

*TISON'S LANDING*  
*Community Development District*

*MARCH 14, 2024*

# *AGENDA*

# Tison's Landing Community Development District

475 West Town Place  
Suite 114  
St. Augustine, Florida 32092  
[www.TisonsLandingCDD.com](http://www.TisonsLandingCDD.com)

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March 7, 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 and Audit Committee Meeting are scheduled for Thursday, March 14, 2024 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida 32218.

Following are the agendas for the meetings:

## **Audit Committee Meeting**

- I. Call to Order
- II. Review and Ranking of Proposals for Audit Services
- III. Other Business
- IV. Adjournment

## **Board of Supervisors 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 February 8, 2024 Board of Supervisors and Audit Committee Meetings
  - B. Financial Statements
  - C. Check Register
- V. Business Items
  - A. Acceptance of the Audit Committee's Recommendation
  - B. Consideration of Proposals for Pest Control
  - C. Consideration of Fiscal Year 2025 Fees for Vesta Property Services
  - D. Discussion of the Fiscal Year 2025 Budget
- VI. Supervisor Requests
- VII. Audience Comments
- VIII. Next Scheduled Meeting – Thursday, April 11, 2024, at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida 32218
- IX. Adjournment

*SECOND ORDER OF BUSINESS*

**Tison's Landing Community Development District**  
**Auditor Selection Evaluation Criteria**

	<b>Ability of Personnel</b>	<b>Proposer's Experience</b>	<b>Understanding of Scope of Work</b>	<b>Ability to Furnish the Required Services</b>	<b>Price</b>	
	(e.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.)	(e.g., past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character; integrity; reputation of respondent, etc.)	Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.	Extent to which the proposal demonstrates the adequacy of proposer's financial resources and stability as a business entity necessary to complete the services required (e.g., the existence of any natural disaster plan for business operations).	Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to services.	<b>Point Total</b>
<b>Proposer</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>100</b>
Grau & Associates						
Berger, Toombs, Elam, Gaines & Frank						



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

# Proposal to Provide Financial Auditing Services:

**TISON'S LANDING**  
COMMUNITY DEVELOPMENT DISTRICT

Proposal Due: March 6, 2024  
12:00PM

**Submitted to:**

Tison's Landing  
Community Development District  
c/o District Manager  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092

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**Submitted by:**

Antonio J. Grau, Partner  
Grau & Associates  
951 Yamato Road, Suite 280  
Boca Raton, Florida 33431  
**Tel** (561) 994-9299  
(800) 229-4728  
**Fax** (561) 994-5823  
[tgrau@graucpa.com](mailto:tgrau@graucpa.com)  
[www.graucpa.com](http://www.graucpa.com)



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# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

March 6, 2024

Tison's Landing Community Development District  
c/o District Manager  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2024, with an option for four (4) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Tison's Landing Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Special district audits are at the core of our practice: **we have a total of 360 clients, 329 or 91% of which are special districts.** We know the specifics of the professional services and work products needed to meet your RFP requirements like no other firm. With this level of experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to client operations.

## Why Grau & Associates:

### Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

### Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

### Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year round, updating, collaborating and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

### Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

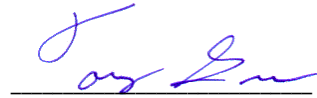
### Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts, and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA ([tgrau@graucpa.com](mailto:tgrau@graucpa.com)) or David Caplivski, CPA ([dcaplivski@graucpa.com](mailto:dcaplivski@graucpa.com)) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,  
Grau & Associates



Antonio J. Grau

# Firm Qualifications



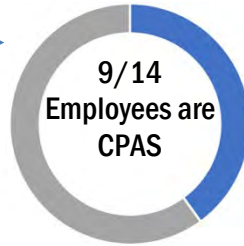
**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

# Grau's Focus and Experience

## Our Team



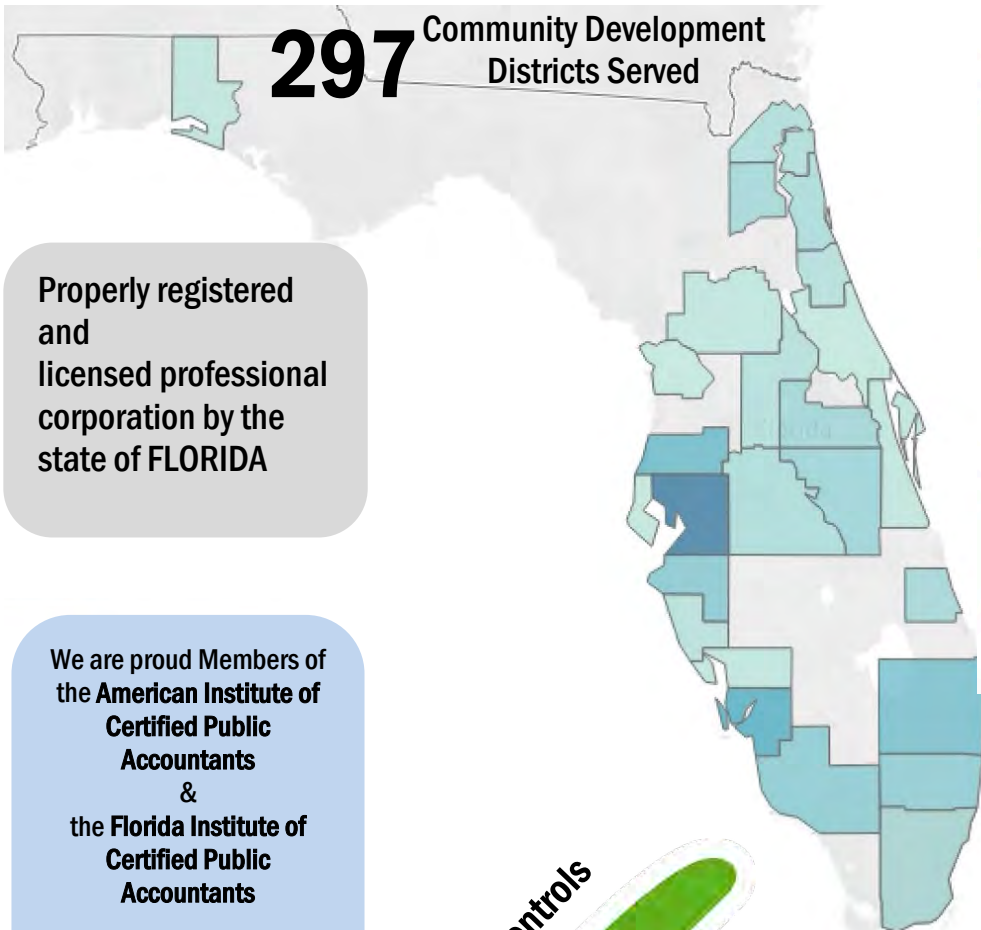
3 Partners  
11 Professional Staff  
2 Administrative Professionals



# 2005

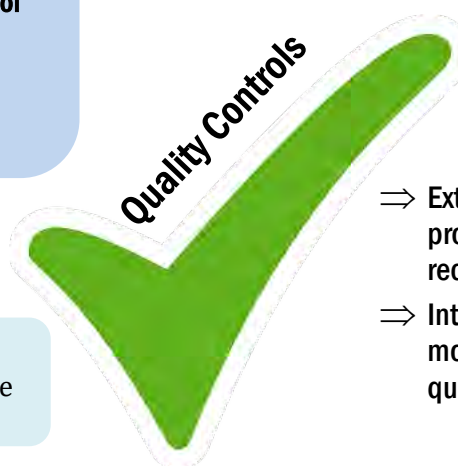
Year founded

## Services Provided



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the American Institute of Certified Public Accountants & the Florida Institute of Certified Public Accountants



- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality



AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate



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



Peer Review  
Program

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

March 17, 2023

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

Dear Antonio Grau:

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

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

Thank you for your cooperation.

Sincerely,

*FICPA Peer Review Committee*

Peer Review Team  
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

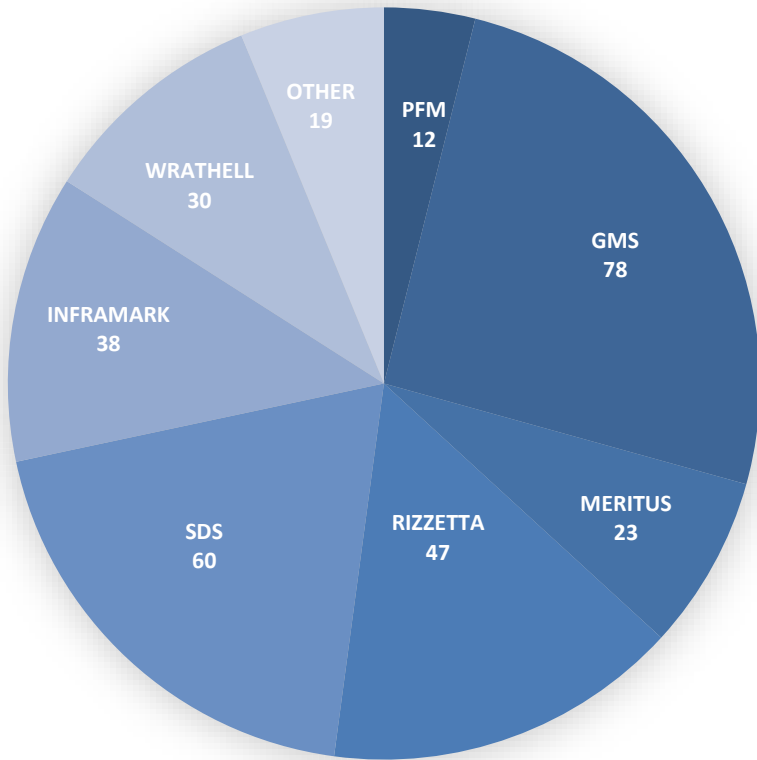
Review Number: 594791

# Firm & Staff Experience



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

## GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



### *Profile Briefs:*

**Antonio J GRAU, CPA (Partner)**

*Years Performing Audits: 35+  
CPE (last 2 years): Government Accounting, Auditing: 32 hours; Accounting, Auditing and Other: 58 hours  
Professional Memberships: AICPA, FICPA, FGFOA, GFOA*

**David Caplivski, CPA (Partner)**

*Years Performing Audits: 13+  
CPE (last 2 years): Government Accounting, Auditing: 48 hours; Accounting, Auditing and Other: 33 hours  
Professional Memberships: AICPA, FICPA, FGFOA, FASD*

“Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process.”

- Tony Grau

“Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization.”

- David Caplivski







# Antonio 'Tony' J. Grau, CPA Partner

Contact: [tgrau@graucpa.com](mailto:tgrau@graucpa.com) | (561) 939-6672

## Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

## Education

University of South Florida (1983)  
Bachelor of Arts  
Business Administration

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### Clients Served (partial list)

(>300) Various Special Districts, including:

Bayside Improvement Community Development District  
Dunes Community Development District  
Fishhawk Community Development District (I,II,IV)  
Grand Bay at Doral Community Development District  
Heritage Harbor North Community Development District

St. Lucie West Services District  
Ave Maria Stewardship Community District  
Rivers Edge II Community Development District  
Bartram Park Community Development District  
Bay Laurel Center Community Development District

Boca Raton Airport Authority  
Greater Naples Fire Rescue District  
Key Largo Wastewater Treatment District  
Lake Worth Drainage District  
South Indian River Water Control

### Professional Associations/Memberships

American Institute of Certified Public Accountants    Florida Government Finance Officers Association  
Florida Institute of Certified Public Accountants    Government Finance Officers Association Member  
City of Boca Raton Financial Advisory Board Member

### Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	32
Accounting, Auditing and Other	58
Total Hours	<u>90</u> (includes of 4 hours of Ethics CPE)



**David Caplivski, CPA/CITP, Partner**  
 Contact : [dcaplivski@graucpa.com](mailto:dcaplivski@graucpa.com) / 561-939-6676

**Experience**

Grau & Associates	Partner	2021-Present
Grau & Associates	Manager	2014-2020
Grau & Associates	Senior Auditor	2013-2014
Grau & Associates	Staff Auditor	2010-2013

**Education**

Florida Atlantic University (2009)  
 Master of Accounting  
 Nova Southeastern University (2002)  
 Bachelor of Science  
 Environmental Studies

**Certifications and Certificates**

Certified Public Accountant (2011)  
 AICPA Certified Information Technology Professional (2018)  
 AICPA Accreditation COSO Internal Control Certificate (2022)

**Clients Served (partial list)**

(>300) Various Special Districts	Hispanic Human Resource Council
Aid to Victims of Domestic Abuse	Loxahatchee Groves Water Control District
Boca Raton Airport Authority	Old Plantation Water Control District
Broward Education Foundation	Pinetree Water Control District
CareerSource Brevard	San Carlos Park Fire & Rescue Retirement Plan
CareerSource Central Florida 403 (b) Plan	South Indian River Water Control District
City of Lauderdale GERS	South Trail Fire Protection & Rescue District
City of Parkland Police Pension Fund	Town of Haverhill
City of Sunrise GERS	Town of Hypoluxo
Coquina Water Control District	Town of Hillsboro Beach
Central County Water Control District	Town of Lantana
City of Miami (program specific audits)	Town of Lauderdale By-The-Sea Volunteer Fire Pension
City of West Park	Town of Pembroke Park
Coquina Water Control District	Village of Wellington
East Central Regional Wastewater Treatment Fac.	Village of Golf
East Naples Fire Control & Rescue District	

**Professional Education** (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	48
Accounting, Auditing and Other	33
Total Hours	<u>81</u> (includes 4 hours of Ethics CPE)

**Professional Associations**

*Member, American Institute of Certified Public Accountants*  
*Member, Florida Institute of Certified Public Accountants*  
*Member, Florida Government Finance Officers Association*  
*Member, Florida Association of Special Districts*

# References



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

## Dunes Community Development District

<b>Scope of Work</b>	Financial audit
<b>Engagement Partner</b>	Antonio J. Grau
<b>Dates</b>	Annually since 1998
<b>Client Contact</b>	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

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## Two Creeks Community Development District

<b>Scope of Work</b>	Financial audit
<b>Engagement Partner</b>	Antonio J. Grau
<b>Dates</b>	Annually since 2007
<b>Client Contact</b>	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

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## Journey's End Community Development District

<b>Scope of Work</b>	Financial audit
<b>Engagement Partner</b>	Antonio J. Grau
<b>Dates</b>	Annually since 2004
<b>Client Contact</b>	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

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# **Specific Audit Approach**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

# **AUDIT APPROACH**

## **Grau's Understanding of Work Product / Scope of Services:**

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

## **Proposed segmentation of the engagement**

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



### **Phase I - Preliminary Planning**

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

#### **During this phase we will perform the following activities:**

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

## Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

## Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:

Is the recommendation cost effective?

Is the recommendation the simplest to effectuate in order to correct a problem?

Is the recommendation at the heart of the problem and not just correcting a symptomatic matter?

Is the corrective action taking into account why the deficiency occurred?

To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

### **Communications**

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.



# Cost of Services



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2024-2028 are as follows:

<u>Year Ended September 30,</u>	<u>Fee</u>
2024	\$3,200
2025	\$3,300
2026	\$3,400
2027	\$3,500
2028	<u>\$3,600</u>
<b>TOTAL (2024-2028)</b>	<b><u>\$17,000</u></b>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.

