Total Invoice	\$737.00
Invoice Number	6614640
Invoice Date	10/30/23
Sales Order Number/Type	4386809 SO
Branch Plant	74
Shipment Number	5195936

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 #
11/29/23	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	250.0000 250.0000	GA GA	\$2.9000	GA	2,417.5 LB 2,417.5 GW	\$725.00
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00

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

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

Page 1 of 1

Tax Rate 0 %
Sales Tax \$0.00

Invoice Total \$737.00

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

CHECK REMITTANCE:

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

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

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

FINANCIAL INSTITUTION:

US Bank
800 Nicollet Mall
Minneapolis, MN 55402

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

ACH PAYMENTS:

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

CASH IN ADVANCE/EFT PAYMENTS:

Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

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

www.hawkinsinc.com

Job# 3875098



Invoice

Tallahassee, FL 32308
2498 Centerville Rd.

Invoice #: 394123
Invoice Date: 11/01/2023
Completed: 11/01/2023
Terms: Due on Aging Date
Bid#:

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

16529 Tisons Bluff Rd

[Click Here to Pay Online!](#)

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
<i>320 538 34502</i>			

Tech Resolution Note:

Thank you for choosing Hi=Tech

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

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

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

set up to auto pay
set up e bill

Budget	Vendor/ACCT #	Location	Meter #	October
Electric	8970821539	16365 N MAIN ST APT SG01	95045373	\$931.51
Electric Total		001.320.538.43000		\$931.51

Electric	8970821539	16529 TISONS BLUFF ROAD	06221889	\$132.39
Electric Total		001.320.57200.43000		\$132.39

Budget	Vendor/ACCT #	Location	Meter #	October
Irrigation	8970821539	15635 TISON BLUFF ROAD	67370623	\$119.01
Irrigation	8970821539	15681 TISON BLUFF ROAD	67370625	\$92.25
Irrigation	8970821539	16123 TISONS BLUFF RD	83726295	\$159.15
Irrigation	8970821539	16151 DOWING CREEK DR	74534584	\$19.47
Irrigation	8970821539	16211 DOWING CREEK DR	74458033	\$145.77
Irrigation	8970821539	16303 HUNTERS HOLLOW TL	67370633	\$83.33
Irrigation	8970821539	16316 MAGNOLIA GROVE WY	67370626	\$141.31
Irrigation	8970821539	16331 TISONS BLUFF RD	67370634	\$19.47
Irrigation	8970821539	16343 TISONS BLUFF RD	67370632	\$248.34
Irrigation	8970821539	16356 MAGNOLIA GROVE WY	67370624	\$19.47
Irrigation	8970821539	261 BRADFORD LAKE CR	81523391	\$84.58
Irrigation	8970821539	79 BRADFORD LAKE CR	83874232	\$19.47
Irrigation Total		001.320.538.43100		\$1,151.62

Budget	Vendor/ACCT #	Location	Meter #	October
Sewer	8970821539	16529 TISONS BLUFF ROAD	67891772	\$444.59
Water	8970821539	16529 TISONS BLUFF ROAD	67891772	\$162.60
Water/Sewer Total		001.320.57200.43100		\$607.19

GRAND TOTAL				\$2,822.71
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		last year		
		Increase/(decrease)		\$2,822.71
				1 meter very high

				Gallons
Irrigation	8970821539	15635 TISON BLUFF ROAD	67370623	24,000.00
Irrigation	8970821539	15681 TISON BLUFF ROAD	67370625	18,000.00
Irrigation	8970821539	16123 TISONS BLUFF RD	83726295	33,000.00
Irrigation	8970821539	16151 DOWING CREEK DR	74534584	-
Irrigation	8970821539	16211 DOWING CREEK DR	74458033	30,000.00
Irrigation	8970821539	16303 HUNTERS HOLLOW TL	67370633	16,000.00
Irrigation	8970821539	16316 MAGNOLIA GROVE WY	67370626	29,000.00
Irrigation	8970821539	16331 TISONS BLUFF RD	67370634	-
Irrigation	8970821539	16343 TISONS BLUFF RD	67370632	53,000.00
Irrigation	8970821539	16356 MAGNOLIA GROVE WY	67370624	-
Irrigation	8970821539	261 BRADFORD LAKE CR	81523391	-
Irrigation	8970821539	79 BRADFORD LAKE CR	83874232	27,000.00
Sewer	8970821539	16529 TISONS BLUFF ROAD	67891772	51,000.00
Water	8970821539	16529 TISONS BLUFF ROAD	67891772	51,000.00
				332,000.00



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

Customer Name: TISONS LANDING CDD

Account #: 8970821539

Cycle: 04 Bill Date: 10/30/23

TOTAL SUMMARY OF CHARGES

Electric	\$	1,016.09
Irrigation		1,199.43
Sewer		444.59
Water		162.60

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

Total New Charges: \$ 2,822.71



Change your light bulbs to LEDs.



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

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Do not pay. AutoPay will process your payment on 11/21/23.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$3,919.13	-\$3,919.13	\$0.00	\$2,822.71	\$2,822.71

**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: 10/30/23	Do not pay. AutoPay will process your payment on 11/21/23.
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0009676 I=00000000



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



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

SERVICE DETAILS			
Account Name: TISONS LANDING CDD	Account #: 8970821539	Bill Date: 10/30/23	Cycle: 04

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
15635 TISONS BLUFFRD	I	119.01	Irrigation 1 - Commercial	09/26/23 - 10/25/23	Commercial Irrigation Service
Detail		18.90			
Charges:			<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
			67370623	5790	24000 GAL 29 Regular
		53.35			
		43.29			
		3.47			
15681 TISONS BLUFFRD	I	92.25	Irrigation 1 - Commercial	09/26/23 - 10/25/23	Commercial Irrigation Service
Detail		18.90			
Charges:			<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
			67370625	4687	18000 GAL 29 Regular
		53.35			
		17.31			
		2.69			
16123 TISONS BLUFFRD	I	159.15	Irrigation 1 - Commercial	09/26/23 - 10/25/23	Commercial Irrigation Service
Detail		18.90			
Charges:			<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
			83726295	690	33000 GAL 29 Regular
		53.35			
		82.26			
		4.64			
16151 DOWING CREEK DR	I	19.47	Irrigation 1 - Commercial	09/26/23 - 10/25/23	Commercial Irrigation Service
Detail		18.90			
Charges:			<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
			74534584	2124	0 GAL 29 Regular
		0.57			
16211 DOWING CREEK DR	I	145.77	Irrigation 1 - Commercial	09/26/23 - 10/25/23	Commercial Irrigation Service
Detail		18.90			
Charges:			<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
			74458033	7294	30000 GAL 29 Regular
		53.35			
		69.27			
		4.25			
16303 HUNTERS HOLLOW TL	I	83.33	Irrigation 1 - Commercial	09/26/23 - 10/25/23	Commercial Irrigation Service
Detail		18.90			
Charges:			<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
			67370633	5445	16000 GAL 29 Regular
		53.35			
		8.65			
		2.43			

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Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
16316 MAGNOLIA GROVE WY	I	141.31	Irrigation 1 - Commercial	09/29/23 - 10/30/23	Commercial Irrigation Service
Detail Basic Monthly Charge		18.90	<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
Charges: Tier 1 Consumption (1-14 kgal @ \$3.81)		53.35	67370626	6971	29000 GAL 31 Regular
Tier 2 Consumption (> 14 kgal @ \$4.33)		64.94			
City of Jacksonville Franchise Fee		4.12			
16331 TSONS BLUFFRD	I	19.47	Irrigation 1 - Commercial	09/26/23 - 10/25/23	Commercial Irrigation Service
Detail Basic Monthly Charge		18.90	<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
Charges: City of Jacksonville Franchise Fee		0.57	67370634	7187	0 GAL 29 Regular
16343 TSONS BLUFFRD	I	248.34	Irrigation 1 - Commercial	09/26/23 - 10/25/23	Commercial Irrigation Service
Detail Basic Monthly Charge		18.90	<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
Charges: Tier 1 Consumption (1-14 kgal @ \$3.81)		53.35	67370632	9653	53000 GAL 29 Regular
Tier 2 Consumption (> 14 kgal @ \$4.33)		168.86			
City of Jacksonville Franchise Fee		7.23			
16356 MAGNOLIA GROVE WY APT IR01	I	19.47	Irrigation 1 - Commercial	09/29/23 - 10/30/23	Commercial Irrigation Service
Detail Basic Monthly Charge		18.90	<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
Charges: City of Jacksonville Franchise Fee		0.57	67370624	4770	0 GAL 31 Regular
16365 N MAIN ST APT SG01	E	84.58	Commercial - Electric	09/27/23 - 10/26/23	General Service
Detail Basic Monthly Charge		21.00	<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
Charges: Energy Charge (\$0.06078 per kWh)		36.22	24074025	31652	596 KWH 29 Regular
Tax Exempt Fuel Cost (\$0.03322 per kWh)		19.80			
Taxable Fuel Cost (\$0.00511 per kWh)		3.05			
City of Jacksonville Franchise Fee		2.40			
Gross Receipts Tax		2.11			
16529 TSONS BLUFFRD	E	931.51	Commercial - Electric	09/27/23 - 10/26/23	General Service
Detail Basic Monthly Charge		21.00	<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
Charges: Energy Charge (\$0.06078 per kWh)		527.87	22968209	52505	8685 KWH 29 Regular
Tax Exempt Fuel Cost (\$0.03322 per kWh)		288.52	22968209	24.90	24.90 KW 29 Regular
Taxable Fuel Cost (\$0.00511 per kWh)		44.38			
City of Jacksonville Franchise Fee		26.45			
Gross Receipts Tax		23.29			
16529 TSONS BLUFFRD	S	444.59	Commercial - Water/Sewer	09/26/23 - 10/25/23	Commercial Sewer Service
Detail Basic Monthly Charge		105.75	<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
Charges: Sewer Usage Charge		325.89	87650993	3644	51000 GAL 29 Regular
City of Jacksonville Franchise Fee		12.95			
16529 TSONS BLUFFRD	W	162.60	Commercial - Water/Sewer	09/26/23 - 10/25/23	Commercial Water Service
Detail Basic Monthly Charge		63.00	<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
Charges: Water Consumption Charge		94.86	87650993	3644	51000 GAL 29 Regular
City of Jacksonville Franchise Fee		4.74			
261 BRADFORD LAKE CR	I	19.47	Irrigation 1 - Commercial	09/26/23 - 10/25/23	Commercial Irrigation Service
Detail Basic Monthly Charge		18.90	<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
Charges: City of Jacksonville Franchise Fee		0.57	81523391	4478	0 GAL 29 Regular

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
79 BRADFORD LAKE CR	I	132.39	Irrigation 1 - Commercial	09/26/23 - 10/25/23	Commercial Irrigation Service
Detail	Basic Monthly Charge	18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.81)	53.35	83974232	2281	27000 GAL 29 Regular
	Tier 2 Consumption (> 14 kgal @ \$4.33)	56.28			
	City of Jacksonville Franchise Fee	3.86			

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LawnBoy Lawn Services

PO Box 551203
Jacksonville, FL 32255

Invoice

Date	Invoice #
10/29/2023	8758

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 320.538.35000

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

Quantity	Description	Rate	Amount
1	Repair to broken mainline irrigation at front Yellow Bluff sign. Activities/parts include: Excavation of area Diagnosis of issue Repair of multiple breaks 1-2 inch slip fix 4-2 inch couplers. 1-90 degree 2 inch elbow 1-2 inch T sandpaper, primer and glue 4-4x4 water hammer blocks Miscellaneous 1' x 4' blocks Additional - During 3rd visit Added 2" junction 2-2' couplers Fill in the site. Labor for two men.	515.00	515.00
4	Replacement of 9V batteries at 2 Hunter Remote nodes - Right Pocket Park at Traffic Circle	5.50	22.00
All work is complete. Please remit payment immediately.		Total	\$537.00

LawnBoy Lawn Services

PO Box 551203
Jacksonville, FL 32255

Invoice

Date	Invoice #
10/29/2023	8756

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	11/28/2023	CC Duval Property, ...

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

INVOICE



Pinto Carriage Works, LLC

1584 Dogwood Lane, Middleburg, FL 32068,

UNITED STATES

info@pintocarriageworks.com; Website:

www.pintocarriageworks.com

Invoice No#: 1273

Invoice Date: Aug 19, 2023

Due Date: Nov 18, 2023

\$600.00

AMOUNT DUE

BILL TO

Yellow Bluff Landing/Tisons Landing CDD

emyers@vestapropertyservices.com

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	Petting Zoo Nativity - 12/2/23 1 hour	1	\$400.00	\$400.00
2	Add an Hour 1 additional hour (2 hours total.)	1	\$200.00	\$200.00
			Subtotal	\$600.00
			Shipping	\$0.00
			TOTAL	\$600.00 USD

001.320.57200.49400

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 8/26/23 and the balance by 11/18/23.