# Supplemental Information



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

## PARTIAL LIST OF CLIENTS

<b>SPECIAL DISTRICTS</b>	<b>Governmental Audit</b>	<b>Single Audit</b>	<b>Utility Audit</b>	<b>Current Client</b>	<b>Year End</b>
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓			✓	9/30
South Central Regional Wastewater Treatment and Disposal Board	✓			✓	9/30
South-Dade Venture Development District	✓			✓	9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunshine Water Control District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (297)	✓			✓	9/30
<b>TOTAL</b>	<b>333</b>	<b>5</b>	<b>3</b>	<b>328</b>	

## **ADDITIONAL SERVICES**

### **CONSULTING / MANAGEMENT ADVISORY SERVICES**

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

### **ARBITRAGE**

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

**73**

Current  
Arbitrage  
Calculations

**We look forward to providing **Tison's Landing Community Development District** with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!**

**For even more information on Grau & Associates  
please visit us on [www.graucpa.com](http://www.graucpa.com).**



**TISON'S LANDING  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSAL FOR AUDIT SERVICES**

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**PROPOSED BY:**

Berger, Toombs, Elam, Gaines & Frank  
CERTIFIED PUBLIC ACCOUNTANTS, PL

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600 Citrus Avenue, Suite 200  
Fort Pierce, Florida 34950

(772) 461-6120

**CONTACT PERSON:**

J. W. Gaines, CPA, Director

**DATE OF PROPOSAL:**

March 6, 2024

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# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

March 6, 2024

Tison's Landing Community Development District  
Governmental Management Services  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

Dear District Manager:

Thank you very much for the opportunity to present our professional credentials to provide audit services for Tison's Landing Community Development District.

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has assembled a team of governmental and nonprofit specialists second to none to serve our clients. Our firm has the necessary qualifications and experience to serve as the independent auditors for Tison's Landing Community Development District. We will provide you with top quality, responsive service.

## Experience

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is a recognized leader in providing services to governmental and nonprofit agencies throughout Florida. We have been the independent auditors for a number of local governmental agencies and through our experience in performing their audits, we have been able to increase our audit efficiency and; therefore, reduce costs. We have continually passed this cost savings on to our clients and will continue to do so in the future. As a result of our experience and expertise, we have developed an effective and efficient audit approach designed to meet or exceed the performance specifications 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 the standards for financial and compliance audits. We will conduct the audit in accordance with auditing standards generally accepted in the United States of America; "Government Auditing Standards" issued by the Comptroller General of the United States; the provisions of the Single Audit Act, Subpart F of Title 2 US Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, with minimal disruption to your operations. Our firm has frequent technical updates to keep our personnel informed and up-to-date on all changes that are occurring within the industry.

Fort Pierce / Stuart

Member AICPA

- 1 -  
Member AICPA Division for CPA Firms  
Private Companies practice Section

Member FICPA

Tison's Landing Community Development District  
March 6, 2024

Our firm is a member of the Government Audit Quality Center, an organization dedicated to improving government audit quality. We also utilize the audit program software of a nationally recognized CPA firm to assure us that we are up to date with all auditing standards and to assist us maintain maximum audit efficiencies.

To facilitate your evaluation of our qualifications and experience, we have arranged this proposal to include a resume of our firm, including our available staff, our extensive prior governmental and nonprofit auditing experience and clients to be contacted.

You need a firm that will provide an efficient, cost-effective, high-quality audit within critical time constraints. You need a firm with the prerequisite governmental and nonprofit experience to perform your audit according to stringent legal and regulatory requirements, a firm that understands the complex nature of community development districts and their unique compliance requirements. You need a firm with recognized governmental and nonprofit specialists within the finance and governmental communities. And, certainly, you need a firm that will provide you with valuable feedback to enhance your current and future operations. Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is that firm. J. W. Gaines is the person authorized to make representations for the firm.

Thank you again for the opportunity to submit this proposal to Tison's Landing Community Development District.

Very truly yours,



Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

## **PROFILE OF THE PROPOSER**

### **Description and History of Audit Firm**

**Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** is a Treasure Coast public accounting firm, which qualifies as a small business firm, as established by the Small Business Administration (13 CFR 121.38), with offices in Fort Pierce and Stuart. We are a member of the Florida Institute of Certified Public Accountants and the American Institute of Certified Public Accountants. The firm was formed from the merger of Edwards, Berger, Harris & Company (originated in 1972) and McAlpin, Curtis & Associates (originated in 1949). J. W. Gaines and Associates (originated in 1979) merged with the firm in 2004. Our tremendous growth rate experienced over the last 69 years is directly attributable to the firm's unrelenting dedication to providing the highest quality, responsive professional services attainable to its clients.

We are a member of the Private Companies Practice Section (PCPS) of the American Institute of Certified Public Accountants (AICPA) to assure we meet the highest standards. Membership in this practice section requires that our firm meet more stringent standards than standard AICPA membership. These rigorous requirements include the requirement of a triennial peer review of our firm's auditing and accounting practice and annual Continuing Professional Education (CPE) for all accounting staff (whether CPA or non-CPA). For standard AICPA membership, only a quality review is required and only CPAs must meet CPE requirements.

We are also a member of the Government Audit Quality Center ("the Center") of the American Institute of Certified Public Accountants to assure the quality of our government audits. Membership in the Center, which is voluntary, requires our firm to comply with additional standards to promote the quality of government audits.

We have been extensively involved in serving local government entities with professional accounting, auditing and consulting services throughout the entire 69 year history of our firm. Our substantial experience over the years makes us uniquely qualified to provide accounting, auditing, and consulting services to these clients. We are a recognized leader in providing services to governmental and nonprofit agencies on the Treasure Coast and in Central and South Florida, with extensive experience in auditing community development districts and water control districts. We were the independent auditors of the City of Fort Pierce for over 37 years and currently, we are the independent auditors for St. Lucie County since 2002, and for 34 of the 38 years that the county has been audited by CPA firms. Additionally, we have performed audits of the City of Stuart, the City of Vero Beach, Indian River County and Martin County. We also presently audit over 75 Community Development Districts throughout Florida.

Our firm was founded on the belief that we are better able to respond to our clients needs through education, experience, independence, quality control, and personal service. Our firm's commitment to quality is reflected in our endeavor of professional excellence via continuing education, the use of the latest computer technology, professional membership in PCPS and peer review.

We believe our approach to audit engagements, intelligence and innovation teamed with sound professional judgment enables us to explore new concepts while remaining sensitive to the fundamental need for practical solutions. We take pride in giving you the assurance that the personal assistance you receive comes from years of advanced training, technical experience and financial acumen.

## Professional Staff Resources

**Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** has a total of 27 professional and administrative staff (including 12 professional staff with extensive experience servicing government entities). The work will be performed out of our Fort Pierce office with a proposed staff of one senior accountant and one or two staff accountants supervised by an audit manager and audit partner. With the exception of the directors of the firm's offices, the professional staff is not specifically assigned to any of our individual offices. The professional and administrative staff resources available to you through Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL are as follows:

	<u>Total</u>
Partners/Directors (CPA's)	6
Managers (2 CPA's)	2
Senior/Supervisor Accountants (3 CPA's)	3
Staff Accountants (2 CPA)	11
Computer Specialist	1
Paraprofessional	7
Administrative	<u>5</u>
Total – all personnel	35

Following is a brief description of each employee classification:

**Staff Accountant** – Staff accountants work directly under the constant supervision of the auditor-in-charge and, are responsible for the various testing of documents, account analysis and any other duties as his/her supervisor believes appropriate. Minimum qualification for a staff accountant is graduation from an accredited university or college with a degree in accounting or equivalent.

**Senior Accountant** – A senior accountant must possess all the qualifications of the staff accountant, in addition to being able to draft the necessary reports and financial statements, and supervise other staff accountants when necessary.

**Managers** – A manager must possess the qualifications of the senior accountant, plus be able to work without extensive supervision from the auditor-in-charge. The manager should be able to draft audit reports from start to finish and to supervise the audit team, if necessary.

**Principal** – A principal is a partner/director in training. He has been a manager for several years and possesses the technical skills to act as the auditor-in-charge. A principal has no financial interest in the firm.

**Partner/Director** – The director has extensive governmental auditing experience and acts as the auditor-in-charge. Directors have a financial interest in the firm.

## **Professional Staff Resources (Continued)**

**Independence** – Independence of the public accounting firm, with respect to the audit client, is the foundation from which the public gains its trust in the opinion issued by the public accounting firm at the end of the audit process. This independence must be in appearance as well as in fact. The public must perceive that the accounting firm is independent of the audit entity to ensure that nothing would compromise the opinion issued by the public accounting firm. **Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** is independent of Tison's Landing Community Development District, including its elected officials and related parties, at the date of this proposal, as defined by the following rules, regulations, and standards:

AuSection 220 – Statements on Auditing Standards issued by the American Institute of Certified Public Accountants;

ET Sections 101 and 102 – Code of Professional Conduct of the American Institute of Certified Public Accountants;

Chapter 21A-1, Florida Administrative Code;

Section 473.315, Florida Statutes; and,

Government Auditing Standards, issued by the Comptroller General of the United States.

On an annual basis, all members of the firm are required to confirm, in writing, that they have no personal or financial relationships or holding that would impair their independence with regard to the firm's clients.

Independence is a hallmark of our profession. We encourage our staff to use professional judgment in situations where our independence could be impaired or the perception of a conflict of interest might exist. In the governmental sector, public perception is as important as professional standards. Therefore, the utmost care must be exercised by independent auditors in the performance of their duties.

### **Ability to Furnish the Required Services**

As previously noted in the Profile of the Proposer section of this document, our firm has been in existence for over 74 years. We have provided audit services to some clients for over 30 years continually. Our firm is insured against physical loss through commercial insurance and we also carry liability insurance. The majority of our audit documentation is stored electronically, both on our office network and on each employee laptop or computer assigned to each specific job. Our office computer network is backed up on tape, so in the event of a total equipment loss, we can restore all data as soon as replacement equipment is acquired. In addition, our field laptop computers carry the same data and can be used in the event of emergency with virtually no delay in completing the required services.

## **ADDITIONAL SERVICES PROVIDED**

### **Arbitrage Rebate Services**

**Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** also provides arbitrage rebate compliance and related services to governmental issuers. The Tax Reform Act of 1986 requires issuers of most tax-exempt obligations to pay (i.e., “rebate”) to the United States government any arbitrage profits. Arbitrage profits are earnings on the investment of bond proceeds and certain other monies in excess of what would have been earned had such monies been invested at a yield equal to the yield on the bonds.

Federal tax law requires that interim rebate calculations and payments are due at the end of every fifth bond year. Final payment is required upon redemption of the bonds. More frequent calculations may be deemed advisable by an issuer’s auditor, trustee or bond counsel or to assure that accurate and current records are available. These more frequent requirements are usually contained in the Arbitrage or Rebate Certificate with respect to the bonds.

Our firm performs a comprehensive rebate analysis and includes the following:

- Verifying that the issue is subject to rebate;
- Calculating the bond yield;
- Identifying, and separately accounting for, all “Gross Proceeds” (as that term is defined in the Code) of the bond issue, including those requiring analysis due to “transferred proceeds” and/or “commingled funds” circumstances;
- Determining what general and/or elective options are available to Gross proceeds of the issue;
- Calculating the issue’s excess investment earning (rebate liability), if any;
- Delivering appropriate documentation to support all calculations;
- Providing an executive summary identifying the methodology employed, major assumptions, conclusions, and any other recommendations for changes in recordkeeping and investment policies;
- Assisting as necessary in the event of an Internal Revenue Service inquiry; and,
- Consulting with issue staff, as necessary, regarding arbitrage related matters.

## **GOVERNMENTAL AUDITING EXPERIENCE**

**Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** has been practicing public accounting in Florida for 69 years. Our success over the years has been the result of a strong commitment to providing personalized quality service to our clients.

The current members of our firm have performed audits of over 1,100 community development districts, and over 2,100 audits of municipalities, counties and other governmental entities such as the City of Fort Pierce and St. Lucie County.

Our firm provides a variety of accounting, auditing, tax litigation support, and consulting services. Some of the professional accounting, auditing and management consulting services that are provided by our firm are listed below:

- Performance of annual financial and compliance audits, including Single Audits of state and federal financial assistance programs, under the provisions of the Single Audit Act, Subpart F of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), with minimal disruptions to your operations;
- Performance of special compliance audits to ascertain compliance with the applicable local, state and federal laws and regulations;
- Issuance of comfort letters and consent letters in conjunction with the issuance of tax-exempt debt obligations, including compiling financial data and interim period financial statement reviews;
- Calculation of estimated and actual federal arbitrage rebates;
- Assistance in compiling historical financial data for first-time and supplemental submissions for GFOA Certificate of Achievement for Excellence in Financial Reporting;
- Preparation of indirect cost allocation systems in accordance with Federal and State regulatory requirements;
- Providing human resource and employee benefit consulting;
- Performance of automation feasibility studies and disaster recovery plans;
- Performance feasibility studies concerning major fixed asset acquisitions and utility plant expansion plans (including electric, water, pollution control, and sanitation utilities); and
- Assistance in litigation, including testimony in civil and criminal court.
- Assist clients who utilize QuickBooks software with their software needs. Our Certified QuickBooks Advisor has undergone extensive training through QuickBooks and has passed several exams to attain this Certification.

### **Continuing Professional Education**

All members of the governmental audit staff of our firm, and audit team members assigned to this engagement, are in compliance with the Continuing Professional Education (CPE) requirements set forth in Government Auditing Standards issued by the Comptroller General of the United States. In addition, our firm is in compliance with the applicable provisions of the Florida Statutes that require CPA's to have met certain CPE requirements prior to proposing on governmental audit engagements.

## **GOVERNMENTAL AUDITING EXPERIENCE (CONTINUED)**

The audit team has extensive experience in performing governmental audits and is exposed to intensive and continuing concentration on these types of audits. Due to the total number of governmental audits our team performs, each member of our governmental staff must understand and be able to perform several types of governmental audits. It is our objective to provide each professional employee fifty hours or more of comprehensive continuing professional education each year. This is accomplished through attending seminars throughout Florida and is reinforced through in-house training.

Our firm has made a steadfast commitment to professional education. Our active attendance and participation in continuing professional education is a major part of our objective to obtain the most recent knowledge on issues which are of importance to our clients. We are growing on the reputation for work that our firm is providing today.

### **Quality Control Program**

Quality control requires continuing commitment to professional excellence. **Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** is formally dedicated to that commitment.

To ensure maintaining the standards of working excellence required by our firm, we joined the Private Companies Practice Section (PCPS) of the American Institute of Certified Public Accountants (AICPA). To be a participating member firm of this practice section, a firm must obtain an independent Peer Review of its quality control policies and procedures to ascertain the firm's compliance with existing auditing standards on the applicable engagements.

The scope of the Peer Review is comprehensive in that it specifically reviews the following quality control policies and procedures of the participating firm:

- Professional, economic, and administrative independence;
- Assignment of professional personnel to engagements;
- Consultation on technical matters;
- Supervision of engagement personnel;
- Hiring and employment of personnel;
- Professional development;
- Advancement;
- Acceptance and continuation of clients; and,
- Inspection and review system.

We believe that our commitment to the program is rewarding not only to our firm, but primarily to our clients.

The external independent Peer Review of the elements of our quality control policies and procedures performed by an independent certified public accountant, approved by the PCPS of the AICPA, provides you with the assurance that we continue to conform to standards of the profession in the conduct of our accounting and auditing practice.



## **GOVERNMENTAL AUDITING EXPERIENCE (CONTINUED)**

Our firm is also a member of Governmental Audit Quality Center (GAQC), a voluntary membership center for CPA firms that perform governmental audits. This center promotes the quality of governmental audits.

Our firm has completed successive Peer Reviews. These reviews included a representative sample of our firm's local governmental auditing engagements. As a result of these reviews, our firm obtained an unqualified opinion on our quality control program and work procedures. On page 31 is a copy of our most recent Peer Review report. It should be noted that we received a pass rating.

Our firm has never had any disciplinary actions by state regulatory bodies or professional organizations.

As our firm performs approximately one hundred audits each year that are reviewed by federal, state or local entities, we are constantly dealing with questions from these entities about our audits. We are pleased to say that any questions that have been raised were minor issues and were easily resolved without re-issuing any reports.

### **Certificate of Achievement for Excellence in Financial Reporting (CAFR)**

We are proud and honored to have been involved with the City of Fort Pierce and the Fort Pierce Utilities Authority when they received their first Certificates of Achievement for Excellence in Financial Reporting for the fiscal years ended September 30, 1988 and 1994, respectively. We were also instrumental in the City of Stuart receiving the award, in our first year of performing their audit, for the year ended September 30, 1999.

We also assisted St. Lucie County, Florida for the year ended September 30, 2003, in preparing their first Comprehensive Annual Financial Report, and St. Lucie County has received their Certificate of Achievement for Excellence in Financial Reporting every year since.

As continued commitment to insuring that we are providing the highest level of experience, we have had at least one employee of our firm serve on the GFOA – Special Review Committee since the mid-1980s. This committee is made up of selective Certified Public Accountants throughout the United States who have demonstrated their high level of knowledge and expertise in governmental accounting. Each committee member attends a special review meeting at the Annual GFOA Conference. At this meeting, the committee reports on the Certificate of Achievement Program's most recent results, future goals, and common reporting deficiencies.

We feel that our previous experience in assisting the City of Fort Pierce, the Fort Pierce Utilities Authority and St. Lucie County obtain their first CAFRs, and the City of Stuart in continuing to receive a CAFR and our firm's continued involvement with the GFOA, and the CAFR review committee make us a valued asset for any client in the field of governmental financial reporting.

## **GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)**

### References

Terracina Community Development  
District  
Jeff Walker, Special District Services  
(561) 630-4922

Gateway Community Development  
District  
Stephen Bloom, Severn Trent Management  
(954) 753-5841

The Reserve Community Development District  
  
Darrin Mossing, Governmental Management  
Services LLC  
(407) 841-5524

Clearwater Cay Community Development  
District  
Cal Teague, Premier District Management  
  
(239) 690-7100 ext 101

In addition to the above, we have the following additional governmental audit experience:

### Community Development Districts

Aberdeen Community Development  
District

Beacon Lakes Community  
Development District

Alta Lakes Community Development  
District

Beaumont Community Development  
District

Amelia Concourse Community  
Development District

Bella Collina Community Development  
District

Amelia Walk Community  
Development District

Bonnet Creek Community  
Development District

Aqua One Community Development  
District

Buckeye Park Community  
Development District

Arborwood Community Development  
District

Candler Hills East Community  
Development District

Arlington Ridge Community  
Development District

Cedar Hammock Community  
Development District

Bartram Springs Community  
Development District

Central Lake Community  
Development District

Baytree Community Development  
District

Channing Park Community  
Development District

## GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Cheval West Community Development District	Evergreen Community Development District
Coconut Cay Community Development District	Forest Brooke Community Development District
Colonial Country Club Community Development District	Gateway Services Community Development District
Connerton West Community Development District	Gramercy Farms Community Development District
Copperstone Community Development District	Greenway Improvement District
Creekside @ Twin Creeks Community Development District	Greyhawk Landing Community Development District
Deer Run Community Development District	Griffin Lakes Community Development District
Dowden West Community Development District	Habitat Community Development District
DP1 Community Development District	Harbor Bay Community Development District
Eagle Point Community Development District	Harbourage at Braden River Community Development District
East Nassau Stewardship District	Harmony Community Development District
Eastlake Oaks Community Development District	Harmony West Community Development District
Easton Park Community Development District	Harrison Ranch Community Development District
Estancia @ Wiregrass Community Development District	Hawkstone Community Development District

## GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Heritage Harbor Community Development District	Madeira Community Development District
Heritage Isles Community Development District	Marhsall Creek Community Development District
Heritage Lake Park Community Development District	Meadow Pointe IV Community Development District
Heritage Landing Community Development District	Meadow View at Twin Creek Community Development District
Heritage Palms Community Development District	Mediterra North Community Development District
Heron Isles Community Development District	Midtown Miami Community Development District
Heron Isles Community Development District	Mira Lago West Community Development District
Highland Meadows II Community Development District	Montecito Community Development District
Julington Creek Community Development District	Narcoossee Community Development District
Laguna Lakes Community Development District	Naturewalk Community Development District
Lake Bernadette Community Development District	New Port Tampa Bay Community Development District
Lakeside Plantation Community Development District	Overoaks Community Development District
Landings at Miami Community Development District	Panther Trace II Community Development District
Legends Bay Community Development District	Paseo Community Development District
Lexington Oaks Community Development District	Pine Ridge Plantation Community Development District
Live Oak No. 2 Community Development District	Piney Z Community Development District

**GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)**

Poinciana Community Development District	Sampson Creek Community Development District
Poinciana West Community Development District	San Simeon Community Development District
Port of the Islands Community Development District	Six Mile Creek Community Development District
Portofino Isles Community Development District	South Village Community Development District
Quarry Community Development District	Southern Hills Plantation I Community Development District
Renaissance Commons Community Development District	Southern Hills Plantation III Community Development District
Reserve Community Development District	South Fork Community Development District
Reserve #2 Community Development District	St. John's Forest Community Development District
River Glen Community Development District	Stoneybrook South Community Development District
River Hall Community Development District	Stoneybrook South at ChampionsGate Community Development District
River Place on the St. Lucie Community Development District	Stoneybrook West Community Development District
Rivers Edge Community Development District	Tern Bay Community Development District
Riverwood Community Development District	Terracina Community Development District
Riverwood Estates Community Development District	Tison's Landing Community Development District
Rolling Hills Community Development District	TPOST Community Development District
Rolling Oaks Community Development District	

**GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)**

Triple Creek Community  
Development District

Vizcaya in Kendall  
Development District

TSR Community Development  
District

Waterset North Community  
Development District

Turnbull Creek Community  
Development District

Westside Community Development  
District

Twin Creeks North Community  
Development District

WildBlue Community Development  
District

Urban Orlando Community  
Development District

Willow Creek Community  
Development District

Verano #2 Community  
Development District

Willow Hammock Community  
Development District

Viera East Community  
Development District

Winston Trails Community  
Development District

VillaMar Community  
Development District

Zephyr Ridge Community  
Development District

## **GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)**

### Other Governmental Organizations

City of Westlake	Office of the Medical Examiner, District 19
Florida Inland Navigation District	Rupert J. Smith Law Library of St. Lucie County
Fort Pierce Farms Water Control District	St. Lucie Education Foundation
Indian River Regional Crime Laboratory, District 19, Florida	Seminole Improvement District
Viera Stewardship District	Troup Indiantown Water Control District

### Current or Recent Single Audits.

St. Lucie County, Florida  
Early Learning Coalition, Inc.  
Gateway Services Community Development District.

Members of our audit team have acquired extensive experience from performing or participating in over 1,800 audits of governments, independent special taxing districts, school boards, and other agencies that receive public money and utilize fund accounting.

Much of our firm's auditing experience is with compliance auditing, which is required for publicly financed agencies. In this type of audit, we do a financial examination and also confirm compliance with various statutory and regulatory guidelines.

Following is a summary of our other experience, including Auditor General experience, as it pertains to other governmental and fund accounting audits.

### Counties

(Includes elected constitutional officers, utilities and dependent taxing districts)

Indian River  
Martin  
Okeechobee  
Palm Beach

### Municipalities

City of Port St. Lucie  
City of Vero Beach  
Town of Orchid

## **GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)**

### Special Districts

Bannon Lakes Community Development District  
Boggy Creek Community Development District  
Capron Trail Community Development District  
Celebration Pointe Community Development District  
Coquina Water Control District  
Diamond Hill Community Development District  
Dovera Community Development District  
Durbin Crossing Community Development District  
Golden Lakes Community Development District  
Lakewood Ranch Community Development District  
Martin Soil and Water Conservation District  
Meadow Pointe III Community Development District  
Myrtle Creek Community Development District  
St. Lucie County – Fort Pierce Fire District  
The Crossings at Fleming Island  
St. Lucie West Services District  
Indian River County Mosquito Control District  
St. John's Water Control District  
Westchase and Westchase East Community Development Districts  
Pier Park Community Development District  
Verandahs Community Development District  
Magnolia Park Community Development District

### Schools and Colleges

Federal Student Aid Programs – Indian River Community College  
Indian River Community College  
Okeechobee County District School Board  
St. Lucie County District School Board

### State and County Agencies

Central Florida Foreign-Trade Zone, Inc. (a nonprofit organization affiliated with the St. Lucie County Board of County Commissioners)  
Florida School for Boys at Okeechobee  
Indian River Community College Crime Laboratory  
Indian River Correctional Institution



## **FEE SCHEDULE**

We propose the fee for our audit services described below to be \$3,200 for the years ended September 30, 2024 and 2025, \$3,360 for the year ended September 30, 2026, and \$3,500 for the years ended September 30, 2027 and 2028. The fee is contingent upon the financial records and accounting systems of Tison's Landing Community Development District being "audit ready" and the financial activity for the District is not materially increased. If we discover that additional preparation work or subsidiary schedules are needed, we will consult with your authorized representative. We can assist with this additional work at our standard rates should you desire.

## **SCOPE OF WORK TO BE PERFORMED**

If selected as the District's auditors, we will perform a financial and compliance audit in accordance with Section 11.45, Florida Statutes, in order to express an opinion on an annual basis on the financial statements of v Community Development District as of September 30, 2024, 2025, 2026, 2027, and 2028. The audits will be performed to the extent necessary to express an opinion on the fairness in all material respects with which the financial statements present the financial position, results of operations and changes in financial position in conformity with generally accepted accounting principles and to determine whether, for selected transactions, operations are properly conducted in accordance with legal and regulatory requirements. Reportable conditions that are also material weaknesses shall be identified as such in the Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters. Other (non-reportable) conditions discovered during the course of the audit will be reported in a separate letter to management, which will be referred to in the Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters.

Our audit will be performed in accordance with standards for financial and compliance audits contained in *Government Auditing Standards*, as well as in compliance with rules and regulations of audits of special districts as set forth by the State Auditor General in Chapter 10.550, Local Governmental Entity Audits, and other relevant federal, state and county orders, statutes, ordinances, charter, resolutions, bond covenants, Administrative Code and procedures, or rules and regulations which may pertain to the work required in the engagement.

The primary purpose of our audit will be to express an opinion on the financial statements discussed above. It should be noted that such audits are subject to the inherent risk that errors or irregularities may not be detected. However, if conditions are discovered which lead to the belief that material errors, defalcations or other irregularities may exist or if other circumstances are encountered that require extended services, we will promptly notify the appropriate individual.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **J. W. Gaines, CPA, CITP**

Director – 44 years

#### **Education**

- ◆ Stetson University, B.B.A. – Accounting

#### **Registrations**

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy
- ◆ Certified Information Technology Professional (CITP) – American Institute of Certified Public Accountants

#### **Professional Affiliations/Community Service**

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Affiliate member Government Finance Officers Association
- ◆ Past President, Vice President-Campaign Chairman, Vice President and Board Member of United Way of St. Lucie County, 1989 - 1994
- ◆ Past President, President Elect, Secretary and Treasurer of the Treasure Coast Chapter of the Florida Institute of Certified Public Accountants, 1988 - 1991
- ◆ Past President of Ft. Pierce Kiwanis Club, 1994 - 95, Member/Board Member since 1982
- ◆ Past President, Vice President and Treasurer of St. Lucie County Chapter of the American Cancer Society, 1980 -1986
- ◆ Member of the St. Lucie County Chamber of Commerce, Member Board of Directors, Treasurer, September 2002 - 2006, Chairman Elect 2007, Chairman 2008, Past Chairman 2009
- ◆ Member Lawnwood Regional Medical Center Board of Trustees, 2000 – Present, Chairman 2013 - Present
- ◆ Member of St. Lucie County Citizens Budget Committee, 2001 – 2002
- ◆ Member of Ft. Pierce Citizens Budget Advisory Committee, 2010 – 2011
- ◆ Member of Ft. Pierce Civil Service Appeals Board, 2013 - Present

#### **Professional Experience**

- ◆ Miles Grant Development/Country Club – Stuart, Florida, July 1975 – October 1976
- ◆ State Auditor General's Office – Public Accounts Auditor – November 1976 through September 1979
- ◆ Director - Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants PL, responsible for numerous government and nonprofit audits.
- ◆ Over 40 years experience in all phases of public accounting and auditing experience, with a concentration in financial and compliance audits. Mr. Gaines has been involved in all phases of the audits listed on the preceding pages.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

**J. W. Gaines, CPA, CITP (Continued)**

Director

#### **Continuing Professional Education**

- ◆ Has participated in numerous continuing professional education courses provided by nationally recognized sponsors over the last two years to keep abreast of the latest developments in accounting and auditing such as:
  - Governmental Accounting Report and Audit Update
  - Analytical Procedures, FICPA
  - Annual Update for Accountants and Auditors
  - Single Audit Sampling and Other Considerations

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **David S. McGuire, CPA, CITP**

Director – 36 years experience

#### **Education**

- ◆ University of Central Florida, B.A. – Accounting
- ◆ Barry University – Master of Professional Accountancy

#### **Registrations**

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy
- ◆ Certified Information Technology Professional (CITP) – American Institute of Certified Public Accountants
- ◆ Certified Not-For-Profit Core Concepts 2018

#### **Professional Affiliations/Community Service**

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Associate Member, Florida Government Finance Office Associates
- ◆ Assistant Coach – St. Lucie County Youth Football Organization (1994 – 2005)
- ◆ Assistant Coach – Greater Port St. Lucie Football League, Inc. (2006 – 2010)
- ◆ Board Member – Greater Port St. Lucie Football League, Inc. (2011 – 2017)
- ◆ Treasurer, AIDS Research and Treatment Center of the Treasure Coast, Inc. (2000 – 2003)
- ◆ Board Member/Treasurer, North Treasure Coast Chapter, American Red Cross (2004 – 2010)
- ◆ Member/Board Member of Port St. Lucie Kiwanis (1994 – 2001)
- ◆ President (2014/15) of Sunrise Kiwanis of Fort Pierce (2004 – 2017)
- ◆ St. Lucie District School Board Superintendent Search Committee (2013 – present)
- ◆ Board Member – Phrozen Pharoes (2019-2021)

#### **Professional Experience**

- ◆ Twenty-eight years public accounting experience with an emphasis on nonprofit and governmental organizations.
- ◆ Audit Manager in-charge on a variety of audit and review engagements within several industries, including the following government and nonprofit organizations:
  - St. Lucie County, Florida
  - 19<sup>th</sup> Circuit Office of Medical Examiner
  - Troup Indiantown Water Control District
  - Exchange Club Center for the Prevention of Child Abuse, Inc.
  - Healthy Kids of St. Lucie County
  - Mustard Seed Ministries of Ft. Pierce, Inc.
  - Reaching Our Community Kids, Inc.
  - Reaching Our Community Kids - South
  - St. Lucie County Education Foundation, Inc.
  - Treasure Coast Food Bank, Inc.
  - North Springs Improvement District
- ◆ Four years of service in the United States Air Force in computer operations, with a top secret (SCI/SBI) security clearance.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

**David S. McGuire, CPA, CITP (Continued)**

Director

#### **Continuing Professional Education**

- ◆ Mr. McGuire has attended numerous continuing professional education courses and seminars taught by nationally recognized sponsors in the accounting auditing and single audit compliance areas. He has attended courses over the last two years in those areas as follows:

- Not-for-Profit Auditing Financial Results and Compliance Requirements

- Update: Government Accounting Reporting and Auditing

- Annual Update for Accountants and Auditors

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Matthew Gonano, CPA**

Director – 13 years total experience

#### **Education**

- ◆ University of North Florida, B.B.A. – Accounting
- ◆ University of Alicante, Spain – International Business
- ◆ Florida Atlantic University – Masters of Accounting

#### **Professional Affiliations/Community Service**

- ◆ American Institute of Certified Public Accountants
- ◆ Florida Institute of Certified Public Accountants

#### **Professional Experience**

- ◆ Senior Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.
- ◆ Performed audits of nonprofit and governmental organizations in accordance with Governmental Accounting Auditing Standards (GAAS)
- ◆ Performed Single Audits of nonprofit organizations in accordance with OMB Circular A-133, Audits of State, Local Governments, and Non-Profit Organizations.