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
 10/31/2023
 Account No: 80-12113M
 Statement No: 183900

Attn: MR. RICHARD P. HANS

TISON'S LANDING CDD

Fees

		Hours
10/02/2023		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY WITH ATTACHMENT	0.20
MJP	RECEIPT AND REVIEW OF FURTHER CORRESPONDENCE FROM MAC MCGAFFNEY WITH ATTACHMENTS	0.20
MJP	RECEIPT AND REVIEW ADDITIONAL CORRESPONDENCE FROM MAC MCGAFFNEY WITH ATTACHMENTS	0.20
GLK	REVIEW DOCUMENTS RE: APPOINTMENT OF EMPTY SEAT OF BOARD OF SUPERVISORS	0.30
10/03/2023		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DISTRICT MANAGER WITH ATTACHMENT	0.20
10/05/2023		
GLK	RECEIVE AND REVIEW CORESPONDENCE FROM COURTNEY HOGGE, REVIEW PROPOSED AGENDA FOR MEETING OF BOARD OF SUPERVISORS ON OCTOBER 12, 2023	0.30
DEL	RECEIPT AND REVIEW OF CORRESPONDENCE FROM STATE DEPARTMENT OF ECONOMIC OPPORTUNITY WITH ENCLOSED SPECIAL DISTRICT FEE INVOICE AND INFORMATION REQUEST	0.30
GLK	RECEIPT AND REVIEW CORRESPONDENCE FROM TIM HARDEN RE: INSTALLATION OF IRRIGATION PUMP	0.30
10/12/2023		
GLK	PREPARE FOR, TRAVEL TO AND ATTEND MEETING OF BOARD OF SUPERVISORS	1.80
10/13/2023		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY	0.30
10/16/2023		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC	

		Hours	
	MCGAFFNEY WITH ATTACHMENT	0.30	
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM SCOTT LOCKWOOD WITH ATTACHMENT	0.20	
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANA HARDEN	0.20	
10/17/2023			
MJP	REVIEW COUNTY PROPERTY RECORDS RE: JEA EASEMENT; REVIEW LANDSCAPE MAINTENANCE SERVICES AGREEMENT	0.40	
10/19/2023			
MJP	CORRESPONDENCE TO MAC MCGAFFNEY AND DANA HARDEN WITH ATTACHMENT	0.30	
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANA HARDEN AND REPLY THERETO	0.20	
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY	0.10	
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM MAC MCGAFFNEY	0.10	
MJP	RECEIPT AND REVIEW ADDITIONAL CORRESPONDENCE FROM MAC MCGAFFNEY	0.20	
10/24/2023			
DEL	PREPARATION OF DEPARTMENT OF ECONOMIC OPPORTUNITY UPDATE FORM AND CORRESPONDENCE TO DISTRICT MANAGER	0.40	
10/25/2023			
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY	0.20	
MJP	CORRESPONDENCE TO MAC MCGAFFNEY	0.20	
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM MAC MCGAFFNEY	0.10	
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE WITH MULTIPLE (X2) ATTACHMENTS	0.40	
10/26/2023			
MJP	REVISE DISTRICT ENGINEER RFQ ADVERTISEMENT	0.30	
MJP	CORRESPONDENCE TO MAC MCGAFFNEY AND COURTNEY HOGGE WITH ATTACHMENTS	0.30	
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY WITH ATTACHMENTS	0.20	
MJP	RESEARCH CCNA AND CORRESPONDENCE TO MAC MCGAFFNEY	0.30	
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM MAC MCGAFFNEY	0.20	
	For Current Services Rendered	8.70	2,392.50

TISON'S LANDING CDD

Page: 3

10/31/2023

Account No: 80-12113M
Statement No: 183900

TISON'S LANDING CDD

		Recapitulation			
<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>	
DENNIS E. LYLES	PARTNERS	0.70	\$275.00	\$192.50	
GERALD L. KNIGHT	PARTNERS	2.70	275.00	742.50	
MICHAEL J. PAWELCZYK	PARTNERS	5.30	275.00	1,457.50	
Previous Balance				\$4,620.00	
Total Current Work				2,392.50	
		<u>Payments</u>			
10/17/2023	PAYMENT RECEIVED - THANK YOU			-2,832.50	
10/17/2023	PAYMENT RECEIVED - THANK YOU			-1,787.50	
Total Payments				-4,620.00	
Balance Due				<u>\$2,392.50</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

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 #
9/27/2023	47228

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 320.538.46000

P.O. NO	TERMS	REP	PERMIT #
	DUE UPON RECEIPT	DH	

QUANTITY	DESCRIPTION	RATE	AMOUNT
	SITE: 16529 TISONS BLUFF ROAD, JAX 32218		
	SERVICE CALL: - CHECKED PUMP - NEED TO PULL SUB - QUOTED	90.00	90.00
1	LABOR PER HOUR	180.00	180.00

18% APR will be applied to any invoice not paid in full within 30 days. Visa or Mastercard Accepted	Total	\$270.00
--	--------------	----------

*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	\$270.00

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 447

Invoice Date: 11/1/23

Due Date: 11/1/23

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 - November 2023	340	3,750.00	3,750.00
Website Administration - November 2023	495	116.67	116.67
Information Technology - November 2023	351	116.67	116.67
Dissemination Agent Services - November 2023	312	83.33	83.33
Office Supplies	510	0.15	0.15
Postage	420	10.05	10.05
Copies	425	34.95	34.95

Total \$4,111.82

Payments/Credits \$0.00

Balance Due \$4,111.82

Original



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

INVOICE

Total Invoice	\$474.00
Invoice Number	6581893
Invoice Date	9/18/23
Sales Order Number/Type	4354196 SO
Branch Plant	74
Shipment Number	5152521

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 on 9.19.23

Please code to 320.572.46500

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #			
10/18/23	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	140.0000 140.0000	GA GA	\$2.8000	GA	1,353.8 LB 1,353.8 GW	\$392.00
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00
2.000	40145	Filter Aid EP SP Grade 50 LB BG	N	1.0000 1.0000	BG BG	\$70.0000	BG	50.0 LB 51.0 GW	\$70.00

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

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

Page 1 of 1

Tax Rate Sales Tax
 0 % \$0.00

Invoice Total \$474.00

No Discounts on Freight
IMPORTANT: All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.

NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.

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

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

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

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

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

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

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



Invoice

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

Invoice # 414419
Date 11/01/2023
Terms
Due Date 11/20/2023
Memo Monthly Fees

Bill To

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

Description	Quantity	Rate	Amount
Amenity Manager 320 572 45105	1	8,350.50	8,350.50
Pool maintenance 320 572 464	1	2,708.33	2,708.33
Field management and administration 320 538 344	1	3,037.50	3,037.50
Janitorial Supplies 320 572 46602	1	331.50	331.50
Janitorial maintenance 46601	1	2,704.16	2,704.16
Website fee 310 513 49510	1	250.00	250.00
Facility/Pool Monitors 320 572 34450	1	1,146.08	1,146.08

Total 18,528.07

Date 11/07/23
Invoice # 250589
Order # 250589
Customer PO # Price Quote

Bill To

Tisons Landing
Tim Harden
16529 Tisons Bluff Rd
Jacksonville, FL 32218

Ship To

Tisons Landing
Tim Harden
16529 Tisons Bluff Rd
Jacksonville, FL 32218

Phone
(904) 612-6668

Courier Service
BEST WAY

Invoice Items

Code	Description	Quantity	Unit Price	Total
MB 100-5000A	Actuator LA34, PAL & SPLASH	1	1,328.92	1,328.92
CB ISU	Installation, less electric	1	395.00	395.00

Additional Information

Shipping is Estimated
Electric is not Included

Subtotal	1,723.92
Shipping	21.74
Tax	0.00
Grand Total	1,745.66
Payments	0.00
Refunds	0.00
Payment Due	0.00

Please remit payment to:

Commercial Energy Specialists, LLC
PO Box 71175
Charlotte, NC 28272-1175

We are pleased to submit the above package for your consideration.

1. Please complete and return the delivery schedule if attached to this package, it is designed to help coordinate delivery dates that best coincide with your construction and draw schedules.
2. It is your responsibility to provide the required permits, bonds and acceptable electrical connections. Proof of these requirements must be presented to CES on demand.
3. You may incur restocking fees if you choose to return any items included in this package to CES. Restocking fees vary per manufacturer.
4. Any changes to this order must be made in writing to CES.
5. Freight charges are estimates only and the actual freight costs may be different at time of shipping.
6. If capital dollars are not readily available, you may acquire this package through a lease or rent to own arrangement pending lending source approvals.
7. Payment terms are subject to the credit agreement you have on file with CES.

This estimate is valid for 30 days from the above date after which the estimate may be subject to change.

Your signature above is considered your acceptance of this proposal and is subject to all terms and conditions of your credit arrangement with CES.
THANK YOU!



Commercial Energy Specialists, LLC * Since 1972 * (800) 940-1557 * www.aquafinity.com
Aquafinity * Jupiter FL * Anderson SC * Addison TX * Phoenix AZ





ESTIMATE
Tisons Landing
Replacement Lift Actuator

Order # 250589
Date 11/07/23
Consultant Matt L Stiles
WQA Kenneth
Fax #
Billing Terms Credit Card
Customer PO # Price Quote

Proposed To

Tisons Landing
Tim Harden
16529 Tisons Bluff Rd
Jacksonville, FL 32218

Ship To

Tisons Landing
Tim Harden
16529 Tisons Bluff Rd
Jacksonville, FL 32218

Phone: Fax:
Courier Service
BEST WAY

Order Items

Line Item Code	Description	Quantity	Unit Price	Item Total
MB 100-5000A	Actuator LA34, PAL & SPLASH	1	1,328.92	1,328.92

Actuator LA34, PAL & SPLASH

CB ISU	Installation, less electric	1	395.00	395.00
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Installation and Factory Start-up of treatment equipment. Includes parts and labor for installation. Electrical work, permits (if applicable) by others. Includes final review, CES training manual, full system and maintenance training per CES Operator Training Checklist, and on-site Warranty Administration. One year warranty on all installation workmanship.

Building Department Permits are Not Included and, if specified as being provided, will be charged as an additional cost.

Additional Information

Shipping is Estimated
Electric is not Included

Subtotal	1,723.92
Adjustment	0.00
Total	1,723.92
Shipping	21.74
Tax	0.00
Grand Total	1,745.66
Payments	0.00

Signature _____ Date _____

We are pleased to submit the above package for your consideration.

1. Please complete and return the delivery schedule if attached to this package, it is designed to help coordinate delivery dates that best coincide with your construction and draw schedules.
2. It is your responsibility to provide the required permits, bonds and acceptable electrical connections. Proof of these requirements must be presented to CES on demand.
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4. Any changes to this order must be made in writing to CES.
5. Freight charges are estimates only and the actual freight costs may be different at time of shipping.
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7. Payment terms are subject to the credit agreement you have on file with CES.

This estimate is valid for 30 days from the above date after which the estimate may be subject to change.

Your signature above is considered your acceptance of this proposal and is subject to all terms and conditions of your credit arrangement with CES.
THANK YOU!



Commercial Energy Specialists, LLC * Since 1972 * (800) 940-1557 * www.aquafinity.com
Aquafinity * Jupiter FL * Anderson SC * Addison TX * Phoenix AZ



Envera

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

Approved by Tim Harden

Please code to 320.538.34502

<h1>Invoice</h1>	
Invoice Number 734372	Date 11/01/2023
Customer Number 400423	Due Date 12/01/2023

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		11/01/2023	12/01/2023

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 12/01/2023 - 12/31/2023	1.00	\$100.00	\$100.00
1.00	Service & Maintenance 12/01/2023 - 12/31/2023	1.00	\$129.27	\$129.27
			Subtotal:	\$229.27
			Tax	\$0.00
			Payments/Credits Applied	\$177.12
			Invoice Balance Due:	\$52.15

Date	Invoice #	Description	Amount	Balance Due
11/1/2023	734372	Alarm Monitoring Services	\$229.27	\$52.15

Envera

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

<h1>Invoice</h1>	
Invoice Number 734372	Date 11/01/2023
Customer Number 400423	Due Date 12/01/2023

Net Due: \$52.15

Amount Enclosed: 52.15

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

Approved by Tim Harden

Please code to 320.538.34502

<h1>Invoice</h1>	
Invoice Number 734373	Date 11/01/2023
Customer Number 400423	Due Date 12/01/2023

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		11/01/2023	12/01/2023

Quantity	Description	Months	Rate	Amount
<i>2902 - CCTV - Tison's Landing CDD - Amenity, 16529 Tisons Bluff Rd, Jacksonville, FL</i>				
1.00	Active Video Monitoring 12/01/2023 - 12/31/2023	1.00	\$675.00	\$675.00
1.00	Service & Maintenance 12/01/2023 - 12/31/2023	1.00	\$336.71	\$336.71
1.00	Passive Standard Camera 12/01/2023 - 12/31/2023	1.00	\$75.00	\$75.00
			Subtotal:	\$1086.71
	Tax			\$0.00
	Payments/Credits Applied			\$0.00
			Invoice Balance Due:	\$1086.71

Date	Invoice #	Description	Amount	Balance Due
11/1/2023	734373	Alarm Monitoring Services	\$1086.71	\$1086.71

Envera

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

<h1>Invoice</h1>	
Invoice Number 734373	Date 11/01/2023
Customer Number 400423	Due Date 12/01/2023

Net Due: \$1,086.71

Amount Enclosed: 1086.71

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

Approved by Tim Harden

Please code to 320.538.34502

<h1>Invoice</h1>	
Invoice Number 734370	Date 11/01/2023
Customer Number 400423	Due Date 12/01/2023

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		11/01/2023	12/01/2023

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 12/01/2023 - 12/31/2023	1.00	\$100.00	\$100.00
1.00	Service & Maintenance 12/01/2023 - 12/31/2023	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
11/1/2023	734370	Alarm Monitoring Services	\$130.61	\$0.00

Envera

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

<h1>Invoice</h1>	
Invoice Number 734370	Date 11/01/2023
Customer Number 400423	Due Date 12/01/2023

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

Envera

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

Approved by Tim Harden

Please code to 320.538.34502

Invoice	
Invoice Number 734371	Date 11/01/2023
Customer Number 400423	Due Date 12/01/2023

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		11/01/2023	12/01/2023

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD - Utility, Jacksonville, FL</i>				
1.00	Active Video Monitoring 12/01/2023 - 12/31/2023	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 12/01/2023 - 12/31/2023	1.00	\$138.21	\$138.21
			Subtotal:	\$288.21
			Tax	\$0.00
			Payments/Credits Applied	\$288.21
			Invoice Balance Due:	\$0.00

Date	Invoice #	Description	Amount	Balance Due
11/1/2023	734371	Alarm Monitoring Services	\$288.21	\$0.00

Envera

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

Invoice	
Invoice Number 734371	Date 11/01/2023
Customer Number 400423	Due Date 12/01/2023

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
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Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 71078
Invoice Date: 11/01/2023
Completed: 11/01/2023
Terms: Due On Receipt
Bid#:
Service Ticket: 71078

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
10313-3 - Access Control System - Tison's Landing CDD - 16529 Tisons Bluff Rd, Jacksonville, FL			
Minimum Service Call Charge	1.00	\$95.00	95.00
Sales Tax			0.00

Tech Resolution Note:

WCT Took contact off wall to be able to thigthen the Alan screw. Cover missed let customer know they don't sell just the covers for the mag locks

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	\$95.00
Payments	\$0.00
Balance Due	\$95.00

Shannon Thomas

The Writing Sheep Calligraphy

INVOICE

4478 Capital Dome Drive
Jacksonville, FL 32246
904-252-2641
thewritingsheep@gmail.com

INVOICE # TisonsLandingCDD120223
DATE November 9, 2023

12123TO
Tisons Landing CDD
16529 Tisons Bluff Road
Jacksonville, FL 32218

FOR Christmas Ornament Calligraphy

Description	Amount
Christmas Calligraphy Ornaments – December 2, 2023 3PM-5PM 2 hours and 115 Ornaments	\$500
Additional Ornaments \$150 (per 50)	-

Total **\$500.00**

Make all checks payable to Shannon Thomas
Payment is due by the event date.

If you have any questions concerning this invoice, contact Shannon Thomas at 904-252-2641

THANK YOU FOR YOUR BUSINESS!



Final Details for Order #113-0589471-3564260

[Print this page for your records.](#)

Order Placed: October 26, 2023

Amazon.com order number: 113-0589471-3564260

Order Total: \$134.72

Shipped on October 26, 2023

Items Ordered

Price

1 of: *Fujifilm Instax Mini 12 Camera with NeeGo Case, Fuji Instant Film (20 Sheets) and NeeGo Photo Album (Lilac Purple)* \$119.99

Sold by: PHOTOTECH ([seller profile](#))

Supplied by: PHOTOTECH ([seller profile](#))

Condition: New

1 of: *Annova Mesh Desk Organizer Office with 7 Compartments + Drawer/Desk Tidy Candy/Pen Holder/Multifunctional Organizer - Turquoise - Teal* \$14.99

Sold by: ANNOVAme ([seller profile](#))

Supplied by: ANNOVAme ([seller profile](#))

Condition: New

Shipping Address:

Dana Harden
16578 YELLOW BLUFF RD
JACKSONVILLE, FL 32226-1159
United States

Shipping Speed:

FREE Prime Delivery

Shipped on October 26, 2023

Items Ordered

Price

1 of: *USB-C to USB A Cable 3.1A Fast Charging [2-Pack 6.6ft], JSAUX USB Type C Charger Cord Compatible with Samsung Galaxy S20 S10 S9 S8 A51 A13, Note 20 10, LG G8 G7, iPhone 15/15 Pro Max -Red* \$8.99

Sold by: JS Digital US ([seller profile](#))

Supplied by: JS Digital US ([seller profile](#))

Condition: New

1 of: *Reusable Zip Ties,Silicone Zip Ties,20Pcs Rubber Cable Ties,Cable Management,Everyday Beach Essentials,Office Supplies,Home Organization,Packing Essentials,Cable Organizer,Multicolor Cable Straps* \$3.99

Sold by: LanLongKeJiUS ([seller profile](#))

Supplied by: LanLongKeJiUS ([seller profile](#))

Condition: New

1 of: *Monitor Memo Board - Sticky Note Holder - Computer Monitor Message Memo Screen Paper Holder - Clip Transparent Message Multifunction Notes Board for Home Office Desk Organizer Phone Holder (Left)* \$7.99

Sold by: IWBTHFY ([seller profile](#))

Supplied by: IWBTHFY ([seller profile](#))

Condition: New

Shipping Address:

Dana Harden
16578 YELLOW BLUFF RD
JACKSONVILLE, FL 32226-1159
United States

Shipping Speed:
FREE Prime Delivery

Payment information

Payment Method:
Amazon gift card balance
Visa ending in 3429

Item(s) Subtotal: \$155.95
Shipping & Handling: \$0.00
Your Coupon Savings: -\$0.45

Billing address
Dana Harden
16578 YELLOW BLUFF RD
JACKSONVILLE, FL 32226-1159
United States

Total before tax: \$155.50
Estimated tax to be collected: \$11.66
Gift Card Amount: -\$32.44

Grand Total: \$134.72

Credit Card transactions

Visa ending in 3429: October 26, 2023: \$134.72

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

Have an issue with your gift card? Read about [common issues](#) or [contact us](#).

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CDD - Tisons

Give us feedback @ survey.walmart.com
Thank you! ID #:7SKW3M192SS5

Walmart 

904-751-5552 Mer: ADAM
13227 CITY SQUARE DR
JACKSONVILLE FL 32218

ST# 03702 OP# 006132 TE# 67 TR# 04235
ITEMS SOLD 1
TC# 5112 0180 0390 1543 7167



EPSON INK	001034395892	36.70 X
	SUBTOTAL	36.70
TAX 1	7.500 %	2.75
	TOTAL	39.45
	VISA TEND	39.45

Visa Credit **** * 2163 I 1

APPROVAL # 010052
REF # 1042000314
TRANS ID - 383283481388283
VALIDATION - 67R7
PAYMENT SERVICE - E
AID A0000000031010
AAC A78CA41BE9693E99
TERMINAL # SC010658

*NO SIGNATURE REQUIRED

10/10/23 09:22:21
CHANGE DUE 0.00
10/10/23 09:22:21
CUSTOMER COPY

Walmart 

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CDD - Tisons
Story Time c Pat

Give us feedback @ survey.walmart.com
Thank you! ID #:7SKW1M192TDD



WM Supercenter
904-751-5552 Mgr. ADAM
13227 CITY SQUARE DR
JACKSONVILLE FL 32218
ST# 03702 OP# 009005 TE# 05 TR# 04831

ITEMS SOLD 13
TC# 7648 8633 8498 6899 2611



MAND 3# BAG	033383146050 F	3.97 N
BANANAS	000000040110 F	
3.810 lb. @ 1 lb. /0.58		2.21 N
APPLE SLICES	732313001740 F	5.97 N
CELERY HEART	027918045750 F	2.72 N
CARAMEL DIP	077661111390 F	4.28 O
SS CHOC MINI	078742236160 F	1.97 N
DUM DUMS 1LB	030800000590 F	4.74 X
CMNND HOOKS	051141345470	9.28 X
RIBON	079636999560	0.97 X
RIBBON	079636998380	0.97 X
BAKING CUP	810096236910	1.97 X
GVDISNFCTL75	078742344470	3.48 X
KAJ O TRP PN	043000079290 F	2.68 X

	SUBTOTAL	45.21
TAX1	7.5000 %	1.81
	TOTAL	47.02
	VISA TEND	47.02
	CHANGE DUE	0.00

VISA CREDIT- 2163 I 1 APPR#010959
47.02 TOTAL PURCHASE
REF # 328300045011
TRANS ID - 463283496672379
VALIDATION - PN82
PAYMENT SERVICE - E
AID A0000000031010
TC EC18E646E9C2C074
TERMINAL # 22986326
*No Signature Required
10/10/23 09:47:46



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10/10/23 09:47:54



Final Details for Order #111-6587842-6972264

Order Placed: October 11, 2023
Amazon.com order number: 111-6587842-6972264
Order Total: \$167.95

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

Shipped on October 11, 2023	
Items Ordered	Price
3 of: JaGely 20 Pcs Kids Cowboy Hats Children's Straw Cowboy Party Hats with Pentagon Multicolor Child Hat for Western Cowboy Party Decorations Favors Gift Sold by: Heasee (seller profile) Condition: New	\$33.59
Shipping Address: Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: \$100.77 Shipping & Handling: \$0.00 Total before tax: \$100.77 Sales Tax: \$0.00
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$100.77

Shipped on October 11, 2023	
Items Ordered	Price
2 of: JaGely 20 Pcs Kids Cowboy Hats Children's Straw Cowboy Party Hats with Pentagon Multicolor Child Hat for Western Cowboy Party Decorations Favors Gift Sold by: Heasee (seller profile) Condition: New	\$33.59
Shipping Address: Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: \$67.18 Shipping & Handling: \$0.00 Total before tax: \$67.18 Sales Tax: \$0.00
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$67.18

Payment information

Payment Method:
Visa | Last digits: 2163

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

Item(s) Subtotal: \$167.95
Shipping & Handling: \$0.00

Total before tax: \$167.95
Estimated Tax: \$0.00

Grand Total: \$167.95

Credit Card transactions

Visa ending in 2163: October 11, 2023: \$167.95

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

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Final Details for Order #111-5897787-1257842

Order Placed: October 11, 2023
Amazon.com order number: 111-5897787-1257842
Order Total: \$662.96

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

Shipped on October 11, 2023	
Items Ordered	Price
4 of: JAYNLT 1200W Solar Street Lights Outdoor, 19200LM High Bright Solar Parking Lot Lights Commercial Dusk to Dawn, IP67 Waterproof 6500K Solar Security F Sold by: JAYNLT (seller profile) Condition: New	\$181.99
Shipping Address: Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: \$727.96 Shipping & Handling: \$0.00 Your Coupon Savings: -\$65.00 ----- Total before tax: \$662.96 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$662.96 -----

Payment information	
Payment Method: Visa Last digits: 2163	Item(s) Subtotal: \$727.96 Shipping & Handling: \$0.00 Promotion applied: -\$65.00 -----
Billing address Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Total before tax: \$662.96 Estimated Tax: \$0.00 -----
Credit Card transactions	Grand Total: \$662.96
	Visa ending in 2163: October 11, 2023: \$662.96

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

CDD TSONS
Postage

The UPS Store #458
731 GYAL STATION RD #107
JACKSONVILLE, FL 32218-0801
904-751-6582

Terminal.....: P084856A Date.: 10/18/2023
Employee.....: 184412 Time.: 12:14 PM

ITEM NAME	QTY	PRICE	TOTAL
Ground Commercial			\$11.98
	1	\$11.98	
Tax			\$0.00
MNC08X2J00R3			
Tracking Number - 1ZW01A70378597429			

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.

US Postal Rates Are Subject to Surcharge.



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the URL below to take the survey.