#### **Continuing Professional Education**

- ◆ Mr. Gonano has participated in numerous continuing professional education courses.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **David F. Haughton, CPA**

Accounting and Audit Manager – 33 years

#### **Education**

- ◆ Stetson University, B.B.A. – Accounting

#### **Registrations**

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy

#### **Professional Affiliations/Community Service**

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Former Member of Florida Institute of Certified Public Accountants Committee on State and Local Government
- ◆ Affiliate Member Government Finance Officers Association (GFOA) for over 10 years
- ◆ Affiliate Member Florida Government Finance Officers Association (FGFOA) for over 10 years
- ◆ Technical Review – 1997 FICPA Course on State and Local Governments in Florida
- ◆ Board of Directors – Kiwanis of Ft. Pierce, Treasurer – 1994-1999; Vice President – 1999-2001

#### **Professional Experience**

- ◆ Twenty-seven years public accounting experience with an emphasis on governmental and nonprofit organizations.
- ◆ State Auditor General's Office – West Palm Beach, Staff Auditor, June 1985 to September 1985
- ◆ Accounting and Audit Manager of Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants PL, responsible for audit and accounting services including governmental and not-for-profit audits.
- ◆ Over 20 years of public accounting and governmental experience, specializing in governmental and nonprofit organizations with concentration in special districts, including Community Development Districts which provide services including water and sewer utilities. Governmental and non-profit entities served include the following:

##### **Counties:**

St. Lucie County

##### **Municipalities:**

City of Fort Pierce

City of Stuart

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **David F. Haughton, CPA (Continued)**

Accounting and Audit Manager

#### **Professional Experience (Continued)**

##### **Special Districts:**

Bluewaters Community Development District  
Country Club of Mount Dora Community Development District  
Fiddler's Creek Community Development District #1 and #2  
Indigo Community Development District  
North Springs Improvement District  
Renaissance Commons Community Development District  
St. Lucie West Services District  
Stoneybrook Community Development District  
Summerville Community Development District  
Terracina Community Development District  
Thousand Oaks Community Development District  
Tree Island Estates Community Development District  
Valencia Acres Community Development District

##### **Non-Profits:**

The Dunbar Center, Inc.  
Hibiscus Children's Foundation, Inc.  
Hope Rural School, Inc.  
Maritime and Yachting Museum of Florida, Inc.  
Tykes and Teens, Inc.  
United Way of Martin County, Inc.  
Workforce Development Board of the Treasure Coast, Inc.

- ◆ While with the Auditor General's Office he was on the staff for the state audits of the Martin County School District and Okeechobee County School District.
- ◆ During 1997 he performed a technical review of the Florida Institute of Certified Public Accountants state CPE course on Audits of State and Local Governments in Florida. His comments were well received by the author and were utilized in future updates to the course.

#### **Continuing Professional Education**

- ◆ During the past several years, he has participated in numerous professional development training programs sponsored by the AICPA and FICPA, including state conferences on special districts and governmental auditing in Florida. He averages in excess of 100 hours bi-annually of advanced training which exceeds the 80 hours required in accordance with the continuing professional education requirements of the Florida State Board of accountancy and the AICPA Private Companies Practice Section. He has over 75 hours of governmental CPE credit within the past two years.



## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Paul Daly**

Staff Accountant – 11 years

#### **Education**

- ◆ Florida Atlantic University, B.S. – Accounting

#### **Professional Experience**

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

#### **Continuing Professional Education**

- ◆ Working to attain the requirements to take the Certified Public Accounting (CPA) exam.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Melissa Marlin, CPA**

Senior Staff Accountant – 9 years

#### **Education**

- ◆ Indian River State College, A.A. – Accounting
- ◆ Florida Atlantic University, B.B.A. – Accounting

#### **Professional Experience**

- ◆ Staff accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

#### **Continuing Professional Education**

- ◆ Mrs. Marlin participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Bryan Snyder**

Staff Accountant – 8 years

#### **Education**

- ◆ Florida Atlantic University, B.B.A. – Accounting

#### **Professional Experience**

- ◆ Accountant beginning his professional auditing career with Berger, Toombs, Elam, Gaines, & Frank.
- ◆ Mr. Snyder is gaining experience auditing governmental & nonprofit entities.

#### **Continuing Professional Education**

- ◆ Mr. Snyder participates in numerous continuing education courses and plans on working to acquire his CPA certificate.
- ◆ Mr. Snyder is currently studying to pass the CPA exam.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Maritza Stonebraker, CPA**

Senior Accountant – 7 years

#### **Education**

- ◆ Indian River State College, B.S. – Accounting

#### **Professional Experience**

- ◆ Staff Accountant beginning her professional auditing career with Berger, Toombs, Elam, Gaines, & Frank.

#### **Continuing Professional Education**

- ◆ Mrs. Stonebraker participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Jonathan Herman, CPA**

Senior Staff Accountant – 9 years

#### **Education**

- ◆ University of Central Florida, B.S. – Accounting
- ◆ Florida Atlantic University, MACC

#### **Professional Experience**

- ◆ Accounting graduate with nine years experience with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

#### **Continuing Professional Education**

- ◆ Mr. Herman participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Sean Stanton, CPA**

Staff Accountant – 5 years

#### **Education**

- ◆ University of South Florida, B.S. – Accounting
- ◆ Florida Atlantic University, M.B.A. – Accounting

#### **Professional Experience**

- ◆ Staff accountant with Berger, Toombs, Elam, Gaines, & Frank auditing governmental and non-profit entities.

#### **Continuing Professional Education**

- ◆ Mr. Stanton participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

## ***Commitment to Quality Service***

<b>Personnel Qualifications and Experience</b>
--

**Tifanee Terrell**

Staff Accountant – 3 years

**Education**

- ◆ Florida Atlantic University, M.A.C.C. – Accounting

**Professional Experience**

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

**Continuing Professional Education**

- ◆ Ms. Terrell participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- ◆ Ms. Terrell is currently studying to pass the CPA exam.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Dylan Dixon**

Staff Accountant – 1 year

#### **Education**

- ◆ Indian River State College, B.S. – Accounting

#### **Professional Experience**

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

#### **Continuing Professional Education**

- ◆ Mr. Dixon participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.



## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Brennen Moore**

Staff Accountant

#### **Education**

- ◆ Indian River State College, B.S. – Accounting

#### **Professional Experience**

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

#### **Continuing Professional Education**

- ◆ Mr. Moore participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Jordan Wood**

Staff Accountant – 1 year

#### **Education**

- ◆ Indian River State College, A.A. – Accounting

#### **Professional Experience**

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

#### **Continuing Professional Education**

- ◆ Ms. Wood is currently enrolled at Indian River State College to complete her bachelor's degree.
- ◆ Ms. Wood participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- ◆ Ms. Wood is currently working towards completing an additional 30 hours of education to qualify to sit for CPA exam.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Katie Gifford**

Staff Accountant

#### **Education**

- ◆ Indian River State College, B.S. – Accounting

#### **Professional Experience**

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

#### **Continuing Professional Education**

- ◆ Ms. Gifford participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Rayna Zicari**

Staff Accountant

#### **Education**

- ◆ Stetson University, B.B.A. – Accounting

#### **Professional Experience**

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

#### **Continuing Professional Education**

- ◆ Ms. Zicari participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- ◆ Ms. Zicari is currently working towards completing an additional 30 hours of education to qualify to sit for CPA exam.



6815 Dairy Road  
Zephyrhills, FL 33542

813.788.2155  
BodinePerry.com

**Report on the Firm's System of Quality Control**

To the Partners of November 30, 2022  
Berger, Toombs, Elam, Gaines & Frank, CPAs, PL  
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL (the firm), in effect for the year ended May 31, 2022. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at [aicpa.org/prsummary](http://aicpa.org/prsummary). The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

**Firm's Responsibility**

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

**Peer Reviewer's Responsibility**

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

**Required Selections and Considerations**

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

**Opinion**

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2022, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs, PLC, has received a peer review rating of *pass*.

*Bodine Perry*

Bodine Perry

(BERGER\_REPORT22)



**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT  
REQUEST FOR PROPOSALS**

**Annual Audit Services for Fiscal Year 2024**  
Duval County, Florida

**INSTRUCTIONS TO PROPOSE**

**SECTION 1. DUE DATE.** An electronic copy of the proposal must be received no later than 12:00 p.m. on Wednesday, March 6, 2024 at the email address of the District's Recording Secretary, Courtney Hogge, [chogge@gmsnf.com](mailto:chogge@gmsnf.com).

**SECTION 2. FAMILIARITY WITH THE LAW.** By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules, and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

**SECTION 3. QUALIFICATIONS OF PROPOSER.** The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

**SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL.** Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

**SECTION 5. SUBMISSION OF PROPOSAL.** Submit one electronic copy of the Proposal Documents, and other requested attachments at the time and place indicated herein, which shall include the subject line, "Auditing Services – Tison's Landing Community Development District".

**SECTION 6. MODIFICATION AND WITHDRAWAL.** Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

**SECTION 7. PROPOSAL DOCUMENTS.** The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the "Proposal Documents").

**SECTION 8. PROPOSAL.** In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

**SECTION 9. BASIS OF AWARD/RIGHT TO REJECT.** The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

**SECTION 10. CONTRACT AWARD.** Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

**SECTION 11. LIMITATION OF LIABILITY.** Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

**SECTION 12. MISCELLANEOUS.** All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes for each person listed: list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The lump sum cost of the provision of the services under the proposal.

**SECTION 13. PROTESTS.** Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after the receipt of the proposed project plans and specifications or other contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents.

**SECTION 14. EVALUATION OF PROPOSALS.** The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

**TISON'S LANDING CDD  
AUDITOR SELECTION  
EVALUATION CRITERIA**

**1. Ability of Personnel. (20 Points)**

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

**2. Proposer's Experience. (20 Points)**

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation, or respondent, etc.)

**3. Understanding of Scope of Work. (20 Points)**

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

**4. Ability to Furnish the Required Services. (20 Points)**

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required. (E.g., the existence of any natural disaster plan for business operations)

**5. Price. (20 Points)**

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.





*THIRD ORDER OF BUSINESS*

*D.*



# AMENITY AND FIELD OPERATIONS MANAGER'S REPORT



Prepared For  
*Tisons Landing*  
*CDD*  
for the month of  
March 2024

Respectfully submitted by  
Timothy Harden and Elizabeth  
Myers-Hesford

# PAST EVENT SUMMARY

Date : Fenruary 14th from 2pm to 5pm

Event: Olaf's February Freeze



YELLOW BLUFF LANDING

Olaf's FEBRUARY FREEZE

STOP BY AFTER SCHOOL

- ✓ Kona Ice will be in the parking lot with FREE Icee's
- ✓ FREE cotton candy and Crafts in the Amenity Center
- ✓ Get ready to say "cheese" with Olaf, the happiest snowman around!
- ✓ And the frost generator will sprinkle its wintry magic.

February 14th 2pm to 5pm at the Amenity Center



The event was truly a winter wonderland come to life, with Olaf making appearances and spreading cheer with photos and warm hugs. From delightful photo props to fluffy cotton candy and refreshing Kona Ice Truck, there was something for everyone to enjoy.

Crafts and snow machines added to the festive atmosphere, we hope you had as much fun as we did organizing it all.

# EVENT SUMMARY

Date : March 9th and 10th

Event:Community Yard Sale



Our annual Community Yard Sale was this past weekend, and we hope you were a part of it! It's always a great time to declutter, discover hidden treasures, and connect with your neighbors in a fun-filled two days of bargain hunting.

# EVENT SUMMARY

Date : March 16th 10am to 12noon

Event:Alcapa Yoga

YELLOW BLUFF  
LANDING

Join us for a unique and rejuvenating experience on the soccer field. YOGA with ALPACA. Click the link below for more information and to sign up.

ALPACA YOGA ON THE LAWN

Saturday, March 16th  
10am to 12noon

Mark your calendars and join us for a unique and rejuvenating experience on the soccer field. Yoga with Alpacas! Get ready to unwind and stretch amidst the serene presence of these gentle creatures. After the yoga session, stick around to mingle with the alpacas and indulge in some light appetizers. It's an opportunity to connect with nature, relax your mind, and enjoy the company of these furry friends.

# EVENT SUMMARY

Date : March 23rd 1pm to 3pm

Event: Easter



We are thrilled to extend an invitation to our annual Easter Event. It promises to be a fun-filled day for the whole family! Join us for an exciting Easter egg hunt, bounce houses, games, and more. There will be delicious food trucks and refreshments for everyone to enjoy. It's a fantastic opportunity to connect with neighbors and celebrate the joy of Easter together. Don't miss out on this wonderful community event!



# SOCIAL CLUBS & PROGRAMMING

- Adult Flag Football

# MANAGERS NOTES

- We are pleased to announce that we have two returning pool monitors who will be joining us again this year. We are excited to have them back on board.
- Additionally, we are in the process of hiring additional pool monitors to join our team. We are confident that with the combination of our returning monitors and new hires, we will be able to provide a safe and enjoyable pool experience for everyone in our community.

# PRICE COMPARISON

## COASTAL LIGHTING

### ENTRANCE SIGNS

- Outline roof structure with lights - \$512 each
- Wreath 36" with bow - \$300 each
- Lights in shrubs below signs - \$540 each

### ENTRANCE CENTER MEDIAN

- Outline the center median with lights - \$1500 each
- Trunk wrap live oaks in center islands - \$350 each

### ROUNDAABOUT

Not included in quote

## MOSQUITONIX

### ENTRANCE SIGNS

- Outline top of sign with c7 lights - \$350
- Outline sign with garland and bows- \$500

### ENTRANCE CENTER MEDIAN

- Outline the center median with lights - \$550 Yellow Bluff entrance \$800 Main Street entrance
- Wrap the tress with lights - \$500 per tree

### ROUNDAABOUT

- Outline circle with lights - \$350
- Net lights on bushes around the circle -- \$750
- Wrap entire tree with lights - \$3500

# MAINTENANCE PROJECTS

A second set of shelving was installed in the maintenance shed to increase storage space and better organize the shed's contents



**First Coast Mulch applied a fresh layer of mulch to each of the pocket parks in the community.**



# Lucas Tree Service did a comprehensive trimming of the oak trees and magnolia trees at Tison's Landing.



*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, February 8, 2024 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida.

Present and constituting a quorum were:

Brandon Kirsch	Chairman
Monica Timmons	Vice Chairperson
Cedeila Alford	Supervisor
Brian Richardson	Supervisor
Linda Waldhauer	Supervisor

Also present were:

Howard McGaffney	District Manager
Michael Pawelczyk <i>by telephone</i>	District Counsel
Tim Harden	Field Operations Manager
Elizabeth Myers	Amenity Manager
Dana Harden	Vesta Property Services
Mike Clark	Lake Doctors

The following is a summary of the discussions and actions taken at the February 8, 2024 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 were no audience comments.

Mr. Harden stated that he invited Mr. Clark from Lake Doctors to attend the meeting and be available for any questions about the ponds.

Mr. Richardson asked if anything was found during Mr. Clark's inspection of the ponds that he would change.

Mr. Clark responded that two ponds are beginning to exhibit underwater weed growth and an algae bloom, but overall, the ponds are well maintained.

Mr. Richardson stated that over the past year he's seen a lack of weed control along the edges and there is less control on the clarity and algae growth in the ponds.

Mr. Clark stated that the grass carp assist in controlling the underwater weeds, which reduces the herbicides used in the ponds. The last time carp was stocked in the District was 2021 so he suggested an augmentation stocking later in the year and beginning the permitting process for the carp. He also added that the grass around the water line looks good. They do not want to get too aggressive with the vegetation as that could lead to erosion issues.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. District Engineer**

There being nothing to report, the next item followed.