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Ends 1/31/24. Must be US resident 18 years or older
to enter. Limit (1) entry per person per month.

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www.TheUPSStore.com/surveyrules2023

Need Package Help?

(lost/damaged)

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

VISA *****2163 018440 12:14 PM
10/18/2023 75844260001
TID

Purchase XXXXXXXXXXXX2163
Visa Credit ENTRY METHOD CONTACTLESS CHIP

CVN 0010037853

Invoice 18441

Clerk APPROVED

Response 018440

Ruth Code

ENVY DETAILS

ISSUER

MODE A0000000031010

AID 0000000000

TUR 06031203A00000

IAD USD \$11.98

Amount

NO SIGNATURE REQUIRED


CARDHOLDER/VISA

CARDHOLDER/VISA

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CDD - Tisons

Give us feedback @ survey.walmart.com
Thank you! ID #:7SKXP0192TV2

Walmart 

904-751-5552 Mgr: ADAM
13227 CITY SQUARE DR
JACKSONVILLE FL 32218

ST# 03702 OP# 005295 TE# 67 TR# 05255
ITEMS SOLD 1

TC# 2338 8258 8208 6699 1691



EPSON INK	001034395907	74.45 X
	SUBTOTAL	74.45
TAX 1	7.500 %	5.58
	TOTAL	80.03
	VISA TEND	80.03


Visa Credit **** * 2163 I 1

APPROVAL # 025810
REF # 1042000314
TRANS ID - 303298539675118
VALIDATION - LCVX
PAYMENT SERVICE - E
AID A0000000031010
AAC 2B2252D03FB35610
TERMINAL # SC010658
*NO SIGNATURE REQUIRED

10/25/23 10:59:30
CHANGE DUE 0.00

10/25/23 10:59:30
CUSTOMER COPY

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CDD Tisons
Halloween Event



Store# 3289 (904) 701-6668
13141 City Station Dr.
Unit 109
Jacksonville FL 32218-7235

DESCRIPTION	QTY	PRICE	TOTAL
STANDING SCARECROW 18IN ASTD	1	1.25	1.25T
HALLOWEEN TABLE COVER	1	1.25	1.25T
HLWN PRINT/GLT CLINGS	1	1.25	1.25T
DRAW ORGNZR GRP 3.75X9.75 ASTD	1	1.25	1.25T
DRAW ORGNZR GRP 3.75X9.75 ASTD	1	1.25	1.25T
DRAW ORGNZR GRP 9.75X6.75 ASTD	1	1.25	1.25T
WITCH HAT PICKS 3PK	1	1.25	1.25T
PSTRBRD HOT ORANGE 22X28 75CT	1	1.00	1.00T
DAIRY QUEEN \$15-\$250	1	15.00	15.00N

Acct. 605812*****2526

Authorization Success : 97291588

Sub Total \$24.75
SALES TAX \$0.73
GENERAL EXEMPT MERC \$0.00
Total \$25.48
Visa \$25.48
*****2163 Approved
Purchase Cntctless
Auth/Trace Number: 027003/041504

NOW SHOP ON-LINE AT DOLLARTREE.COM

* We will gladly exchange any unopened item *
* with original receipt. We do not offer refunds. *

6213 03289 04 041 27253879 10/27/23 10:40

Sales Associate:vickey

From: [Backyard Snowstorm](#)
To: [Elizabeth A. Myers](#)
Subject: Order #1301 Confirmation — Backyard Snowstorm
Date: Thursday, November 2, 2023 9:41:43 AM

You don't often get email from support@backyardsnowstorm.com. [Learn why this is important](#)

Order Confirmation



Hello Elizabeth Myers,

We have received your Backyard Snowstorm order! Thank you for your purchase.

Order #1301

Payment status

Paid

Fulfillment status

Awaiting Processing

We will deliver your order to

Elizabeth Myers

Vesta Property Services, 17100 Eagle Bend Blvd, Jacksonville, Florida 32218, United States

Phone +1 904-708-3507

Shipping method

Ground Shipping

Estimated arrival on: Monday, Nov 6 — Thursday, Nov 9

Your order



[BYSS 1200 Watt Artificial Snow Machine](#)

SKU: #1200-watt

**BYSS Snowmaking Fluid: Snowmaking Fluid - 128oz concentrate
(makes up to 18 Gallons)**

1 × \$337.00



Final Details for Order #111-2821086-8551452

Order Placed: October 31, 2023
Amazon.com order number: 111-2821086-8551452
Order Total: \$137.91

Business order information
Location: DSD - Tison's Landing GL code: 53206 Special Events Cost Billable / Non-Billable: Non-Billable Cost center: Northeast

Shipped on October 31, 2023	
Items Ordered	Price
1 Of: Assorted Paper Traditional Grinch Photo Prop Kit - (Pack of 13) - Props for Christmas Fun & Festivities - Stand Out with Unique Holiday Party Décor Sold by: Sunrite Gifts (seller profile) Condition: New	\$11.99
1 Of: Grinch Christmas Party Decorations, Merry Grinchmas Backdrop Banner, Large Size Christmas Backdrop, Grinchmas Christmas Holiday Decor, Grinch Theme Pa Sold by: Value Bar (seller profile) Condition: New	\$9.99
Shipping Address: Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: \$21.98 Shipping & Handling: \$0.00 ----- Total before tax: \$21.98 Sales Tax: \$0.00 -----
Shipping Speed: Delivery in fewer trips to your address	Total for This Shipment: \$21.98 -----

Shipped on November 1, 2023	
Items Ordered	Price
1 Of: Madisi Crayons Bulk Pack, Regular Size, 4 Colors, 150 Packs, 600 Count Sold by: Madisi (seller profile) Product question? (Ask Seller) Business Price Condition: New	\$26.98
1 Of: American Flag Patriotic Soldier Porch Sign Banners, Patriotic Decoration for Memorial Day-4th of July Decor Hanging, Independence Day Veterans Day Labor Sold by: DodelyGz (seller profile) Condition: New	\$12.99
3 Of: 54PCS Christmas Coloring Books Kids Party Favors - Xmas Stockings Goodie Bags Stuffer Filler Fun Holiday Party Supplies Sold by: Fly Since (seller profile) Condition: New	\$18.99

1 of: 100 Pieces #10 Christmas Envelopes with Letter Paper Self-adhesive Letter Envelopes Reindeer Sleigh Santa Claus \$18.99
Letterhead for Festive Letters Checks
Sold by: JanGeo ([seller profile](#)) | Product question? ([Ask Seller](#))
Condition: New

Shipping Address: Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: \$115.93 Shipping & Handling: \$0.00 ----- Total before tax: \$115.93 Sales Tax: \$0.00 -----
Shipping Speed: Delivery in fewer trips to your address	Total for This Shipment: \$115.93 -----

Payment information

Payment Method: Visa Last digits: 2163	Item(s) Subtotal: \$137.91 Shipping & Handling: \$0.00 -----
Billing address Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Total before tax: \$137.91 Estimated Tax: \$0.00 ----- Grand Total: \$137.91

Credit Card transactions	Visa ending in 2163: November 1, 2023: \$137.91
---------------------------------	---

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



BYSS 1200 Watt Artificial Snow Machine

SKU: #1200-watt

BYSS Snowmaking Fluid: NONE

1 × \$267.00

Items	\$604.00
Shipping	\$0.00
Total	\$604.00

Payment method

Credit or debit card

Thanks for choosing Backyard Snowstorm! Let us know how you found us!: Web Search

Thanks for shopping with us!

We welcome you to our store anytime. If you need assistance or have any questions, please email us at support@backyardsnowstorm.com or call **+1 385-955-0581**. We are happy to help!

Sincerely,

Backyard Snowstorm



© Backyard Snowstorm

Backyard Snowstorm, 512 W. 8360 S., SANDY, Utah 84070, United States

[BYSS Terms & Conditions](#)



Oct 31, 2023 order
Order# 2000113-30763564



Red North Pole Express Mail Box Indoor/Outdoor Christmas Decoration, 38in, Red, by Holiday Time Qty 1 \$33.88

Subtotal \$33.88

Below order minimum fee \$6.99

Tax \$3.07

Total \$43.94

 **Charge history** Your transaction activity for this order >

Payment method  Ending in 2163

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

Order date: October 9, 2023
Purchase Order #:
Order #: 114-6705933-9761041
Date shipped: October 9, 2023

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

GL code: 51010 Repairs & Maintenance
Cost center: Northeast
Location: DSD - Tison's Landing
Custom info: Non-Billable

Shipment details

Item description	Qty	Item price	Item subtotal
EDOU Direct 24" Pressure Washer Surface Cleaner - High-Pressure Washer for Concrete and Driveway - Dual Handle Cement Washer with Wheels - 4,500 PSI Max Working Pressure - Commercial Power Cleaner (SKU: 24 SS Surface Cleaner) Condition: New Sold by: RGA Kotti LLC Gift message: ""	1	\$349.99	\$349.99

Item subtotal	\$349.99
Shipping & handling	\$0.00
Promos & discounts	-\$30.00
Sales tax	\$0.00

Total **\$319.99**

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)

Timothy C. Harden

From: Amazon.com <auto-confirm@amazon.com>
Sent: Friday, October 13, 2023 3:01 PM
To: Timothy C. Harden
Subject: Your Amazon.com order



[Your Account](#) | [Amazon.com](#)

Order Confirmation

Order #114-7112966-3220257

Hello Wynnfield Lakes CDD,

Thank you for shopping with us. We'll send a confirmation once your item has shipped. Your order details are indicated below. The payment details of your transaction can be found on the [order invoice](#). If you would like to view the status of your order or make any changes to it, please visit [Your Orders](#) on Amazon.com.

This order is placed on behalf of Vesta Property Services.

Your guaranteed delivery date is:

Monday, October 16

Your shipping speed:



FREE Prime Delivery

Your order will be sent to:

**Timothy Harden
JACKSONVILLE, FL
United States**

[Order Details](#)

Order Details

Order #114-7112966-3220257

Placed on today, October 13



PAMI Heavy-Duty Contractor Bags [Pack of 20] -
42 Gallon Large Black Trash Bags For
Construction Sites, Yard Waste & Commercial
Use- Industrial Strength Tear-Resistant Cleanup
Garbage Bags
Sold by HLmedical
Condition: New

\$17.96

Order Total:

\$17.96

To learn more about ordering, go to [Ordering from Amazon.com](#).
If you want more information or need more assistance, go to [Help](#).

Oceanway Hardware

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

CC Sale

BRIC: 08LKTTQRZ9DQQAFBQQZ

Batch #: 0489

Item 0001

10/18/23

11:08:52

APPR CODE: 018177

Visa

TAP-E

*****1213

Amount

\$16.65

APPROVED

Visa Credit

AID: A00000000031010

TVR: 0000000000

CUSTOMER COPY

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

Order date: October 17, 2023
Purchase Order #:
Order #: 114-1078934-3999458
Date shipped: October 19, 2023

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

GL code: 51010 Repairs & Maintenance
Cost center: Northeast
Location: DSD - Tison's Landing
Custom info: Non-Billable

Shipment details

Item description	Qty	Item price	Item subtotal
Original - Rust Proof Aluminum Dog Waste Station for Commercial Grade Roll Bags (most popular) - Free 400 waste bags and 25 can liners included - Over 500k sold in USA (SKU: 93-X75H-NU2G) Condition: New Sold by: ZW USA Inc. Gift message: ""	1	\$209.99	\$209.99
		Item subtotal	\$209.99
		Shipping & handling	\$0.00
		Sales tax	\$0.00
		Total	\$209.99

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)

11/27/23, 4:31 PM

Transaction Detail

network sale

Ticket: **9081898** Date/Time: **2023-10-19 09:16** Duration: 80 Seconds Register: 908 Store Num: SS315

<i>Desc</i>	<i>PLU Cat</i>	<i>Dept</i>	<i>Unit Price</i>	<i>Qty</i>	<i>Total Network Code</i>	<i>Applied Tax Type</i>
Regular CR #08	/	REGULAR	3.219	5.013	\$16.14 1	

Fuel Info - Position: 8 Product: Regular Service Mode: SELF Fuel MOP: CREDIT Fuel Volume: 5.013 **Loyalty Information**

MOP: **CREDIT** Amount: **\$16.14** Credit Card: **VISA** Card Number: **448461FFFFFF1213**

Merch ID: /

Terminal Batch: **2064** STAN: **12517006**

Total Non Tax: **\$16.14** Total Tax: **\$0.00** Total Trans Amount: **\$16.14**



Transaction # 123690668

Placed October 20, 2023 | \$37.82

Completed

Completed Date: Friday, Oct 20, 2023

N. Jacksonville Lowe's

13125 City Square Drive,

Jacksonville, FL, 32218

2-in. PVC Schedule 40 Coupling for Pressure

~~\$6.54~~ \$5.88

Applications - White, 280 PSI, NSF Safety Listed

Saved \$0.66 with 10% Military Discount

Item #23902 Model #PVC 02100 1600

\$2.18 /ea. QTY 3

2-in 90-Degree Schedule 40 PVC Elbow

~~\$22.90~~ \$20.60

Item #23910 Model #PVC 02300 1600

Saved \$2.30 with 10% Military Discount

\$4.58 /ea. QTY 5

1-1/2-in x 1-1/2-in Coupling PVC Coupling

~~\$1.39~~ \$1.25

Item #23901 Model #PVC 02100C 1400

Saved \$0.14 with 10% Military Discount

\$1.39 /ea. QTY 1

2-in x 1-1/2-in Sch40 Reducer Bushing

~~\$3.32~~ \$2.99

Item #23922 Model #PVC 02107 1400

Saved \$0.33 with 10% Military Discount

\$3.32 /ea. QTY 1

**White PVC 2-in. SCH40 Tee for Pressure Applications -
280 PSI - NSF Safety Listed**

~~\$4.95~~ \$4.46

Item #23908 Model #PVC 02400 1600

Saved \$0.49 with 10% Military Discount

\$4.95 /ea. QTY 1

Payment Method

VISA Dana Harden
**** * 1213

Order Summary

Subtotal	\$35.18
Tax	\$2.64
Total Billed	\$37.82



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

- SALE -

SALES#: S2472PRB 4927159 TRANS#: 88064336 10-23-23

312890 4-4-16 TREATED #2 GRADE T	105.92
4 @ 26.48	
144257 WHIZZ 3-PC 4-IN FOAM KIT	7.48
23839 4-IN X 5-FT PVC CELLCORE	29.39
23308 4-IN PVC DWV CLEANOUT PLU	27.52
4 @ 6.88	
4663652 QUART EVERLAST SEMI BASE	38.98

SUBTOTAL:	209.29
TAX:	0.00
INVOICE 01284 TOTAL:	209.29
VISA:	209.29

VISA: XXXXXXXXXXXXX1213 AMOUNT:209.29 AUTHCD: 023686

CHIP REFID:247201079842 10/23/23 08:31:31

CUSTOMER CODE: none

APL: Visa Credit TUR: 0080008000

AID: A0000000031010 TSI: E800

STORE: 2472 TERMINAL: 01 10/23/23 08:32:16

OF ITEMS PURCHASED: 11

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



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

- MILITARY - PERSONAL USE SALE -
 - SALE -

SALES#: FSTLAN04 2591589 TRANS#: 395118700 10-25-23

44066 27-GAL HEAVY DUTY TOTE	53.90
11.98 DISCOUNT EACH	-1.20
5 @ 10.78	
132022 SAKRETE 80-LB CONCRETE MI	4.48
4.98 DISCOUNT EACH	-0.50
737206 COAX CABLE WHITE 6FT (-47	6.28
6.98 DISCOUNT EACH	-0.70

SUBTOTAL:	64.66
TOTAL TAX:	4.85
INVOICE 70144 TOTAL:	69.51
VISA:	69.51

TOTAL DISCOUNT: 7.20

THANK YOU FOR YOUR
 MILITARY SERVICE

MYLOWE'S CARD NUMBER: 489001207000298



Final Details for Order #113-0589471-3564260

[Print this page for your records.](#)

Order Placed: October 26, 2023

Amazon.com order number: 113-0589471-3564260

Order Total: \$134.72

Shipped on October 26, 2023

Items Ordered

Price

1 of: *Fujifilm Instax Mini 12 Camera with NeeGo Case, Fuji Instant Film (20 Sheets) and NeeGo Photo Album (Lilac Purple)* \$119.99

Sold by: PHOTOTECH ([seller profile](#))

Supplied by: PHOTOTECH ([seller profile](#))

Condition: New

1 of: *Annova Mesh Desk Organizer Office with 7 Compartments + Drawer/Desk Tidy Candy/Pen Holder/Multifunctional Organizer - Turquoise - Teal* \$14.99

Sold by: ANNOVAme ([seller profile](#))

Supplied by: ANNOVAme ([seller profile](#))

Condition: New

Shipping Address:

Dana Harden
16578 YELLOW BLUFF RD
JACKSONVILLE, FL 32226-1159
United States

Shipping Speed:

FREE Prime Delivery

Shipped on October 26, 2023

Items Ordered

Price

1 of: *USB-C to USB A Cable 3.1A Fast Charging [2-Pack 6.6ft], JSAUX USB Type C Charger Cord Compatible with Samsung Galaxy S20 S10 S9 S8 A51 A13, Note 20 10, LG G8 G7, iPhone 15/15 Pro Max -Red* \$8.99

Sold by: JS Digital US ([seller profile](#))

Supplied by: JS Digital US ([seller profile](#))

Condition: New

1 of: *Reusable Zip Ties,Silicone Zip Ties,20Pcs Rubber Cable Ties,Cable Management,Everyday Beach Essentials,Office Supplies,Home Organization,Packing Essentials,Cable Organizer,Multicolor Cable Straps* \$3.99

Sold by: LanLongKeJiUS ([seller profile](#))

Supplied by: LanLongKeJiUS ([seller profile](#))

Condition: New

1 of: *Monitor Memo Board - Sticky Note Holder - Computer Monitor Message Memo Screen Paper Holder - Clip Transparent Message Multifunction Notes Board for Home Office Desk Organizer Phone Holder (Left)* \$7.99

Sold by: IWBTHFY ([seller profile](#))

Supplied by: IWBTHFY ([seller profile](#))

Condition: New

Shipping Address:

Dana Harden
16578 YELLOW BLUFF RD
JACKSONVILLE, FL 32226-1159
United States

Shipping Speed:
FREE Prime Delivery

Payment information

Payment Method:
Amazon gift card balance
Visa ending in 3429

Item(s) Subtotal: \$155.95
Shipping & Handling: \$0.00
Your Coupon Savings: -\$0.45

Billing address
Dana Harden
16578 YELLOW BLUFF RD
JACKSONVILLE, FL 32226-1159
United States

Total before tax: \$155.50
Estimated tax to be collected: \$11.66
Gift Card Amount: -\$32.44

Grand Total: \$134.72

Credit Card transactions

Visa ending in 3429: October 26, 2023: \$134.72

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

Have an issue with your gift card? Read about [common issues](#) or [contact us](#).

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

- SALE -

SF SH: FSCAND03 4116286 TRANS#: 227418655 10-26-23

150590 SIB. : : CEMENT 119.00

SUBTOTAL: 119.00

TOTAL TAX: 0.00

INVOICE 72443 TOTAL: 119.00

VISA: 119.00

01 12 XXXXXXXXXXXXX1213 AMOUNT: 119.00 AUTHCD: 026937

CHIP REFID:247237443092 10/26/23 08:19:16

CUSTOMER CODE: NA

TVR : 0080008000

TSI : E800 AID : A0000000031010

STORE: 2412 TERMINAL: 97 10/26/23 08:20:00

1 OF ITEMS PURCHASED: 1

INCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



For customer support visit [Amazon.com/contact-us](https://www.amazon.com/contact-us)**Order date:** October 29, 2023**Purchase Order #:****Order #:** 114-9699994-3091458**Date shipped:** October 30, 2023**Ship to:**

Timothy Harden

16578 YELLOW BLUFF RD

JACKSONVILLE, FL 32226-1159

United States

GL code: 51010 Repairs & Maintenance**Cost center:** Northeast**Location:** DSD - Tison's Landing**Custom info:** Non-Billable

Shipment details

Item description	Qty	Item price	Item subtotal
Original - Rust Proof Aluminum Dog Waste Station for Commercial Grade Roll Bags (most popular) - Free 400 waste bags and 25 can liners included - Over 500k sold in USA (SKU: 93-X75H-NU2G) Condition: New Sold by: ZW USA Inc. Gift message: ""	1	\$209.99	\$209.99
		Item subtotal	\$209.99
		Shipping & handling	\$0.00
		Sales tax	\$0.00
		Total	\$209.99

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)

11/2/202310:09:1

Order Number:

Circle K 2726076

2733 Starrett Rd

Jacksonville FL 32226

(904) 757-3340

Term: 102

Appr : 002293

UNL-REG

PUMP No. 05

Gallons 5.952

PRICE/G \$3.239

TOTAL FUEL \$19.28

TOTAL SALE \$19.28

SALE

Visa

Card Num : (C)

XXXXXXXXXXXX1213

Chip Read

USD\$ 19.28

Visa Credit

AID: A00000000031010

TVR: 0000088000

IAD: XXXXXXXXXXXXXXXX

TSI: E800

LOWE'S®

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

- SALE -

SALES#: S2472SW2 1099618 TRANS#: 418697461 11-02-23

936073 SMX PRO 4500PSI QUICK CON 29.98

SUBTOTAL: 29.98

TOTAL TAX: 0.00

INVOICE 90437 TOTAL: 29.98

VISA: 29.98

VISA: XXXXXXXXXXXXX1213 AMOUNT: 29.98 AUTHCD: 002904

CHIP REFID:247209437703 11/02/23 12:17:49

CUSTOMER CODE: no

TUR : 0080008000

TSI : E800 AID : A0000000031010

STORE: 2472 TERMINAL: 09 11/02/23 12:18:09

OF ITEMS PURCHASED: 1

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS





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

Account Number 3-0687-0002027
Invoice Number 0687-001364657
Invoice Date October 16, 2023
Previous Balance \$461.91
Payments/Adjustments -\$461.91
Current Invoice Charges \$464.16

Important Information

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

Total Amount Due \$464.16	Payment Due Date November 05, 2023
-------------------------------------	--

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 10/06	5555555	-\$461.91

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 11/01-11/30			\$261.23	\$261.23
Container Refresh 11/01-11/30		1.0000	\$9.00	\$9.00
Total Fuel/Environmental Recovery Fee				\$126.49
Total Franchise - Local				\$67.44
CURRENT INVOICE CHARGES				\$464.16

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 \$464.16
Payment Due Date November 05, 2023
Account Number 3-0687-0002027
Invoice Number 0687-001364657

For Billing Address Changes,
 Check Box and Complete Reverse.

Make Checks Payable To:

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



UNDERSTANDING YOUR BILL

Visit RepublicServices.com/MyBill

UNDERSTANDING OUR RATES, CHARGES, AND FEES

Visit Republicservices.com/customer-support/fee-disclosures

Responsible Party

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

Residential Customers

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

Check Processing

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

Cancellation & Payment Policy

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

Understanding Our Rates, Charges and Fees

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

IMPORTANT INFORMATION

(Continued from Page 1)

It's easy to go paperless! Sign up for Paperless Billing at RepublicServices.com and enjoy the convenience of managing your account anytime, anywhere, on any device.

Please fill out the form below if your billing address has changed and return this portion of your statement to us using the envelope enclosed. Thank you!

BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	

D.

DISTRICT ENGINEER AGREEMENT

THIS DISTRICT ENGINEER AGREEMENT is entered into this 1 s t day of February, 2024, by and between the TISONS'S LANDING COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, whose address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the "District"), and ALLIANT ENGINEERING, INCORPORATED, a Minnesota corporation authorized to do business in the State of Florida, whose principal address is 733 Marquette Avenue, Suite 700, Minneapolis, Minnesota 55402, and whose local address is 10475 Fortune Parkway, Suite 101, Jacksonville, Florida 32256 (the "District Engineer"), and shall remain in effect until terminated under the terms contained herein.

WHEREAS, the District solicited for qualifications from companies interested in serving as District Engineer to the District in accordance with sections 190.033 and 287.055, Florida Statutes; and

WHEREAS, the District Engineer submitted a proposal to serve as District Engineer and provide engineering services to the District; and

WHEREAS, the District intends to engage the District Engineer to perform engineering, surveying planning, landscaping, environmental management and permitting, financial and economic studies, and such other work as defined in separate work authorizations; and

WHEREAS, the District Engineer shall serve as the District's professional representative in each service or project to which this Agreement applied and will give consultation and advice to the District during the performance of these services.

NOW THEREFORE, in consideration of the mutual covenants herein contained and the acts and deeds to be performed by the parties, the receipt and sufficiency of which are hereby acknowledged, it is mutually covenanted and agreed as follows:

ARTICLE 1. SCOPE OF SERVICES

- A. The District Engineer will provide general engineering services including:
 - 1. Preparation of any necessary reports and applications.
 - 2. Attendance at meetings of the District's Board of Supervisors.
 - 3. Assistance in meeting with necessary parties to effectuate the issuance of bonds, special reports, feasibility studies and other tasks.
 - 4. Such service on an ongoing basis related to the District's public infrastructure improvements, including, without limitation, the stormwater management

system, road rights-of-way, entry features, landscape/irrigation facilities, amenity facilities, mitigation and conservation areas, and open space/recreational improvements, as well as geotechnical work and surveying.