**B. District Counsel – Memo Regarding Ethics Training and Financial Disclosure**

Mr. Pawelczyk gave a brief overview of the new requirements for board members to complete four hours of ethics training each year and to complete the annual Form 1 electronically via the Florida Commission on Ethics website.

**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. She relayed estimates for holiday lighting and related electrical costs and noted the HOA is interested in sharing the cost of the lighting.

Ms. Timmons suggested budgeting for landscape lights that could be changed throughout the year.

Mr. McGaffney stated that staff would work on gathering estimates for permanent lighting to bring back to the Board.

**E. Field Operations Manager**

Mr. Harden provided an overview of the field operations report, a copy of which was included in the agenda package for the Board’s review. He also informed the Board that the current budget has \$82,500 going into capital reserves and with all the projects the Board has been discussing between holiday lighting, landscape improvements, tree trimming and mulch, that money could get eaten up fast, so he’d like to see a four-to-five-year plan created to spread the projects out. There is \$7,000 in the landscaping repairs and maintenance budget and the tree trimming could be done within that budget. There is also \$15,000 in the budget for mulch. Yellowstone’s updated quote for improving the landscaping at the Main Street entrance is \$60,000, however he’s asked Yellowstone to look at changes to reduce the cost.

**FOURTH ORDER OF BUSINESS Approval of Consent Agenda**

- A. Minutes of the January 11, 2024 Meeting**
- B. Financial Statements**
- C. Check Register**

Copies of the minutes, financial statements, and check register totaling \$1,132,650.92, were included in the agenda package for the Board’s review.

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

**FIFTH ORDER OF BUSINESS Business Items**

- A. Appointment of Audit Committee**

Mr. McGaffney informed the Board it is time for the District to solicit proposals for audit services and typically the Board will serve as the audit committee.

Mr. Pawelczyk added that special districts are required to go through the audit selection committee process. He also noted the evaluation criteria that will be presented during the audit committee meeting are required by statute, with the exception of price.

On MOTION by Ms. Alford seconded by Ms. Timmons with all in favor appointing the board members as the audit committee was approved.

**B. Consideration of Proposal from Yellowstone for Main Street Enhancement**

Mr. Harden presented a proposal from Yellowstone Landscape to improve the landscaping at the Main Street entrance totaling \$56,093.17. Yellowstone has expressed concern over removing the Oak tree closest to Main Street because of the electrical equipment against the tree, so the Oak tree will be left, and a Palm tree will be added farther down. He will look at whether there will be savings to add lighting to the landscaping now or wait to do it all at once with the permanent lighting the Board has discussed.

Mr. Richardson stated that Sylvester trees have issues with diseases and insects and recommended a Medjool Palm instead.

Mr. McGaffney stated that residents are anxious to see the Board do something with the entrances and he's comfortable with it if the capital reserve funding can be increased during the next budget cycle.

On MOTION by Mr. Kirsch seconded by Ms. Alford with Mr. Kirsch, Mr. Richardson, Ms. Alford and Ms. Timmons in favor and Ms. Waldhauer opposed, an amount not to exceed \$60,000 for enhancing the Main Street entrance was approved 4-1.

Mr. Harden stated that irrigation expenses are not included in Yellowstone's proposal, so that will be extra.

**C. Consideration of Proposal for Mulch in Pocket Parks and at Amenity Center**

Mr. Harden presented a proposal from First Coast Mulch totaling \$4,950 to install gold mulch in the pocket parks and at the amenity center.

Mr. McGaffney stated that the amount is well under the budgeted amount for mulch this year.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor an amount not to exceed \$5,000 to mulch the pocket parks and amenity center was approved.

**D. Consideration of Proposal for Tree Trimming**

Mr. Harden presented three proposals for trimming trees throughout the community ranging from \$6,000 to \$21,750 and noted the low bidder, Lucas Tree Service was used at another Vesta community, and they were pleased with the work.

Mr. Kirsch asked if this expense could come out of the mulch budget.

Mr. McGaffney responded yes.

On MOTION by Ms. Alford seconded by Ms. Timmons with all in favor the proposal from Lucas Tree Service was approved at an amount not to exceed \$6,000.

**SIXTH ORDER OF BUSINESS**

**Supervisor Requests**

Ms. Waldhauer requested that the jasmine installed be of the dwarf variety.

**SEVENTH ORDER OF BUSINESS**

**Audience Comments**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Next Scheduled Meeting – Thursday, March 14, 2024 at 6:00 p.m. at the Yellow Bluff Amenity Center**

**NINTH ORDER OF BUSINESS**

**Adjournment**

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

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman



MINUTES OF MEETING  
TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT

An Audit Committee meeting of the Tison's Landing Community Development District was held Thursday, February 8, 2024 at 7:19 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida.

Present were:

Brandon Kirsch  
Monica Timmons  
Linda Waldhauer  
Brian Richardson  
Cedeila Alford

*Also present were:*

Howard McGaffney  
Michael Pawelczyk  
Tim Harden  
Dana Harden  
Elizabeth Meyers

District Manager  
District Counsel *by telephone*  
Operations Manager – Vesta  
Vesta Property Services  
Amenity Manager – Vesta Property Services

The following is a summary of the discussions and actions taken at the February 8, 2024 meeting.

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. McGaffney called the meeting to order at 7:19 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Approval of Auditor Selection Evaluation Criteria**

Mr. McGaffney directed the Board to the proposed auditor evaluation criteria included in the agenda package. Included as criteria are ability of personnel, proposer's experience, understanding scope of work, ability to furnish the required services and price. All five criteria are weighted equally at 20 points.

On MOTION by Ms. Timmons seconded by Ms. Alford with all in favor the auditor selection evaluation criteria were approved as presented.
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**THIRD ORDER OF BUSINESS**

**Other Business**

There being no other business, the next item followed.

**FOURTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Timmons seconded by Mr. Richardson with all in favor the audit committee meeting was adjourned.



*B.*

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

***Unaudited Financial Reporting***  
***January 31, 2024***



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**Tison's Landing**  
**Community Development District**  
**Combined Balance Sheet**  
**January 31, 2024**

	<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>
<b>Assets:</b>				
<u>Cash:</u>				
Operating Account	\$ 25,156	\$ -	\$ -	\$ 25,156
Capital Reserve Account	-	-	4,626	4,626
Due from General Fund	-	3,322	-	3,322
<u>Investments:</u>				
State Board Administration (SBA)	748,151	-	134,764	882,915
<u>Series 2016-1</u>				
Reserve	-	155,928	-	155,928
Revenue	-	391,823	-	391,823
Redemption	-	3	-	3
<u>Series 2016-2</u>				
Reserve	-	44,886	-	44,886
Prepayment	-	38	-	38
Deposits	4,202	-	-	4,202
<b>Total Assets</b>	<b>\$ 777,509</b>	<b>\$ 596,000</b>	<b>\$ 139,390</b>	<b>\$ 1,512,899</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 10,956	\$ -	\$ -	\$ 10,956
Due to Debt Service	3,322	-	-	3,322
<b>Total Liabilities</b>	<b>\$ 14,278</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 14,278</b>
<b>Fund Balance:</b>				
Nonspendable:				
Deposits	\$ 4,202	\$ -	\$ -	\$ 4,202
Restricted for:				
Debt Service - Series 2016	-	596,000	-	596,000
Assigned for:				
Capital Reserve Fund	-	-	139,390	139,390
Unassigned	759,029	-	-	759,029
<b>Total Fund Balances</b>	<b>\$ 763,231</b>	<b>\$ 596,000</b>	<b>\$ 139,390</b>	<b>\$ 1,498,622</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 777,509</b>	<b>\$ 596,000</b>	<b>\$ 139,390</b>	<b>\$ 1,512,899</b>

**Tison's Landing**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2024**

	Adopted Budget	Prorated Budget Thru 01/31/24	Actual Thru 01/31/24	Variance
<b>Revenues:</b>				
Special Assessments - On Roll	\$ 781,492	\$ 775,895	\$ 775,895	\$ -
Clubhouse Income	2,000	667	1,980	1,313
Interest Income	4,000	1,333	7,642	6,308
Other Income	-	-	52	52
<b>Total Revenues</b>	<b>\$ 787,492</b>	<b>\$ 777,895</b>	<b>\$ 785,569</b>	<b>\$ 7,674</b>

**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ 12,000	\$ 4,000	\$ 2,800	\$ 1,200
PR-FICA	918	306	214	92
Engineering	3,000	1,000	-	1,000
Attorney	15,000	5,000	10,234	(5,234)
Annual Audit	3,200	3,200	3,200	-
Assessment Administration	2,500	2,500	2,500	-
Arbitrage Rebate	1,200	-	-	-
Dissemination Agent	1,000	333	333	0
Trustee Fees	3,725	-	-	-
Management Fees	45,000	15,000	15,000	-
Information Technology	1,400	467	467	(0)
Website Maintenance	1,400	467	467	(0)
Telephone	350	117	-	117
Postage & Delivery	1,000	333	69	264
Insurance General Liability	11,340	11,340	10,203	1,137
Printing & Binding	2,000	667	112	555
Legal Advertising	1,000	1,000	1,566	(566)
Other Current Charges	1,000	333	90	243
Office Supplies	500	167	0	166
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 107,708</b>	<b>\$ 46,404</b>	<b>\$ 47,430</b>	<b>\$ (1,026)</b>

**Operations & Maintenance**

**Community Operations**

Insurance (Property)	\$ 23,214	\$ 23,214	\$ 20,615	\$ 2,599
Field Management & Administration (Vesta)	36,450	12,150	12,150	-
Security Off Duty (JSO)	2,500	-	-	-
Security Camera Monitoring (Envera / Hi-Tech)	16,376	5,459	2,487	2,971
Landscape Maintenance (LawnBoy)	52,980	17,660	17,016	644
Landscape Mulch	15,000	3,300	3,300	-
Landscape Fertilization (Agro Pro)	19,332	6,444	6,444	0

**Tison's Landing**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2024**

	Adopted Budget	Prorated Budget Thru 01/31/24	Actual Thru 01/31/24	Variance
<b>Community Operations (continued)</b>				
Irrigation Repairs and Maintenance	10,000	7,411	7,411	-
Landscape Repairs and Maintenance	7,000	2,333	1,385	948
Lake Maintenance (The Lake Doctor)	11,428	3,809	3,216	593
Utilities-Cable (Comcast)	1,680	560	493	67
Utilities-Electric (JEA)	1,800	600	313	287
Utilities-Irrigation (JEA)	30,000	10,000	6,226	3,774
Community Repairs and Maintenance	20,000	6,667	4,504	2,162
Community Operations Contingency	5,000	1,667	-	1,667
Capital Improvement Plan	22,500	7,500	-	7,500
Capital Reserve Funding	82,500	82,500	82,500	-
<b>Subtotal Community Operations Expenditures</b>	<b>\$ 357,760</b>	<b>\$ 191,274</b>	<b>\$ 168,061</b>	<b>\$ 23,213</b>
<b>Amenity Operations Expenditures</b>				
Amenity Manager (Vesta)	\$ 100,206	\$ 33,402	\$ 33,402	\$ -
Pool Maintenance (Vesta)	32,500	10,833	10,833	0
Facility / Pool Monitoring Service (Vesta)	11,975	-	-	-
Janitorial Maintenance (Vesta)	32,450	10,817	10,817	0
Janitorial Supplies (Vesta)	3,978	1,326	1,344	(18)
Amenity Website (Vesta)	3,000	1,000	1,000	-
Seasonal Office Staffing (Vesta)	13,753	4,584	4,584	0
Security Camera Monitoring (Envera/High-Tech)	12,862	4,287	4,437	(150)
Pool Chemicals (PoolSure)	15,000	5,000	3,890	1,110
License / Permit Fees	600	200	-	200
Utilities-Cable (Comcast)	6,000	2,000	2,001	(1)
Utilities-Electric (JEA)	22,000	7,333	3,722	3,611
Utilities-Water/Sewer (JEA)	12,000	4,000	1,358	2,642
Refuse Service (Republic Services)	7,200	2,400	2,051	349
Pest Control	2,000	667	-	667
Amenity Repairs and Maintenance	15,000	5,000	3,803	1,197
Fitness Equipment Maintenance	1,000	333	872	(539)
Special Events	23,500	8,397	8,397	-
Amenity Supplies	5,000	1,667	604	1,062
Amenity Operations Contingency	2,000	667	-	667
<b>Subtotal Amenity Operations Expenditures</b>	<b>\$ 322,024</b>	<b>\$ 103,913</b>	<b>\$ 93,116</b>	<b>\$ 10,797</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 679,784</b>	<b>\$ 295,187</b>	<b>\$ 261,177</b>	<b>\$ 34,009</b>
<b>Total Expenditures</b>	<b>\$ 787,492</b>	<b>\$ 341,591</b>	<b>\$ 308,608</b>	<b>\$ 32,983</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ 436,304</b>	<b>\$ 476,961</b>	<b>\$ 40,657</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ 436,304</b>	<b>\$ 476,961</b>	<b>\$ 40,657</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 286,270</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 763,231</b>	

**Tison's Landing**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2024**

	Adopted Budget	Prorated Budget Thru 01/31/24	Actual Thru 01/31/24	Variance
<b><u>Revenues</u></b>				
Capital Reserve - Transfer In	\$ 82,500	\$ 82,500	\$ 82,500	\$ -
Interest	3,055	1,018	1,521	502
<b>Total Revenues</b>	<b>\$ 85,555</b>	<b>\$ 83,518</b>	<b>\$ 84,021</b>	<b>\$ 502</b>
<b><u>Expenditures:</u></b>				
Chain Link Fence 4 Ft	\$ 1,540	\$ 513	\$ -	\$ 513
Fitness Equipment Allowance	2,000	667	-	667
Patio/Pool Furniture Allowance	4,000	1,333	-	1,333
Heat Pump 1	6,400	2,133	-	2,133
Heat Pump 2	6,400	2,133	-	2,133
Water Coolers-Fitness	2,400	800	-	800
Filtration	-	-	5,025	(5,025)
Miscellaneous Services	800	267	151	116
<b>Total Expenditures</b>	<b>\$ 23,540</b>	<b>\$ 7,847</b>	<b>\$ 5,176</b>	<b>\$ 2,671</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 62,015</b>		<b>\$ 78,844</b>	
<b>Net Change in Fund Balance</b>	<b>\$ 62,015</b>		<b>\$ 78,844</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 75,937</b>		<b>\$ 60,546</b>	
<b>Fund Balance - Ending</b>	<b>\$ 137,952</b>		<b>\$ 139,390</b>	

**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 January 31, 2024**

	Adopted Budget	Prorated Budget Thru 01/31/24	Actual Thru 01/31/24	Variance
<b>Revenues:</b>				
Special Assessments - On Roll	\$ 381,936	\$ 379,199	\$ 379,199	\$ -
Interest Income	2,000	667	5,577	4,910
<b>Total Revenues</b>	<b>\$ 383,936</b>	<b>\$ 379,866</b>	<b>\$ 384,776</b>	<b>\$ 4,910</b>
<b>Expenditures:</b>				
<b>Series 2016A-1</b>				
Interest - 11/01	\$ 53,697	\$ 53,697	\$ 53,697	\$ -
Interest - 05/01	53,697	-	-	-
Principal - 05/01	190,000	-	-	-
<b>Series 2016A-2</b>				
Interest - 11/01	19,153	19,153	19,153	-
Interest - 05/01	19,153	-	-	-
Principal - 05/01	40,000	-	-	-
<b>Total Expenditures</b>	<b>\$ 375,699</b>	<b>\$ 72,849</b>	<b>\$ 72,849</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 8,237</b>	<b>\$ 307,016</b>	<b>\$ 311,926</b>	<b>\$ 4,910</b>
<b>Net Change in Fund Balance</b>	<b>\$ 8,237</b>	<b>\$ 307,016</b>	<b>\$ 311,926</b>	<b>\$ 4,910</b>
<b>Fund Balance - Beginning</b>	<b>\$ 85,399</b>		<b>\$ 284,074</b>	
<b>Fund Balance - Ending</b>	<b>\$ 93,636</b>		<b>\$ 596,000</b>	



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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments - On Roll	\$ -	\$ 669,693	\$ 104,596	\$ 1,606	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 775,895
Clubhouse Income	530	-	880	570	-	-	-	-	-	-	-	-	1,980
Interest Income	621	608	2,805	3,607	-	-	-	-	-	-	-	-	7,642
Other Income	52	-	-	-	-	-	-	-	-	-	-	-	52
<b>Total Revenues</b>	<b>\$ 1,204</b>	<b>\$ 670,301</b>	<b>\$ 108,281</b>	<b>\$ 5,784</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 785,569</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 800	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,800
PR-FICA	61	-	77	77	-	-	-	-	-	-	-	-	214
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	2,393	633	4,620	2,589	-	-	-	-	-	-	-	-	10,234
Annual Audit	-	-	3,200	-	-	-	-	-	-	-	-	-	3,200
Assessment Administration	2,500	-	-	-	-	-	-	-	-	-	-	-	2,500
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	83	83	83	83	-	-	-	-	-	-	-	-	333
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	3,750	3,750	3,750	3,750	-	-	-	-	-	-	-	-	15,000
Information Technology	117	117	117	117	-	-	-	-	-	-	-	-	467
Website Maintenance	117	117	117	117	-	-	-	-	-	-	-	-	467
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	11	10	-	48	-	-	-	-	-	-	-	-	69
Insurance General Liability	10,103	-	100	-	-	-	-	-	-	-	-	-	10,203
Printing & Binding	44	35	-	33	-	-	-	-	-	-	-	-	112
Legal Advertising	210	1,147	100	110	-	-	-	-	-	-	-	-	1,566
Other Current Charges	-	-	-	90	-	-	-	-	-	-	-	-	90
Office Supplies	0	0	-	0	-	-	-	-	-	-	-	-	0
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrative</b>	<b>\$ 20,363</b>	<b>\$ 5,891</b>	<b>\$ 13,163</b>	<b>\$ 8,014</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 47,430</b>

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><i>Operations &amp; Maintenance</i></b>													
<b>Community Operations</b>													
Insurance (Property)	\$ 20,615	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,615
Field Management & Administration (Vesta)	3,038	3,038	3,038	3,038	-	-	-	-	-	-	-	-	12,150
Security Off Duty (JSO)	-	-	-	-	-	-	-	-	-	-	-	-	-
Security Camera Monitoring (Envera / Hi-Tec)	948	577	137	825	-	-	-	-	-	-	-	-	2,487
Landscape Maintenance (LawnBoy)	4,254	4,254	4,254	4,254	-	-	-	-	-	-	-	-	17,016
Landscape Mulch	-	-	3,300	-	-	-	-	-	-	-	-	-	3,300
Landscape Fertilization (Agro Pro)	1,611	1,611	1,611	1,611	-	-	-	-	-	-	-	-	6,444
Community Operations (continued)	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs and Maintenance	7,411	-	-	-	-	-	-	-	-	-	-	-	7,411
Landscape Repairs and Maintenance	-	-	1,385	-	-	-	-	-	-	-	-	-	1,385
Lake Maintenance (The Lake Doctor)	804	804	804	804	-	-	-	-	-	-	-	-	3,216
Utilities-Cable (Comcast)	123	123	123	123	-	-	-	-	-	-	-	-	493
Utilities-Electric (JEA)	85	88	71	69	-	-	-	-	-	-	-	-	313
Utilities-Irrigation (JEA)	1,199	1,693	1,810	1,524	-	-	-	-	-	-	-	-	6,226
Community Repairs and Maintenance	1,539	2,720	-	245	-	-	-	-	-	-	-	-	4,504
Community Operations Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Improvement Plan	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Reserve Funding	-	-	82,500	-	-	-	-	-	-	-	-	-	82,500
<b>Subtotal Field Expenditures</b>	<b>\$ 41,627</b>	<b>\$ 14,909</b>	<b>\$ 99,032</b>	<b>\$ 12,494</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 168,061</b>
<b>Amenity Operations Expenditures</b>													
Amenity Manager (Vesta)	\$ 8,351	\$ 8,351	\$ 8,351	\$ 8,351	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,402
Pool Maintenance (Vesta)	2,708	2,708	2,708	2,708	-	-	-	-	-	-	-	-	10,833
Facility / Pool Monitoring Service (Vesta)	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Maintenance (Vesta)	2,704	2,704	2,704	2,704	-	-	-	-	-	-	-	-	10,817
Janitorial Supplies (Vesta)	349	332	332	332	-	-	-	-	-	-	-	-	1,344
Amenity Website (Vesta)	250	250	250	250	-	-	-	-	-	-	-	-	1,000
Seasonal Office Staffing (Vesta)	1,146	1,146	1,146	1,146	-	-	-	-	-	-	-	-	4,584
Security Camera Monitoring (Envera/High-Te)	2,083	60	1,147	1,147	-	-	-	-	-	-	-	-	4,437
Pool Chemicals (PoolSure)	1,834	837	447	773	-	-	-	-	-	-	-	-	3,890
License / Permit Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Utilities-Cable (Comcast)	498	499	499	505	-	-	-	-	-	-	-	-	2,001
Utilities-Electric (JEA)	932	832	915	1,043	-	-	-	-	-	-	-	-	3,722
Utilities-Water/Sewer (JEA)	607	310	182	259	-	-	-	-	-	-	-	-	1,358
Refuse Service (Republic Services)	462	464	672	454	-	-	-	-	-	-	-	-	2,051
Pest Control	-	-	-	-	-	-	-	-	-	-	-	-	-
Amenity Repairs and Maintenance	1,856	787	1,160	-	-	-	-	-	-	-	-	-	3,803
Fitness Equipment Maintenance	677	-	196	-	-	-	-	-	-	-	-	-	872
Special Events	4,870	1,662	1,865	-	-	-	-	-	-	-	-	-	8,397
Amenity Supplies	131	82	12	379	-	-	-	-	-	-	-	-	604
Amenity Operations Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal Amenity Expenditures</b>	<b>\$ 29,459</b>	<b>\$ 21,023</b>	<b>\$ 22,585</b>	<b>\$ 20,049</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 93,116</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 71,086</b>	<b>\$ 35,931</b>	<b>\$ 121,617</b>	<b>\$ 32,543</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 261,177</b>
<b>Total Expenditures</b>	<b>\$ 91,449</b>	<b>\$ 41,822</b>	<b>\$ 134,780</b>	<b>\$ 40,557</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 308,608</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (90,245)</b>	<b>\$ 628,479</b>	<b>\$ (26,500)</b>	<b>\$ (34,773)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 476,961</b>
<b>Net Change in Fund Balance</b>	<b>\$ (90,245)</b>	<b>\$ 628,479</b>	<b>\$ (26,500)</b>	<b>\$ (34,773)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 476,961</b>

# Tison's Landing

## Community Development District

### Long Term Debt Report

<b>Series 2016A-1, Senior Special Assessment Revenue Refunding and Improvement Bonds</b>		
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	155,928	
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)
<b>Current Bonds Outstanding</b>		<b>\$3,265,000</b>

<b>Series 2016A-2, Subordinate Special Assessment Revenue Refunding and Improvement Bonds</b>		
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	44,886	
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)
<b>Current Bonds Outstanding</b>		<b>\$815,000</b>

**Tison's Landing**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts - Duval County**  
**Fiscal Year 2024**

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

**ON ROLL ASSESSMENTS**

allocation in % 67.17% 32.83% 100.00%

Date	Distribution	Gross Amount	Discount/ (Penalty)	Commission	Property Appraiser	Net Receipts	2016A-1&A-2		Total
							O&M Portion	Debt Service	
11/03/23	10/18-10/31/23	\$ 7,128.54	\$ 309.45	\$ 138.43	\$ 100.24	\$ 6,580.42	\$ 4,420.17	\$ 2,160.25	\$ 6,580.42
11/14/23	11/01-11/07/23	11,204.40	448.17	218.35	158.12	10,379.76	6,972.25	3,407.51	10,379.76
11/21/23	11/08-11/14/23	24,662.81	986.51	480.63	348.04	22,847.63	15,347.12	7,500.51	22,847.63
11/28/23	11/15-11/21/23	108,286.40	4,331.45	2,110.28	1,528.13	100,316.54	67,384.21	32,932.33	100,316.54
11/30/23	11/22-11/27/23	924,939.74	36,997.48	18,025.23	13,052.76	856,864.27	575,569.31	281,294.96	856,864.27
12/07/27	11/28-11/30/23	148,429.50	5,937.18	2,892.60	2,094.63	137,505.09	92,364.35	45,140.74	137,505.09
12/15/27	12/01-12/12/23	11,303.33	442.97	220.46	159.65	10,480.25	7,039.75	3,440.50	10,480.25
12/23/27	12/13-12/18/23	8,319.96	310.91	162.58	117.74	7,728.73	5,191.51	2,537.22	7,728.73
01/10/28	12/19-12/31/23	2,554.50	76.62	50.31	36.42	2,391.15	1,606.17	784.98	2,391.15
<b>TOTAL</b>		<b>\$ 1,246,829.18</b>	<b>\$ 49,840.74</b>	<b>\$ 24,298.87</b>	<b>\$ 17,595.73</b>	<b>\$ 1,155,093.84</b>	<b>\$ 775,894.84</b>	<b>\$ 379,199.00</b>	<b>\$ 1,155,093.84</b>

<b>99.13%</b>	<b>Percent Collected</b>
<b>\$ 10,933.62</b>	<b>Balance Remaining to Collect</b>

*C.*

**Tison's Landing**  
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2024  
Check Register

**GENERAL FUND**

<i>Date</i>	<i>check #'s</i>		<i>Amount</i>
1/1 - 1/31/24	3465-3486	\$	67,433.60
<b>TOTAL</b>		<b>\$</b>	<b>67,433.60</b>

**CAPITAL RESERVE FUND**

<i>Date</i>	<i>check #'s</i>		<i>Amount</i>
1/16/2024	\$55.00	\$	5,025.00
<b>TOTAL</b>		<b>\$</b>	<b>5,025.00</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/05/24	00101	11/20/23	30948	202311	320-57200-46900		NOV 23 PREVENTATIVE MAINT ALLWAYS IMPROVING LLC	*	195.51	195.51	003465
1/05/24	00012	12/28/23	23-08268	202312	310-51300-48000		BOARD OF SUPERVISORS MTG DAILY RECORD + OBSERVER LLC	*	99.88	99.88	003466
1/05/24	00232	11/30/23	6069818	202311	310-51300-48000		ENGINEER RFQ DAYTONA BEACH NEWS-JOURNAL	*	1,046.76	1,046.76	003467
1/05/24	00004	1/01/24	449	202401	310-51300-34000		JAN 24 - MGMT FEES	*	3,750.00		
		1/01/24	449	202401	310-51300-49500		JAN 24 - WEBSITE ADMIN	*	116.67		
		1/01/24	449	202401	310-51300-35100		JAN 24 - IT	*	116.67		
		1/01/24	449	202401	310-51300-31200		JAN 24 - DISSEMINATION	*	83.33		
		1/01/24	449	202401	310-51300-51000		JAN 24 - OFFICE SUPPLIES	*	.15		
		1/01/24	449	202401	310-51300-42000		JAN 24 - POSTAGE	*	48.39		
		1/01/24	449	202401	310-51300-42500		JAN 24 - COPIES	*	33.30		
							GOVERNMENTAL MANAGMENT'S SERVICES			4,148.51	003468
1/05/24	00186	1/01/24	397375	202401	320-53800-34502		JAN 24 - ACCESS CONTR SYS	*	60.00		
							HI-TECH SYSTEMS ASSOCIATES			60.00	003469
1/05/24	00015	1/02/24	89708215	202312	320-53800-43000		ELECTRIC 11/28-12/28/23	*	70.70		
		1/02/24	89708215	202312	320-57200-43000		ELECTRIC 11/28-12/28/23	*	915.46		
		1/02/24	89708215	202312	320-53800-43100		IRRIGATION 11/27-12/27/23	*	1,809.69		
		1/02/24	89708215	202312	320-57200-43100		SEWER 11/27-1/2/24	*	115.50		
		1/02/24	89708215	202312	320-57200-43100		WATER 11/27-1/2/24	*	66.81		
							JEA (AUTO PAY)			2,978.16	003470
1/05/24	99999	1/05/24	VOID	202401	000-00000-00000		VOID CHECK	C	.00		
							*****INVALID VENDOR NUMBER*****			.00	003471

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/05/24	00157	12/01/23	415291	202312	320	57200	45105			*	8,350.50		
			DEC 23	- AMENITY MANAGER									
12/01/23		415291		202312	320	57200	46400			*	2,708.33		
			DEC 23	- POOL MAINTENANCE									
12/01/23		415291		202312	320	53800	34400			*	3,037.50		
			DEC 23	- FIELD MGMT									
12/01/23		415291		202312	320	57200	46602			*	331.50		
			DEC 23	- JANITORIAL SUPP									
12/01/23		415291		202312	320	57200	46601			*	2,704.16		
			DEC 23	- JANITORIAL MAINT									
12/01/23		415291		202312	310	51300	49510			*	250.00		
			DEC 23	- WEBSITE ADMIN									
12/01/23		415291		202312	320	57200	34450			*	1,146.08		
			DEC 23	- ADDTL POOL MON									
1/02/24		416177		202401	320	57200	45105			*	8,350.50		
			JAN 24	- AMENITY MANAGER									
1/02/24		416177		202401	320	57200	46400			*	2,708.33		
			JAN 24	- POOL MAINTENANCE									
1/02/24		416177		202401	320	53800	34400			*	3,037.50		
			JAN 24	- FIELD MGMTENANCE									
1/02/24		416177		202401	320	57200	46602			*	331.50		
			JAN 24	- JANITORIAL SUPP									
1/02/24		416177		202401	320	57200	46601			*	2,704.16		
			JAN 24	- JANITORIAL MAINT									
1/02/24		416177		202401	310	51300	49510			*	250.00		
			JAN 24	- WEBSITE ADMIN									
1/02/24		416177		202401	320	57200	34450			*	1,146.08		
			JAN 24	- ADDTL POOL MON									
VESTA PROPERTY SERVICE INC.											37,056.14	003472	
1/08/24	00220	9/18/23	1127	202310	320	53800	46204			*	3,300.00		
			INST	PLAYGROUND MULCH									
FIRST COAST MULCH											3,300.00	003473	
1/08/24	00206	12/22/23	6652996	202312	320	57200	46500			*	447.00		
			AZONE	EPA REG NO. 7870-1									
HAWKINS, INC.											447.00	003474	
1/11/24	00224	10/12/23	734965	202310	320	53800	46201			*	1,384.92		
			BUSH	HOGGING									
THE GREENERY OF NORTH FLORIDA INC											1,384.92	003475	
1/11/24	00137	1/10/24	142636B	202312	320	53800	46800			*	804.00		
			DEC 23	- WATER MGMT									
1/10/24		149699B		202401	320	53800	46800			*	804.00		
			JAN 24	- WATER MGMT									
THE LAKE DOCTORS, INC.											1,608.00	003476	
TISO TISON													
TCESSNA													