5. Performance of any other duties related to the provision of infrastructure and services as requested by the District Board of Supervisors (the "Board").

B. The District Engineer shall prepare, or cause to be prepared, or review construction drawings and specifications for the type of work as authorized by the Board. This may also include, but is not limited to, rendering assistance in the drafting of forms, proposal and contacts, issuance of certificates of construction and payment, assisting and/or supervising the bidding processes, and any other activity required by the Board.

C. The District Engineer shall, when authorized by the board, provide general services during the construction phase including, but not limited to:

1. Periodic visits to the site, or full-time construction management services, as directed by the District.
2. Processing of contractors' pay estimates.
3. Final inspection and requested certificates for construction including the final certification of construction.
4. Consultation and advice during construction, including performing all roles and actions required of any construction contract between the District and any contractor(s) in which District Engineer is named as owner's representative or "District Engineer".
5. Any other activity related to construction as authorized by the Board.

D. With respect to maintenance of facilities, the District Engineer shall render such services as authorized in writing by the District.

ARTICLE 2. METHOD OF AUTHORIZATION

Each service or project shall be authorized in writing by the District. The written authorization shall be incorporated in a Work Authorization that shall include the scope of work, compensation, and special provisions or conditions specific to the service or project being authorized. Authorization of Services or projects under the contract shall be at the sole option of the District.

ARTICLE 3. COMPENSATION

It is understood and agreed that the payment of compensation for services under this contract shall be stipulated in each Work Authorization. One of the following methods shall be utilized.

- 3.1 Lump Sum Amount: The District and District Engineer shall mutually agree to a lump sum amount for the services to be rendered payable in proportion to the work accomplished.
- 3.2 Hourly Personnel Rates: For services or projects where scope of services is not clearly defined, or recurring services or other projects where the District desires the use of the hourly compensation rates in Exhibit "A" (the "Fee Schedule") shall remain in effect. On the third anniversary date of this Agreement, and every third year thereafter, the parties may renegotiate the Fee Schedule.

ARTICLE 4. REIMBURSABLE EXPENSES

Reimbursable expenses consist of actual expenditures made by District Engineer, its employees, or its consultants in the interest of the project for the incidental items listed below:

- 4.1 Expenses of transportation and living when traveling in connection with a project, for long distance calls and facsimiles, expedited delivery fees, and fees paid for securing approval of authorities having jurisdiction over a project. All expenditures shall be made in accordance with Chapter 112, Florida Statutes, and with the District's travel policy.
- 4.2 Expenses incurred in the reproduction, postage and handling of drawings and specifications except those used for in-house purposes.

ARTICLE 5. SPECIAL CONSULTANTS

When a special consultant is retained by District Engineer to assist in the provision of services such additional special services shall be paid for on a costs basis. Such services and fees shall be included in any work authorization.

ARTICLE 6. ACCOUNTING RECORDS

Records of District Engineer pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles and shall be available to the District or its authorized representative for observation or audit at mutually agreeable times. In addition, District Engineer acknowledges that the provisions of Article 13 of this Agreement may apply to these records.

ARTICLE 7. REUSE OF DOCUMENTS

All documents including drawings and specifications furnished by District Engineer pursuant to this Agreement are instruments of service to be used by the District. They are not

intended or represented to be suitable for reuse by others or for extensions of the work for which they were provided or on any other project. Any reuse by the District without specific written consent by District Engineer will be at the District's sole risk.

ARTICLE 8. ESTIMATE OF COST

Since District Engineer has no control over the cost of labor, materials or equipment or over a contractor's methods of determining prices, or over competitive bidding or market conditions, his opinions of probable cost provided as a service hereunder are to be made on the basis of his experience and qualifications and represent his best judgment as a professional familiar with the construction industry, but District Engineer cannot and does not guarantee that proposals, bids, or the construction costs will not vary from opinion of probable cost prepared by it. If the District wishes greater assurance as to the construction costs, it shall employ an independent cost estimator at its own expense or may direct that such work be accomplished through the District Engineer. Services to modify approved documents to bring the construction cost within any limitation established by the District will be considered additional services and may justify additional fees.

ARTICLE 9. INDEPENDENT CONTRACTOR

In all matters relating to this Agreement, the District Engineer shall be acting as an independent contractor. Neither the District Engineer nor employees of the District Engineer, if any, are employees of the District under the meaning or application of any federal or state Unemployment or Insurance Laws or Old Age Laws or otherwise. The District Engineer agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the District Engineer, if any, in the performance of this Agreement. The District Engineer shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the District Engineer shall have no authority to represent as agent, employee, or in any other capacity the District unless set forth differently herein.

ARTICLE 10. INSURANCE

District Engineer shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers Compensation	Statutory
General Liability	
Bodily Injury (incl. contractual)	\$1,000,000/\$2,000,000
Property Damage (incl. contractual)	\$1,000,000/\$2,000,000

Automobile Liability (if applicable) Bodily Injury Property Damage	Combined Single Limit \$1,000,000
Professional Liability for Errors and Omissions	\$1,000,000

District Engineer shall provide district with a certificate evidencing compliance with the above terms and naming the District as an additional insured, except on the worker's compensation and professional liability policies. District Engineer shall provide the District with 30 days notice of cancellation of such insurance. At no time shall engineer be without insurance in the above amounts.

ARTICLE 11. CONTINGENT FEE

The District Engineer warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the District Engineer, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the District Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement

ARTICLE 12. AUDIT

The District Engineer agrees that the District or any of its duly authorized representatives shall, until the expiration of three years after expenditure of funds under this Agreement, have access to and the right to examine any books, documents, papers and records of the District Engineer involving transactions related to the Agreement. The District Engineer agrees that payment made under the Agreement shall be subject to reduction for amounts charged thereto that are found on the basis of audit examination not to constitute allowable costs. All required records shall be maintained until an audit is completed and all questions arising therefrom are resolved, or three years after completion of all work under the Agreement

ARTICLE 13. INDEMNIFICATION

The District Engineer agrees to indemnify, defend, and hold harmless the District and its officers, agents, including, but not limited to the district management firm, and employees of and from any and all liabilities, claims, causes of action, demands, suits, or losses by any person, corporation or other entity arising from the negligent acts, errors or omissions of the District

Engineer or District Engineer's agents or employees, in the performance of professional services under this Agreement. The District Engineer agrees and covenants that nothing herein shall constitute or be construed as a waiver of the privileges, protections, and limitations on liability afforded the District pursuant to Section 768.28, F.S., the doctrine of sovereign immunity, or any other statute or law. Nothing in the Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred by operation of law.

ARTICLE 14. PUBLIC RECORDS

The District Engineer agrees and understands that Chapter 119, F.S., may be applicable to documents prepared in connection with work provided to the District and agrees to operate with public record requests made thereunder. The District Engineer shall allow access to all documents, papers, letters, or other materials subject to the provisions of Chapter 119, F.S.

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

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and

2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and

3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the District Engineer does not transfer the records to the District; and

4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the District Engineer or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the District Engineer transfers all public records to the District upon completion of the Agreement, the District Engineer shall destroy any duplicate public records that are exempt or confidential

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

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

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

**GOVERNMENTAL MANAGEMENT SERVICES
475 WEST TOWN PLACE, SUITE 114
ST. AUGUSTINE, FLORIDA 32092
TELEPHONE: (865) 238-2622
EMAIL: chogge@gmsnf.com**

ARTICLE 15. EMPLOYMENT VERIFICATION; E-VERIFY

The District Engineer agrees that it shall bear the responsibility for verifying the employment status, under the Immigration Reform and control Act of 1986, of all persons it employs in the performance of this Agreement. The District Engineer, on behalf of itself and its subconsultants and subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The District Engineer further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095,

Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The District Engineer agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. District Engineer shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the District has a good faith belief that the District Engineer is in violation of Section 448.09(1), Florida Statutes, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. The District Engineer shall require an affidavit from each subcontractor/subconsultant providing that the subcontractor/subconsultant does not employ, contract with, or subcontract with an unauthorized alien. The District Engineer shall retain a copy of each such affidavit for the term of this Agreement and all renewals thereof. If the District has a good faith belief that a subcontractor/subconsultant of the District Engineer is in violation of Section 448.09(1), Florida Statutes, or is performing work under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify the District Engineer and order the District Engineer to immediately terminate its subcontract with the subcontractor/subconsultant. The District Engineer shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on District Engineer's failure to comply with the E-Verify requirements referenced in this subsection.

ARTICLE 16. CONTROLLING LAW

The District Engineer and the District agree that this Agreement shall be controlled and governed by the laws of the State of Florida. The venue/jurisdiction for any legal proceedings brought hereunder shall be brought in the courts in Duval County, Florida.

ARTICLE 17. WAIVER OF JURY TRIAL

THE PARTIES HEREBY KNOWINGLY, IRREVOCABLY, VOLUNTARILY AND INTENTIONALLY WAIVE ANY RIGHTS TO A TRIAL BY JURY IN RESPECT TO ANY ACTION, PROCEEDING OR COUNTERCLAIM BASED ON THIS CONTRACT OR ARISING OUT OF, UNDER, OR IN CONNECTION WITH THIS CONTRACT OR ANY DOCUMENT OR INSTRUMENT EXECUTED IN CONNECTION WITH THIS CONTRACT, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTION OF ANY PARTY HERETO. THIS PROVISION IS A

MATERIAL INDUCEMENT FOR THE PARTIES ENTERING INTO THE SUBJECT AGREEMENT.

ARTICLE 18. ASSIGNMENT

Neither the District nor the District Engineer shall assign, sublet, or transfer their rights, duties, interest or obligations under this Agreement without the express written consent of the other. Nothing in this paragraph shall prevent the District Engineer from employing such independent professional associates and consultants, as the District Engineer deems appropriate, pursuant to Article 5 herein.

ARTICLE 19. AMENDMENT

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

ARTICLE 20. TERMINATION

The District may terminate this Agreement, in whole or in part, for failure of the District Engineer to perform in accordance with the terms of this Agreement or for any reason, at the District's sole discretion, upon thirty (30) days written notice. The District Engineer may terminate this Agreement for cause upon ninety (90) days written notice. At such time as District Engineer receives notification of the intent of the District to terminate the Agreement, the District Engineer shall not perform any further services unless directed to do so by the Board in writing.

ARTICLE 21. NOTICES

Any notice provided by this Agreement to be served in writing upon either of the parties shall be deemed sufficient if delivered to an authorized representative of either of the parties, or if mailed by registered or certified mail, return receipt requested, to the address of the party set forth below or to such other addresses as the parties hereto may designate in writing. Such notice shall be effective from the date the same is deposited in the mails, registered or certified mail, return receipt requested, first class postage prepaid and addressed as follows:

If to District Engineer:

Alliant Engineering, Inc.
10475 Fortune Parkway, Suite 101
Jacksonville, Florida 32256
Attn: _____

If to District

Tison's Landing Community Development
District
c/o Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092
Attention: District Manager

With a Copy to:

Billing, Cochran, Lyles, Mauro & Ramsay, P.A.
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301
Attn: Michael J. Pawelczyk, Esq.

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

ARTICLE 22. RESPONSIBLE VENDOR DETERMINATION

District Engineer is hereby notified that Section 287.05701, Florida Statutes, requires that the District may not request documentation of or consider a contractor's, vendor's, or service provider's social, political, or ideological interests when determining if the contractor, vendor, or service provider is a responsible contractor, vendor, or service provider.

ARTICLE 23. RECOVERY OF COSTS AND FEES

In the Event either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the other party all fees and costs incurred including reasonable attorneys' fees and costs whether incurred prior to, during, or post litigation, appeal, or through alternative dispute resolution.

ARTICLE 24. OBJECTIVE CONSTRUCTION AND ACCEPTANCE

This Agreement reflects the negotiated agreement of the parties, each represented by competent legal counsel. Accordingly, this Agreement shall be construed as if both parties jointly prepared it, and no presumption against one party or the other shall govern the

interpretation or construction of any of the provisions of this Agreement. Acceptance of this Agreement is indicated by the signature of the authorized representative of the District and the District Engineer in the spaces provided below.

ARTICLE 25. SEVERABILITY

Should any clause, paragraph or other part of this Agreement be held or declared void or illegal, for any reason, by any court having competent jurisdiction, all other clauses, paragraphs or parts of this Agreement shall nevertheless remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused these present to be executed the day and year first above written.

TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT

Attest

DocuSigned by:

BA5D893B90CE427



Print: Brandon Kirsch
Chairperson/Vice Chairperson

Print: Howard McGaffney
Secretary/Assistant Secretary

Date: 12/19/2023, ~~2024~~

ALLIANT ENGINEERING, INC.