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/25/24	00161	12/31/23	17557	202312	320	53800	46203		AGROWPRO INC.	*	1,610.98	1,610.98	003477
1/25/24	00081	12/31/23	184869	202312	310	51300	31500		BILLING, COCHRAN, LYLES, MAURO & RAMSE	*	4,620.00	4,620.00	003478
1/25/24	00030	12/25/23	84957412	202401	320	57200	41050		COMCAST (AUTO PAY)	*	504.60	627.95	003479
		12/28/23	84957412	202401	320	53800	41050			*	123.35		
1/25/24	00156	1/02/24	736583	202402	320	53800	34502		ENVERA	*	130.61	1,734.80	003480
		1/02/24	736584	202402	320	53800	34502			*	288.21		
		1/02/24	736585	202402	320	53800	34502			*	229.27		
		1/02/24	736586	202402	320	57200	34502			*	1,086.71		
1/25/24	00233	12/11/23	003-1605	202312	320	57200	46000		THE FLYING LOCKSMITHS	*	486.16	486.16	003481
1/25/24	00206	1/10/24	6662395	202401	320	57200	46500		HAWKINS, INC.	*	432.50	432.50	003482
1/25/24	00052	12/27/23	8826	202312	320	53800	46200		LAWNBOY LAWN SERVICES, INC.	*	4,254.00	4,254.00	003483
1/25/24	00077	12/16/23	0687-001	202401	320	57200	43200		REPUBLIC SERVICES #687 (AUTO PAY)	*	453.78	453.78	003484
1/30/24	00152	1/03/24	44846100	202312	320	57200	46000		WELLS FARGO CREDIT CARD (AUTO PAY)	*	11.52	52.01	003485
		1/03/24	44846100	202312	320	57200	46000			*	40.49		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/30/24	00152	1/03/24	44846100	202312	320	57200	49400		FAMILY CHRISTMAS EVENT	*	49.52		
		1/03/24	44846100	202312	320	57200	49400		FAMILY CHRISTMAS EVENT	*	108.00		
		1/03/24	44846100	202312	320	57200	52000		POSTAGE	*	11.98		
		1/03/24	44846100	202312	320	57200	46000		SANITARY NAPKIN RECP REST	*	284.75		
		1/03/24	44846100	202312	320	57200	46000		SIGN FOR FRONT GATE	*	24.85		
		1/03/24	44846100	202312	320	57200	49400		ADULT CHRISTMAS PARTY	*	47.39		
		1/03/24	44846100	202312	320	57200	49400		ADULT CHRISTMAS PARTY	*	15.32		
		1/03/24	44846100	202312	320	57200	49400		ADULT CHRISTMAS PARTY	*	252.90		
		1/03/24	44846100	202312	320	57200	49400		ADULT CHRISTMAS PARTY	*	13.74		
		1/03/24	44846100	202312	320	57200	49400		ADULT CHRISTMAS PARTY	*	28.09		
												836.54	003486
												WELLS FARGO CREDIT CARD (AUTO PAY)	
											TOTAL FOR BANK A	67,433.60	
											TOTAL FOR REGISTER	67,433.60	

TISO TISON TCESSNA

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

# Invoice



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

Approved by Tim Harden

Please code to 320.572.46900

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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
30948	11/20/2023	\$195.51	12/05/2023	Net 15	

PRODUCT/SERVICE	PRODUCT/SERVICE	QTY	RATE	AMOUNT
PM	SERVICE REQUEST 38180 - NOVEMBER PREVENTATIVE MAINTENANCE Nov 10, 2023: Preventative Maintenance: Cleaned, Lubed, Calibrated, Inspected and Tested. - 1. Tech checked/updated all equipment in BF. 2. Lubed and dusted all guide rods and weight stacks. 3. Inspected all pulleys, cables, attachments, connections, pads, weight stacks. SEE BELOW 4. Inspected ellipticals and recumbent Bike. Checked all pedals, sensors, cup holders, handles, adjustments, buttons and general function. SEE BELOW 5. Inspected all treadmills. Checked belt and deck tightness and wear, checked strength and function of motor, checked incline functions, HR sensors, controls, general function. Units test correct.  1. ProMaxima Assisted Chin Up cable not on pulley. Tech put cable back on pulleys correctly. 2. Smith machine return motion is jumpy on right side. Tech removed cover and found that plastic bushings inserts have fallen out and are falling out on both sides. Could possibly be repaired by gluing them back in place but would require return visit and adhesive to disassemble Smith machine and rebuild weighted pulley assembly. 3. Need 2x weight stack pins total. 1 for each: Seated Row P-170, Leg Curl/Ext P115 4. Precor Recumbent HR monitor not functioning 5. Precor Elliptical -0034 with Error 82 when adjusting resistance. All wires appear to be in good condition. Tech should return at a later date to address (Precor Support number gives "Company Meeting" and "office closed" message and can't assist with troubleshooting)	1	190.00	190.00
Processing Fee	Processing Fee	190	0.029	5.51

BALANCE DUE

**\$195.51**

320.572.4690

# Jacksonville Daily Record

*A Division of*  
**DAILY RECORD & OBSERVER, LLC**

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

## INVOICE

December 28, 2023

Date

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

---

Serial #	<u>23-08268D</u>	PO/File #	_____	<u>\$99.88</u>
				<b>Payment Due</b>
	Notice of Board of Supervisors Meeting			
	_____			<u>\$99.88</u>
	Tison's Landing Community Development District			<b>Publication Fee</b>
	_____			<u>99.88</u>
Case Number	_____			<b>Amount Paid</b>
Publication Dates	<u>12/28</u>			
County	<u>Duval</u>			

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

If your payment is being  
 mailed, please reference  
**Serial # 23-08268D** on your  
 check or remittance advice.

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

Your notice was published on both [jaxdailyrecord.com](http://jaxdailyrecord.com) and [floridapublicnotices.com](http://floridapublicnotices.com).

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

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

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

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

**DEVELOPMENT DISTRICT**

Notice is hereby given that the Tison's Landing Community Development District ("District") is scheduled to hold a Board of Supervisors meeting on Thursday, January 11, 2024 at 6:00 p.m. at the Yellow Bluff Amenity Center located at 16529 Tisons Bluff Road, Jacksonville, Florida. During the meeting, the Board is expected to consider and discuss various proposals, staff reports, and any other business which may lawfully and properly come before the Board. This Notice is given in accordance with the requirements of Sections 189.417 and 120.54(5)(b)2, Florida Statutes.

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

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

Howard McGaffney  
District Manager

Dec. 28 00 (23-08268D)



The Daytona Beach News-Journal  
Daytona Pennysaver

ACCOUNT NAME		ACCOUNT #	PAGE #
Governmental Management Services, LLC		970541	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0006069818	Nov 1- Nov 30, 2023	December 20, 2023	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$1,079.36	

BILLING ACCOUNT NAME AND ADDRESS	<p>Governmental Management Services, LLC 475 W Town PL # 114 St Augustine, FL 32092-3649</p> <p>Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.</p>
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BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or [smb@ccc.gannett.com](mailto:smb@ccc.gannett.com) FEDERAL ID 47-2390983

To sign-up for E-mailed invoices and online payments please contact [abgspecial@gannett.com](mailto:abgspecial@gannett.com). Previous account number:

Date	Description	Amount
11/1/23	Balance Forward	\$0.00

**Package Advertising:**

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
11/8/23	9476030	DTB Flagler/ Palm Coast News Tribune	11-16-23 Board of Supervisors Coquina Shores CDD		\$32.60
11/20/23	9535389	JKL Florida Times-Union	Tison's Landing Engineer RFO		\$1,046.76

Pay only the Tisons Landing \$1046.76

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$1,079.36
Service Fee 3.99%	\$43.07
*Cash/Check/ACH Discount	-\$43.07
*Payment Amount by Cash/Check/ACH	\$1,079.36
Payment Amount by Credit Card	\$1,122.43

**PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT**

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Governmental Management Services, LLC		970541		0006069818		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$1,079.36	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,079.36
REMITTANCE ADDRESS (Include Account# & Invoice# on check)			TO PAY WITH CREDIT CARD PLEASE CALL:			TOTAL CREDIT CARD AMT DUE
Daytona Beach News-Journal P.O. Box 630476 Cincinnati, OH 45263-0476			1-877-736-7612			\$1,122.43
			To sign up for E-mailed invoices and online payments please contact <a href="mailto:abgspecial@gannett.com">abgspecial@gannett.com</a>			

000097054100000000000000060698180010793667245

# LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

## PROOF OF PUBLICATION

Courtney Hogge  
Governmental Management Services, LLC  
475 W Town PL # 114  
St Augustine FL 32092-3649

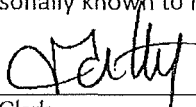
STATE OF WISCONSIN, COUNTY OF BROWN


Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The Florida Times-Union, published in Duval and Clay Counties, Florida; that the attached copy of advertisement, being a Govt Bids & Proposals, was published on the publicly accessible website of Duval and Clay Counties, Florida, or in a newspaper by print in the issues of, on:

11/20/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 11/20/2023

  
\_\_\_\_\_  
Legal Clerk

  
\_\_\_\_\_  
Notary, State of WI, County of Brown

8-25-26

My commission expires

Publication Cost: \$1046.76

Order No: 9535389

# of Copies:

Customer No: 970541

1

PO #:

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

REQUEST FOR  
QUALIFICATIONS ("RFQ") FOR  
ENGINEERING SERVICES FOR  
THE TISON'S LANDING  
COMMUNITY DEVELOPMENT  
DISTRICT

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

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

The District will review all Applicants and will comply with Florida law, including the Consultant's Compulsive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All Applicants must submit eight (8) hard copies and one (1) electronic copy of Standard Form No. 330 and Qualification Statement by 12:00 p.m. on Tuesday, December 5, 2023, to the attention of Governmental Management Services, LLC, 475 West Town Place, Suite 114 St. Augustine, FL 32092. Phone: (904) 940-5850 ("District Manager's Office").

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

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

Any and all questions relative to this RFQ shall be directed in writing by e-mail only to Howard McGaffney at [hmcgaffney@msmf.com](mailto:hmcgaffney@msmf.com).  
District Manager - Howard McGaffney



**Governmental Management Services, LLC**1001 Bradford Way  
Kingston, TN 37763**Invoice****Invoice #:** 449**Invoice Date:** 1/1/24**Due Date:** 1/1/24**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 - January 2024	310	3,750.00	3,750.00
Website Administration - January 2024	475	116.67	116.67
Information Technology - January 2024	35	116.67	116.67
Dissemination Agent Services - January 2024	312	83.33	83.33
Office Supplies	510	0.15	0.15
Postage	410	48.39	48.39
Copies	425	33.30	33.30

**Total** \$4,148.51**Payments/Credits** \$0.00**Balance Due** \$4,148.51



Tallahassee, FL 32308  
2498 Centerville Rd.

# Invoice

Invoice #: 397375  
Invoice Date: 01/01/2024  
Completed: 01/02/2024  
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 320.572.34502

**HiTechFlorida.com**

Description	Qty	Rate	Amount
<i>10313-3 - Access Control System - Tison's Landing CDD - 16529 Tisons Bluff Rd, Jacksonville, FL</i>			
Alarm.com Cloud Access Control	1.00	\$20.00	20.00
ADC-Access-Door-Addon x 4doors	1.00	\$40.00	40.00
Sales Tax			0.00

Tech Resolution Note:

Thank you for choosing Hi-Tech!

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

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

<b>Total</b>	\$60.00
<b>Payments</b>	\$0.00
<b>Balance Due</b>	\$60.00

set up to auto pay  
set up a bill

### Tisons Landing - JEA

Budget	Vendor/ACCT #	Location	Meter #	October	November	December	January	February	March	April	May	June	July	August	September	Total
Electric	8970821539	16365 N MAIN ST APT SG01	95045373	\$84.58	\$88.38	\$70.70										\$243.66
<b>Electric Total</b>	<b>001.320.538.43000</b>			<b>\$84.58</b>	<b>\$88.38</b>	<b>\$70.70</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$243.66</b>

Electric	8970821539	16529 TISONS BLUFF ROAD	06221889	\$931.51	\$831.85	\$915.46										\$2,678.82
<b>Electric Total</b>	<b>001.320.57200.43000</b>			<b>\$931.51</b>	<b>\$831.85</b>	<b>\$915.46</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,678.82</b>

Budget	Vendor/ACCT #	Location	Meter #	October	November	December	January	February	March	April	May	June	July	August	September	Total
Irrigation	8970821539	15635 TISON BLUFF ROAD	67370623	\$119.01	\$136.85	\$132.39										\$388.25
Irrigation	8970821539	15681 TISON BLUFF ROAD	67370625	\$92.25	\$110.09	\$96.71										\$299.05
Irrigation	8970821539	16123 TISONS BLUFF RD	83726295	\$159.15	\$181.44	\$172.53										\$513.12
Irrigation	8970821539	16151 DOWING CREEK DR	74534584	\$19.47	\$19.47	\$74.41										\$113.35
Irrigation	8970821539	16211 DOWING CREEK DR	74458033	\$145.77	\$114.55	\$194.82										\$455.14
Irrigation	8970821539	16303 HUNTERS HOLLOW TL	67370633	\$83.33	\$96.71	\$87.79										\$267.83
Irrigation	8970821539	16316 MAGNOLIA GROVE WY	67370626	\$141.31	\$141.31	\$163.61										\$446.23
Irrigation	8970821539	16331 TISONS BLUFF RD	67370634	\$19.47	\$315.24	\$315.24										\$649.95
Irrigation	8970821539	16343 TISONS BLUFF RD	67370632	\$248.34	\$284.02	\$252.80										\$785.16
Irrigation	8970821539	16356 MAGNOLIA GROVE WY	67370624	\$19.47	\$119.47	\$150.23										\$289.17
Irrigation	8970821539	261 BRADFORD LAKE CR	81523391	\$19.47	\$23.39	\$23.39										\$66.25
Irrigation	8970821539	79 BRADFORD LAKE CR	83874232	\$132.39	\$150.23	\$145.77										\$428.39
<b>Irrigation Total</b>	<b>001.320.538.43100</b>			<b>\$1,199.43</b>	<b>\$1,692.77</b>	<b>\$1,809.69</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$4,701.89</b>

Budget	Vendor/ACCT #	Location	Meter #	October	November	December	January	February	March	April	May	June	July	August	September	Total
Sewer	8970821539	16529 TISONS BLUFF ROAD	67891772	\$444.59	\$214.23	\$115.50										\$774.32
Water	8970821539	16529 TISONS BLUFF ROAD	67891772	\$162.60	\$95.54	\$66.81										\$324.95
<b>Water/Sewer Total</b>	<b>001.320.57200.43100</b>			<b>\$607.19</b>	<b>\$309.77</b>	<b>\$182.31</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,099.27</b>

<b>GRAND TOTAL</b>				<b>\$2,822.71</b>	<b>\$2,922.77</b>	<b>\$2,978.16</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$8,723.64</b>
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	last year	October	November	December	January	February	March	April	May	June	July	August	September	Total
	\$5,241.28	\$5,725.50	\$3,833.67	\$3,996.14	\$3,916.37	\$3,962.72	\$3,726.51	\$4,090.50	\$3,535.27	\$3,683.75	\$3,815.27	\$3,919.13	\$52,818.19	
<b>increase/(decrease)</b>	<b>(\$2,418.57)</b>	<b>(\$2,802.73)</b>	<b>(\$855.51)</b>	<b>(\$3,996.14)</b>	<b>(\$3,916.37)</b>	<b>(\$3,962.72)</b>	<b>(\$3,726.51)</b>	<b>(\$4,090.50)</b>	<b>(\$3,535.27)</b>	<b>(\$3,683.75)</b>	<b>(\$3,815.27)</b>	<b>(\$3,919.13)</b>	<b>(\$43,894.55)</b>	

			Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Total
Irrigation	8970821539	15635 TISON BLUFF ROAD	67370623	24,000.00	28,000.00	27,000.00										\$79,000.00
Irrigation	8970821539	15681 TISON BLUFF ROAD	67370625	18,000.00	22,000.00	19,000.00										\$59,000.00
Irrigation	8970821539	16123 TISONS BLUFF RD	83726295	33,000.00	38,000.00	36,000.00										\$107,000.00
Irrigation	8970821539	16151 DOWING CREEK DR	74534584	-	-	14,000.00										\$14,000.00
Irrigation	8970821539	16211 DOWING CREEK DR	74458033	30,000.00	23,000.00	41,000.00										\$94,000.00
Irrigation	8970821539	16303 HUNTERS HOLLOW TL	67370633	16,000.00	19,000.00	17,000.00										\$52,000.00
Irrigation	8970821539	16316 MAGNOLIA GROVE WY	67370626	29,000.00	29,000.00	34,000.00										\$92,000.00
Irrigation	8970821539	16331 TISONS BLUFF RD	67370634	-	68,000.00	68,000.00										\$136,000.00
Irrigation	8970821539	16343 TISONS BLUFF RD	67370632	53,000.00	61,000.00	54,000.00										\$168,000.00
Irrigation	8970821539	16356 MAGNOLIA GROVE WY	67370624	-	-	31,000.00										\$31,000.00
Irrigation	8970821539	261 BRADFORD LAKE CR	81523391	-	1,000.00	1,000.00										\$2,000.00
Irrigation	8970821539	79 BRADFORD LAKE CR	83874232	27,000.00	31,000.00	30,000.00										\$88,000.00
<b>Sewer</b>	<b>8970821539</b>	<b>16529 TISONS BLUFF ROAD</b>	<b>67891772</b>	<b>51,000.00</b>	<b>16,000.00</b>	<b>1,000.00</b>										<b>\$68,000.00</b>
<b>Water</b>	<b>8970821539</b>	<b>16529 TISONS BLUFF ROAD</b>	<b>67891772</b>	<b>51,000.00</b>	<b>16,000.00</b>	<b>1,000.00</b>										<b>\$68,000.00</b>
				<b>332,000.00</b>	<b>352,000.00</b>	<b>374,000.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,058,000.00</b>



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: 01/02/24

**TOTAL SUMMARY OF CHARGES**

Electric .....	\$	986.16
Irrigation .....		1,809.69
Sewer .....		115.50
Water .....		66.81

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

Total New Charges: ..... \$ 2,978.16



Change your light bulbs to LEDs.