Witnesses:





Print: Brice Nelson

Print: Amie Lozanski

Title: Senior Civil Engineer



Date: 12/21/2023, ~~2024~~

Print: Lorena Paret

Exhibit "A"

Alliant Engineering, Inc.

Hourly Personnel Billing Rates



Billing Rate Table by Classification - 2024

Classification	Billing Rate
Principal	\$255
Associate	\$210
Senior Professional Engineer	\$190
Senior Environmental Compliance Specialist	\$165
Construction Manager	\$155
Senior Construction Inspector	\$145
Professional Engineer	\$140
Environmental Compliance Specialist	\$135
Survey Field Manager	\$130
Senior CADD Technician	\$120
Professional Landscape Architect	\$120
Graduate Engineer	\$120
Survey Office Tech	\$110
Construction Inspector	\$105
Senior Survey Crew Chief	\$105
CADD Technician	\$105
Graduate Landscape Architect	\$100
Survey Crew Chief	\$90
Survey Field Tech	\$70
Two Person Survey Crew	\$170

FIFTH ORDER OF BUSINESS

A.

**TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2023**

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Tison's Landing Community Development District
Duval County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Tison's Landing Community Development District, Duval County, Florida ("District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2023, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated December 29, 2023, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

December 29, 2023

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Tison's Landing Community Development District, Duval County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2023. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets plus deferred outflows of resources of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$6,598,606.
- The change in the District's total net position in comparison with the prior fiscal year was \$40,661 an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2023, the District's governmental funds reported combined ending fund balances of \$630,888, an increase of \$147,344 in comparison with the prior fiscal year. A portion of fund balance is non-spendable for prepaid items and deposits, assigned for capital reserves, restricted for debt service, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management), recreation and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and debt service fund, both of which are considered major funds.

The District adopts an annual appropriated budget for its general and debt service funds. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets plus deferred outflows of resources exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2023	2022
Assets, excluding capital assets	\$ 653,102	\$ 498,917
Capital assets, net of depreciation	10,060,516	10,406,842
Total assets	10,713,618	10,905,759
Deferred outflows of resources	18,473	19,809
Liabilities, excluding long-term liabilities	82,922	78,826
Long-term liabilities	4,050,563	4,288,797
Total liabilities	4,133,485	4,367,623
Net Position		
Net investment in capital assets	6,028,426	6,137,854
Restricted	223,365	214,432
Unrestricted	346,815	205,659
Total net position	\$ 6,598,606	\$ 6,557,945

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION	
	FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2023	2022
Revenues:		
Program revenues		
Charges for services	\$ 1,104,555	\$ 1,033,026
Interest revenue	15,523	1,048
General revenues		
Miscellaneous	12,809	11,875
Unrestricted investment earnings	13,982	2,712
Total revenues	<u>1,146,869</u>	<u>1,048,661</u>
Expenses:		
General government	110,050	132,185
Physical environment	376,763	503,376
Culture/recreation	466,867	414,111
Interest on long-term debt	152,528	158,599
Total expenses	<u>1,106,208</u>	<u>1,208,271</u>
Change in net position	<u>40,661</u>	<u>(159,610)</u>
Net position - beginning	<u>6,557,945</u>	<u>6,717,555</u>
Net position - ending	<u>\$ 6,598,606</u>	<u>\$ 6,557,945</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2023 was \$1,106,208. The majority of the costs of the District's activities were paid by program revenues. Program revenues are comprised primarily of assessments. The remainder of the current fiscal year revenue includes interest revenue and miscellaneous revenue. The increase in revenues over the prior fiscal year is primarily due to an increase in assessments and interest revenue. In total, expenses decreased from the prior fiscal year primarily as a result of a decrease in maintenance expenses over the prior year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2023, the District had \$15,563,271 invested in capital assets. In the government-wide financial statements, depreciation of \$5,502,755 has been taken, which resulted in a net book value of \$10,060,516. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2023, the District had \$4,075,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Tison's Landing Community Development District's Finance Department at 475 West Town Place, Suite 114, St. Augustine, Florida, 32092.

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2023**

	Governmental Activities
ASSETS	
Cash	\$ 181,551
Investments	181,253
Deposits and prepaids	6,225
Restricted assets:	
Investments	284,073
Capital assets:	
Nondepreciable	5,607,329
Depreciable, net	4,453,187
Total assets	10,713,618
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred charge on refunding (debit)	18,473
Total deferred outflows of resources	18,473
 LIABILITIES	
Accounts payable	22,214
Accrued interest payable	60,708
Non-current liabilities:	
Due within one year	230,000
Due in more than one year	3,820,563
Total liabilities	4,133,485
 NET POSITION	
Net investment in capital assets	6,028,426
Restricted for debt service	223,365
Unrestricted	346,815
Total net position	\$ 6,598,606

See notes to the financial statements

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

<u>Functions/Programs</u>	<u>Program Revenues</u>			Net (Expense) Revenue and Changes in Net Position
	<u>Expenses</u>	<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Governmental Activities</u>
Primary government:				
Governmental activities:				
General government	\$ 110,050	\$ 110,050	\$ -	\$ -
Physical environment	376,763	273,170	-	(103,593)
Culture/recreation	466,867	338,499	-	(128,368)
Interest on long-term debt	152,528	382,836	15,523	245,831
Total governmental activities	<u>1,106,208</u>	<u>1,104,555</u>	<u>15,523</u>	<u>13,870</u>
General revenues:				
Miscellaneous				12,809
Unrestricted investment earnings				<u>13,982</u>
Total general revenues				<u>26,791</u>
Change in net position				40,661
Net position - beginning				<u>6,557,945</u>
Net position - ending				<u><u>\$ 6,598,606</u></u>

See notes to the financial statements

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2023**

	Major Funds		Total Governmental Funds
	General	Debt Service	
ASSETS			
Cash	\$ 181,551	\$ -	\$ 181,551
Investments	181,253	284,073	465,326
Deposits and prepaids	6,225	-	6,225
Total assets	\$ 369,029	\$ 284,073	\$ 653,102
 LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 22,214	\$ -	\$ 22,214
Total liabilities	22,214	-	22,214
 Fund balances:			
Nonspendable:			
Prepays and deposits	6,225	-	6,225
Restricted for:			
Debt service	-	284,073	284,073
Assigned to:			
Capital reserves	50,744	-	50,744
Unassigned	289,846	-	289,846
Total fund balances	346,815	284,073	630,888
 Total liabilities and fund balances	 \$ 369,029	 \$ 284,073	 \$ 653,102

See notes to the financial statements

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2023**

Fund balance - governmental funds \$ 630,888

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	15,563,271	
Accumulated depreciation	<u>(5,502,755)</u>	10,060,516

Deferred charges on refunding of long-term debt are shown as deferred outflows/inflows of resources in the government-wide financial statements; however, this amount is expensed in the governmental fund financial statements. □

18,473

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(60,708)	
Bonds payable	<u>(4,050,563)</u>	(4,111,271)

Net position of governmental activities		<u>\$ 6,598,606</u>
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See notes to the financial statements

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

	Major Funds		Total Governmental Funds
	General	Debt Service	
REVENUES			
Assessments	\$ 721,719	\$ 382,836	\$ 1,104,555
Interest revenue	13,982	15,523	29,505
Miscellaneous revenues	12,809	-	12,809
Total revenues	748,510	398,359	1,146,869
EXPENDITURES			
Current:			
General government	110,050	-	110,050
Physical environment	187,150	-	187,150
Culture/recreation	282,371	-	282,371
Debt Service:			
Principal	-	240,000	240,000
Interest	-	152,171	152,171
Capital outlay	27,783	-	27,783
Total expenditures	607,354	392,171	999,525
Excess (deficiency) of revenues over (under) expenditures	141,156	6,188	147,344
Fund balances - beginning	205,659	277,885	483,544
Fund balances - ending	\$ 346,815	\$ 284,073	\$ 630,888

See notes to the financial statements

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

Net change in fund balances - total governmental funds	\$	147,344
Amounts reported for governmental activities in the statement of activities are different because:		
Depreciation on capital assets is not recognized in the governmental fund statement but is reported as an expense in the statement of activities.		(381,019)
Repayment of long-term liabilities are reported as expenditures in the governmental fund statements but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		240,000
The net effect of various miscellaneous transactions involving capital assets (i.e. sales, trade-ins and donations) is to increase/(decrease) net position.		6,910
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.		2,745
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as		
Amortization of deferred amount on refunding		(1,336)
Amortization of original issue discount/premium		(1,766)
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.		27,783
Change in net position of governmental activities	\$	40,661

See notes to the financial statements

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Tison's Landing Community Development District ("District") was established by Ordinance 2005-841 enacted by the City Council of Jacksonville, Florida, pursuant to the Uniform Community Development District Act of 1980, and otherwise known as Chapter 190, Florida Statutes, effective August 23, 2005. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the qualified electors of the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. (Operating-type special assessments for maintenance and debt service are treated as charges for services.); and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the "Uniform Method of Collection" under Florida Statutes. Direct collected assessments are due as set forth in the annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the Uniform Method are noticed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Inter-local Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets (Continued)

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure	30
Buildings and improvements	25
Furniture and equipment	10

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the upcoming October 1.
- b) A public hearing is conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District's investments were held as follows at September 30, 2023:

	<u>Amortized cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
First American Government Oblig Fd Cl V	\$ 284,073	S&P AAAM	Weighted average of the fund portfolio: 24 days
Investment in Local Government Surplus Funds Trust Fund (Florida PRIME)	181,253	S&P AAAM	Weighted average of the fund portfolio: 35 days
	<u>\$ 465,326</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

External Investment Pool – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.” With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2023, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant’s daily access to 100% of their account value.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2023 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land	\$ 5,607,329	\$ -	\$ -	\$ 5,607,329
Total capital assets, not being depreciated	5,607,329	-	-	5,607,329
Capital assets, being depreciated				
Buildings	3,909,381	-	-	3,909,381
Infrastructure	5,688,380	-	-	5,688,380
Equipment	330,398	9,032	-	339,430
Furniture	-	18,751	-	18,751
Total capital assets, being depreciated	9,928,159	27,783	-	9,955,942
Less accumulated depreciation for:				
Buildings	2,304,011	162,886	-	2,466,897
Infrastructure	2,632,491	189,613	-	2,822,104
Equipment	192,144	27,739	6,910	212,973
Furniture	-	781	-	781
Total accumulated depreciation	5,128,646	381,019	6,910	5,502,755
Total capital assets, being depreciated, net	4,799,513	(353,236)	(6,910)	4,453,187
Governmental activities capital assets, net	\$ 10,406,842	\$ (353,236)	\$ (6,910)	\$ 10,060,516

Depreciation expense was charged to function/programs as follows:

Physical environment	\$ 189,613
Culture/recreation	191,406
	<u>\$ 381,019</u>

NOTE 6 – LONG TERM LIABILITIES

Series 2016

On August 1, 2016, the District issued \$4,520,000 of Senior Special Assessment Revenue Refunding and Improvement Bonds, Series 2016A-1, with interest rates of 2% to 3.6% and \$1,135,000 of Subordinate Special Assessment Revenue Refunding and Improvement Bonds, Series 2016A-2, with a fixed interest rate of 4.7%. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2017 through May 1, 2037.

The Bonds are subject to optional redemption prior to maturity as outlined in the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected assessments from lot closings and prepaid \$15,000 of the Series 2016 Bonds.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2023.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2023 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2016	\$ 4,315,000	\$ -	\$ 240,000	\$ 4,075,000	\$ 230,000
Less: Original Issuance Discount	(26,203)	-	(1,766)	(24,437)	-
Total	<u>\$ 4,288,797</u>	<u>\$ -</u>	<u>\$ 238,234</u>	<u>\$ 4,050,563</u>	<u>\$ 230,000</u>

At September 30, 2023, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2024	\$ 230,000	\$ 145,699	\$ 375,699
2025	240,000	139,259	379,259
2026	245,000	132,074	377,074
2027	255,000	124,209	379,209
2028	260,000	115,709	375,709
2029-2033	1,460,000	431,658	1,891,658
2034-2037	1,385,000	135,510	1,520,510
Total	<u>\$ 4,075,000</u>	<u>\$ 1,224,118</u>	<u>\$ 5,299,118</u>

NOTE 7 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 8 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

	Budgeted Amounts <u>Original & Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 720,022	\$ 721,719	\$ 1,697
Interest	300	13,982	13,682
Miscellaneous income	3,500	12,809	9,309
Total revenues	<u>723,822</u>	<u>748,510</u>	<u>24,688</u>
EXPENDITURES			
Current:			
General government	114,267	110,050	4,217
Physical environment	372,829	187,150	185,679
Culture/recreation	276,627	282,371	(5,744)
Capital outlay	35,933	27,783	8,150
Total expenditures	<u>799,656</u>	<u>607,354</u>	<u>192,302</u>
Excess (deficiency) of revenues over (under) expenditures	(75,834)	141,156	216,990
OTHER FINANCING SOURCES			
Carryforward surplus	75,834	-	(75,834)
Total other financing sources	<u>75,834</u>	<u>-</u>	<u>(75,834)</u>
Net change in fund balance	<u>\$ -</u>	141,156	<u>\$ 141,156</u>
Fund balance - beginning		<u>205,659</u>	
Fund balance - ending		<u>\$ 346,815</u>	

See notes to required supplementary information

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	5
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	17
Employee compensation	\$10,600
Independent contractor compensation	\$533,323
Construction projects to begin on or after October 1; (>\$65K)	None
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$1,144.71 Debt service - see below Phase I Single Family 50' - 65' - \$417.64 Single Family 50' - 65' - \$422.26 Single Family 50' - 65' - \$436.63 Single Family 50' - 65' - \$728.62 Single Family 50' - 65' - \$946.48 Phase II Single Family 50' - 65' - \$422.26 Single Family 50' - 65' - \$436.63 Single Family 50' - 65' - \$728.62 Single Family 50' - 65' - \$946.48
Special assessments collected	Operations and maintenance - \$721,719 Debt service - \$382,836
Outstanding Bonds:	see Note 6 for details



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Tison's Landing Community Development District
Duval County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Tison's Landing Community Development District, Duval County, Florida ("District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated December 29, 2023.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

December 29, 2023



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Tison's Landing Community Development District
Duval County, Florida

We have examined Tison's Landing Community Development District, Duval County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2023. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2023.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Tison's Landing Community Development District, Duval County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

December 29, 2023



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Tison's Landing Community Development District
Duval County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Tison's Landing Community Development District, Duval County, Florida ("District") as of and for the fiscal year ended September 30, 2023, and have issued our report thereon dated December 29, 2023.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated December 29, 2023, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Tison's Landing Community Development District, Duval County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Tison's Landing Community Development District, Duval County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

December 29, 2023

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2022.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2023.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2023.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2023. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

C.

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TISON’S LANDING COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING AN ELECTRONIC SIGNATURE POLICY, PROVIDING DISTRICT MANAGER WITH AUTHORITY AND RESPONSIBILITY FOR APPROVAL OF ELECTRONIC SIGNATURES AND IMPLEMENTATION OF CONTROL PROCESSES AND PROCEDURES TO ENSURE COMPLIANCE, INTEGRITY, AND SECURITY, IN ACCORDANCE WITH CHAPTER 688, FLORIDA STATUTES; AND PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, the Tison’s Landing Community Development District (the “District”), is a local unit of special-purpose government established and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the “Act”); and

WHEREAS, the Board of Supervisors of the District (the “Board”) regularly directs the District Manager of the District to execute and accept certain documents on behalf of the District and it is customary for certain documents to be transmitted via electronic means endorsed with electronic signatures; and

WHEREAS, consistent with Chapter 688, Florida Statutes, the District is responsible for adopting and implementing control processes and procedures to ensure adequate integrity, security, confidentiality, and auditability of business transactions conducted using electronic commerce; and

WHEREAS, the District Board of Supervisors finds that it is in the best interest of the District to enact a policy pertaining to the use and receipt of electronic signatures.

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

Section 1. The foregoing recitals are hereby incorporated as findings of fact of the Board.

Section 2. The Board hereby establishes and adopts the “Electronic Signature Policy,” as follows:

ELECTRONIC SIGNATURE POLICY

PURPOSE: The purpose of this policy is to establish and identify the criteria and requirements for the use and validation of electronic signatures on documents on behalf of and for District business in accordance with Chapter 688, Florida Statutes, “Electronic Signature Act”.

DEFINITIONS:

Electronic means technology having electrical, digital, magnetic, wireless, optical, electromagnetic or similar capabilities.

Electronic record means a record created, generated, sent, communicated, received, or stored by electronic means.

Electronic signature means any letters, characters, or symbols, manifested by electronic or similar means, or logically associated with a record and that is executed or adopted with the intent to sign the record.

Electronic transaction means a transaction that is conducted or performed, in whole or in part, by electronic means or electronic records.

Record means information that is inscribed on a tangible medium or that is stored in an electronic or other medium and that is retrievable in perceivable form.

POLICY: This policy applies to any Electronic transaction that is a replacement for or complement to handwritten signatures on any record of or for the District, including, but not limited to, contracts, agreements, official minutes, bids, proposals and resolutions. Any Electronic record or Electronic signature may not be denied legal effect or enforceability solely because the record or signature is in electronic form. This policy does not limit the District’s right or option to require original signatures or Records in a non-electronic format as the District deems necessary or as required by applicable policies, laws or regulations.

PROCEDURE: When a document containing an Electronic signature is signed, transmitted and received the following requirements must be met:

1. The Electronic signature must establish sender/user authenticity. The electronic signing of a document by an individual must be accompanied by documentation that shows that the signer is the individual signing the document and the individual that has the authority to bind the entity entering into an agreement or contract with the District.

2. If a document has been modified or changed, the prior Electronic signature is invalid and said document requires another Electronic signature or shall be signed by hand. This is to prevent any issue that a document has been changed after it is signed.

3. The District Manager, or his or her designee, has the authority and responsibility for approval of any Electronic signature method utilized and shall be responsible for the

implementation of control processes and procedures to ensure adequate integrity, security, confidentiality, and auditability of District business transactions conducted using electronic methods.

4. The Electronic signature shall include the entire name of the individual and shall be located on or near the signature block on the document being electronically signed.

5. The date of the Electronic signature must be captured, stored, and available for retrieval for the required retention period of the document executed.

6. The Electronic record must be transmitted to all parties in a format acceptable to the District Manager, or his or her designee.

Section 3. The District Manager is hereby directed to take all actions necessary and consistent with the intent of this Resolution.

Section 4. All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.

Section 5. If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional, illegal or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 6. The Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 11TH DAY OF JANUARY, 2024.

**TISON'S LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary / Assistant Secretary

Print Name: _____
Chairman/Vice Chairman

D.

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

[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)



Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



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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F.

FOURTH AMENDMENT TO AGREEMENT

THIS IS A FOURTH AMENDMENT TO AGREEMENT (the “Fourth Amendment”), dated the ____ day of _____, 2024 (the “Effective Date”), by and between:

TISON’S LANDING COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Jacksonville, Duval County, Florida, and having offices at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the “District”), and

IDL USA, INC., a Florida corporation d/b/a **LAWN BOY**, whose business address is 10337 Marble Egret Drive, Jacksonville, Florida 32257, and whose mailing address is P.O. Box 551203, Jacksonville, Florida 32129 (the "Contractor").

RECITALS

WHEREAS, the District entered into an Agreement for Landscape Maintenance Services with Contractor, dated October 1, 2014, as amended by that First Amendment and Extension to Agreement, dated October 1, 2016, by that Second Amendment to Agreement, dated October 1, 2018, and as further amended by that Third Amendment to Agreement, dated March 21, 2023 (collectively, the “Agreement”); and

WHEREAS, the District is the property owner of the lands within the JEA Powerline Easement, as shown in the map of JEA easement at Tison’s Landing CDD, attached hereto and made a part hereof as Exhibit A-4 (the “Powerline Easement”); and

WHEREAS, Contractor has provided District with a quick to mow Section 3 of the Powerline Easement on an as needed basis, as and when directed by the District; and

WHEREAS, the Powerline Easement is split up into three (3) sections, as identified in Exhibit A-4; and

WHEREAS, parties desire to amend the Agreement to include pricing for the mowing of Section 3 of the Powerline Easement when and if needed in the determination of the District; and

WHEREAS, the District Board of Supervisors authorized the proper officials of District to enter into this Fourth Amendment; and

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, and other good and valuable consideration, the receipt and adequacy of which are acknowledged, the parties agree as follows:

SECTION 1. The foregoing recitals are true and correct and are hereby incorporated into this Second Amendment.

SECTION 2. Subsection A of Section 4, entitled “Compensation” of the Agreement, is hereby amended as follows:

Section 4. Compensation.

A. District agrees to pay Contractor Four Thousand Four Hundred Fifteen AND 00/100 (\$4,415.00) DOLLARS per month for Services performed as described in this Agreement and the Proposal for an annual contract amount of FIFTY-TWO THOUSAND NINE HUNDRED EIGHTY AND 00/100 (\$52,980.00) DOLLARS.

The Additional services schedule/pricing is hereby updated as follows:

Flower rotation (quarterly):	\$ included
Irrigation repair:	\$75.00 per hour, plus parts
Mulch installation:	\$53.00 per cubic yard (CY) for mini pine bark nugget mulch
Lot mowing (front of lot-back to utilities (approx. 20’ from curb)	\$0.00 per lot
Lo mowing (complete lot)	\$0.00 per lot
Cypress mulch per cubic yard	\$ 51.00
St. Augustine sod per pallet	\$ 385.00
Additional mowing as needed (full, one-time cut price)	\$ 1,325.00
Mowing of JE A area <u>Section 2 of the Powerline Easement</u> per cut (see Exhibit A-4)	\$ 415.00
<u>Mowing of the Section 3 of Powerline Easement per cut (see Exhibit A-4)</u>	<u>\$2,375.00</u>
Other services to be negotiated as needed	

SECTION 4. This Fourth Amendment shall be effective on the Effective Date..

SECTION 5. In all other respects the original Agreement, dated October 1, 2014, the First Amendment and Extension to Agreement dated November 16, 2016, the Second Amendment to Agreement, dated October 1, 2018, the Third Amendment to Agreement dated March 21, 2023, and all amendments thereto are hereby ratified, reaffirmed and shall remain in full force and effect as provided by their terms.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties execute this Fourth Amendment the day and year first written above.

Attest:

**TISON’S LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Print name: _____
Chair/Vice Chair
Board of Supervisors

Date: _____, 2024

IDLD USA, INC., a Florida corporation

By: _____

Print Name

Print: _____

Title: _____

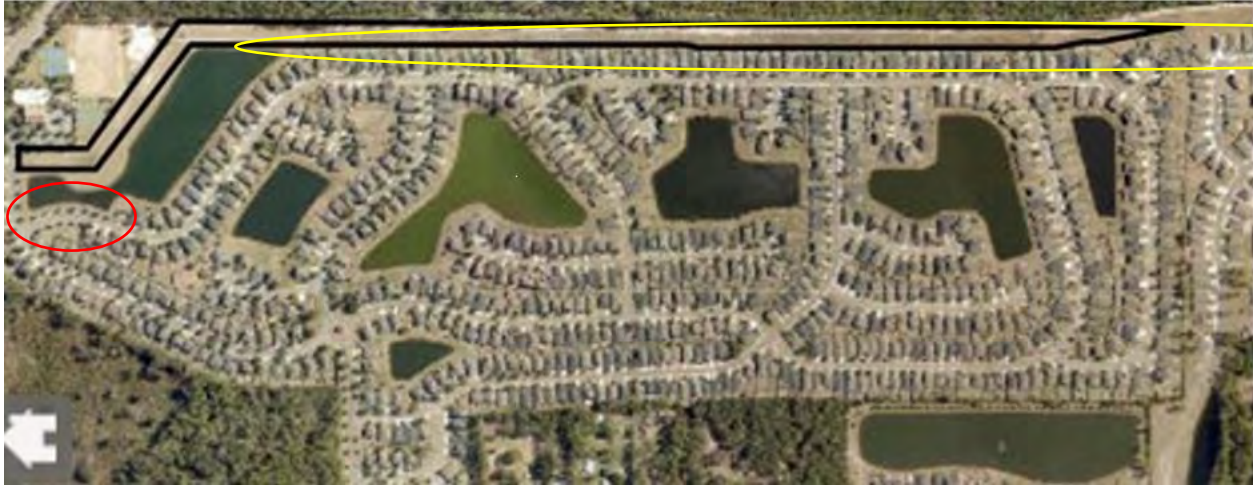
_____ day of _____, 2024

Print Name

Exhibit A-4

Powerline Easement

Map of JEA easement at Tison's Landing CDD



Section 1 – circled in red represents the area directly in front of the amenity center that is mowed under current contract.

Section 2 – uncircled represents portion of the easement that Lawnboy only mows upon request when the area is needed for special event parking.

Section 3 – circled in yellow has not been mowed by the district historically. JEA mows twice per year but we do not know when. Recently a resident complained to the City of Jacksonville code enforcement division. Lawnboy is willing to mow this section as needed for \$2,375 per cut.