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

1/1 792252/4249634 0009549 1 I=0000000000

Do not pay. AutoPay will process your payment on 01/24/24.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$2,922.77	-\$2,922.77	\$0.00	\$2,978.16	\$2,978.16

**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: 01/02/24

Do not pay. AutoPay will process your payment on 01/24/24.

# 0009549

I=00000000



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

**BILLING AND PAYMENT OPTIONS**

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

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

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

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

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

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

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

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

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

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

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

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

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

**STATEMENT INFORMATION**

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

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

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

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

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

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

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

**Environmental Charge** provides funding for environmental and regulatory programs.

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

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

**kgal:** 1,000 gallons

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

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

**ADDRESS CORRECTION**

Account #

Tel: [grid]

Address:

[grid]

City:

State:

Zip Code:

[grid]

E-mail:

[grid]



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

SERVICE DETAILS			
Account Name:	Account #:	Bill Date:	Cycle:
TISONS LANDING CDD	8970821539	01/02/24	04

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
15635 TISONS BLUFFRD	I	132.39	Irrigation 1 - Commercial	11/27/23 - 12/27/23	Commercial Irrigation Service
Detail		Basic Monthly Charge		<u>Meter Nbr</u>	<u>Current Reading</u>
Charges:				67370623	5845
		Tier 1 Consumption (1-14 kgal @ \$3.81)			27000 GAL
		Tier 2 Consumption (> 14 kgal @ \$4.33)			30
		City of Jacksonville Franchise Fee			Regular
15681 TISONS BLUFFRD	I	96.71	Irrigation 1 - Commercial	11/27/23 - 12/27/23	Commercial Irrigation Service
Detail		Basic Monthly Charge		<u>Meter Nbr</u>	<u>Current Reading</u>
Charges:				67370625	4728
		Tier 1 Consumption (1-14 kgal @ \$3.81)			19000 GAL
		Tier 2 Consumption (> 14 kgal @ \$4.33)			30
		City of Jacksonville Franchise Fee			Regular
16123 TISONS BLUFFRD	I	172.53	Irrigation 1 - Commercial	11/27/23 - 12/27/23	Commercial Irrigation Service
Detail		Basic Monthly Charge		<u>Meter Nbr</u>	<u>Current Reading</u>
Charges:				83726295	764
		Tier 1 Consumption (1-14 kgal @ \$3.81)			36000 GAL
		Tier 2 Consumption (> 14 kgal @ \$4.33)			30
		City of Jacksonville Franchise Fee			Regular
16151 DOWING CREEK DR	I	74.41	Irrigation 1 - Commercial	11/27/23 - 12/27/23	Commercial Irrigation Service
Detail		Basic Monthly Charge		<u>Meter Nbr</u>	<u>Current Reading</u>
Charges:				74534584	2138
		Tier 1 Consumption (1-14 kgal @ \$3.81)			14000 GAL
		City of Jacksonville Franchise Fee			30
					Regular
16211 DOWING CREEK DR	I	194.82	Irrigation 1 - Commercial	11/27/23 - 12/27/23	Commercial Irrigation Service
Detail		Basic Monthly Charge		<u>Meter Nbr</u>	<u>Current Reading</u>
Charges:				74458033	7358
		Tier 1 Consumption (1-14 kgal @ \$3.81)			41000 GAL
		Tier 2 Consumption (> 14 kgal @ \$4.33)			30
		City of Jacksonville Franchise Fee			Regular
16303 HUNTERS HOLLOW TL	I	87.79	Irrigation 1 - Commercial	11/27/23 - 12/27/23	Commercial Irrigation Service
Detail		Basic Monthly Charge		<u>Meter Nbr</u>	<u>Current Reading</u>
Charges:				67370633	5481
		Tier 1 Consumption (1-14 kgal @ \$3.81)			17000 GAL
		Tier 2 Consumption (> 14 kgal @ \$4.33)			30
		City of Jacksonville Franchise Fee			Regular

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Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
16316 MAGNOLIA GROVE WY	I	163.61	Irrigation 1 - Commercial	11/29/23 - 01/02/24	Commercial Irrigation Service
<b>Detail</b>		Basic Monthly Charge		<b>Meter Nbr</b>	<b>Current Reading</b>
		18.90			
<b>Charges:</b>		Tier 1 Consumption (1-14 kgal @ \$3.81)		<b>Consumption</b>	<b>Days Billed</b>
		53.35		67370626	7034
		Tier 2 Consumption (> 14 kgal @ \$4.33)			34000 GAL
		86.59			34
		City of Jacksonville Franchise Fee			Regular
		4.77			
16331 TISONS BLUFFRD	I	315.24	Irrigation 1 - Commercial	11/27/23 - 12/27/23	Commercial Irrigation Service
<b>Detail</b>		Basic Monthly Charge		<b>Meter Nbr</b>	<b>Current Reading</b>
		18.90			
<b>Charges:</b>		Tier 1 Consumption (1-14 kgal @ \$3.81)		<b>Consumption</b>	<b>Days Billed</b>
		53.35		67370634	7323
		Tier 2 Consumption (> 14 kgal @ \$4.33)			68000 GAL
		233.81			30
		City of Jacksonville Franchise Fee			Regular
		9.18			
16343 TISONS BLUFFRD	I	252.80	Irrigation 1 - Commercial	11/27/23 - 12/27/23	Commercial Irrigation Service
<b>Detail</b>		Basic Monthly Charge		<b>Meter Nbr</b>	<b>Current Reading</b>
		18.90			
<b>Charges:</b>		Tier 1 Consumption (1-14 kgal @ \$3.81)		<b>Consumption</b>	<b>Days Billed</b>
		53.35		67370632	9768
		Tier 2 Consumption (> 14 kgal @ \$4.33)			54000 GAL
		173.19			30
		City of Jacksonville Franchise Fee			Regular
		7.36			
16356 MAGNOLIA GROVE WY APT IR01	I	150.23	Irrigation 1 - Commercial	11/29/23 - 01/02/24	Commercial Irrigation Service
<b>Detail</b>		Basic Monthly Charge		<b>Meter Nbr</b>	<b>Current Reading</b>
		18.90			
<b>Charges:</b>		Tier 1 Consumption (1-14 kgal @ \$3.81)		<b>Consumption</b>	<b>Days Billed</b>
		53.35		67370624	4801
		Tier 2 Consumption (> 14 kgal @ \$4.33)			31000 GAL
		73.60			34
		City of Jacksonville Franchise Fee			Regular
		4.38			
16365 N MAIN ST APT SGO1	E	70.70	Commercial - Electric	11/28/23 - 12/28/23	General Service
<b>Detail</b>		Basic Monthly Charge		<b>Meter Nbr</b>	<b>Current Reading</b>
		21.00			
<b>Charges:</b>		Energy Charge (\$0.06078 per kWh)		<b>Consumption</b>	<b>Days Billed</b>
		28.75		24074025	32760
		Tax Exempt Fuel Cost (\$0.03118 per kWh)			473 KWH
		14.75			30
		Taxable Fuel Cost (\$0.00511 per kWh)			Regular
		2.42			
		City of Jacksonville Franchise Fee			
		2.01			
		Gross Receipts Tax			
		1.77			
16529 TISONS BLUFFRD	E	915.46	Commercial - Electric	11/28/23 - 12/28/23	General Service
<b>Detail</b>		Basic Monthly Charge		<b>Meter Nbr</b>	<b>Current Reading</b>
		21.00			
<b>Charges:</b>		Energy Charge (\$0.06078 per kWh)		<b>Consumption</b>	<b>Days Billed</b>
		529.45		22968209	69942
		Tax Exempt Fuel Cost (\$0.03118 per kWh)			8711 KWH
		271.61		22968209	26.07
		Taxable Fuel Cost (\$0.00511 per kWh)			26.07 KW
		44.51			30
		City of Jacksonville Franchise Fee			Regular
		26.00			
		Gross Receipts Tax			
		22.89			
16529 TISONS BLUFFRD	S	115.50	Commercial - Water/Sewer	11/27/23 - 01/02/24	Commercial Sewer Service
<b>Detail</b>		Basic Monthly Charge		<b>Meter Nbr</b>	<b>Current Reading</b>
		105.75			
<b>Charges:</b>		Sewer Usage Charge		<b>Consumption</b>	<b>Days Billed</b>
		6.39		87650993	3661
		City of Jacksonville Franchise Fee			1000 GAL
		3.36			36
					Regular
16529 TISONS BLUFFRD	W	66.81	Commercial - Water/Sewer	11/27/23 - 01/02/24	Commercial Water Service
<b>Detail</b>		Basic Monthly Charge		<b>Meter Nbr</b>	<b>Current Reading</b>
		63.00			
<b>Charges:</b>		Water Consumption Charge		<b>Consumption</b>	<b>Days Billed</b>
		1.86		87650993	3661
		City of Jacksonville Franchise Fee			1000 GAL
		1.95			36
					Regular

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:			
261 BRADFORD LAKE CR	I	23.39	Irrigation 1 - Commercial	11/27/23 - 12/27/23	Commercial Irrigation Service			
<b>Detail</b>		Basic Monthly Charge		<b>Meter Nbr</b>	<b>Current Reading</b>	<b>Consumption</b>	<b>Days Billed</b>	<b>Reading Type</b>
<b>Charges:</b>		Tier 1 Consumption (1-14 kgal @ \$3.81)		81523391	4480	1000 GAL	30	Regular
		City of Jacksonville Franchise Fee						
		0.68						
79 BRADFORD LAKE CR	I	145.77	Irrigation 1 - Commercial	11/27/23 - 12/27/23	Commercial Irrigation Service			
<b>Detail</b>		Basic Monthly Charge		<b>Meter Nbr</b>	<b>Current Reading</b>	<b>Consumption</b>	<b>Days Billed</b>	<b>Reading Type</b>
<b>Charges:</b>		Tier 1 Consumption (1-14 kgal @ \$3.81)		83974232	2342	30000 GAL	30	Regular
		Tier 2 Consumption (> 14 kgal @ \$4.33)						
		69.27						
		City of Jacksonville Franchise Fee						
		4.25						

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*Invoice*

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

Invoice # 415291  
Date 12/01/2023  
  
Terms  
  
Due Date 12/20/2023  
  
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	1	8,350.50	8,350.50
Pool maintenance	1	2,708.33	2,708.33
Field management and administration	1	3,037.50	3,037.50
Janitorial Supplies	1	331.50	331.50
Janitorial maintenance	1	2,704.16	2,704.16
Website fee	1	250.00	250.00
Facility/Pool Monitors	1	1,146.08	1,146.08

**Total** 18,528.07



# Invoice

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

Invoice # 416177  
Date 01/02/2024

Terms

Due Date

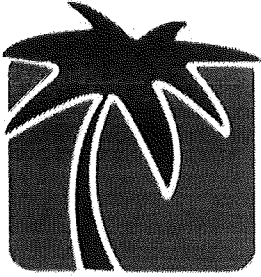
Memo Monthly Fees

### Bill To

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

Description	Quantity	Rate	Amount
Amenity Manager 320 572 45105	1	8,350.50	8,350.50
Pool maintenance 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



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

# Invoice

BILL TO
Tison's Landing CDD c/o Governmental Management Services 475 West Town Place, Suite 114 St. Augustine, FL 32092

SHIP TO
Tison's Landing CDD 16529 Tison's Bluff Rd. Jacksonville, FL 32218 Tim Harden - 904.612.6668

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1127	09/18/2023	\$3,300.00	10/18/2023	Net 30	

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

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

**BALANCE DUE**

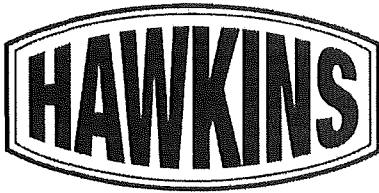
**\$3,300.00**

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

Approved by Tim Harden

Please code to 320.538.46204

Original



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

# INVOICE

Total Invoice	<b>\$447.00</b>
Invoice Number	6652996
Invoice Date	12/22/23
Sales Order Number/Type	4414879 SO
Branch Plant	74
Shipment Number	5233484

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 #
1/21/24	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	N	150.0000	GA	\$2.9000	GA	1,450.5 LB	\$435.00
		1 LB BLK (Mini-Bulk)		150.0000	GA			1,450.5 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00

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

Please contact our Accounts Receivable Department via email at [Credit.Dept@HawkinsInc.com](mailto: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 **\$447.00**

**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](mailto: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](mailto: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](http://www.hawkinsinc.com)

Job# 4042282



PO Box 6569  
Hilton Head Island, SC 29938

<b>Invoice 734965</b>	
<b>Date</b>	<b>PO/Contract#</b>
10/12/23	
<b>Account Manager</b>	<b>Terms</b>
AUSTIN RICE	Due on Receipt

<b>Bill To</b>
Tison's Landing CDD 16529 Tisons Bluff rd Jacksonville, FL 32218

<b>Property Address</b>
Yellowbluff Landing/ Tison's Landing CDD 16529 Tisons Bluff Rd Jacksonville, FL 32218

Please detach and return with payment. \*PAYMENTS DUE UPON RECEIPT\* Thank You!

Description	Qty/UOM	Rate	Amount
#55628 - Bush Hogging July 2023 <i>Landscape Enhancement Work - 10/09/2023</i>			\$1,384.92
		<b>Total</b>	<b>\$1,384.92</b>

Please remit payment payable to: The Greenery, Inc. PO Box 6569 Hilton Head Island, SC 29938

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$0.00	\$0.00	\$1,384.92	\$0.00	\$0.00

Phone #	E-mail	Web Site
843-785-3848	accountsreceivable@thegreeneryinc.com	www.thegreeneryinc.com

MAKE CHECK PAYABLE TO:



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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

CARD NUMBER		EXP. DATE	
SIGNATURE		AMOUNT PAID	

ADDRESSEE

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

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

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

Approved by Tim Harden      Please code to 320.538.46800

0000000013025200100000001426360000008040001

Please Return this invoice with your payment and notify us of any changes to your contact information.

ACCOUNT NUMBER	DATE	BALANCE
724857	1/10/2024	\$804.00

**TISONS LANDING COMMUNITY DEV 16529 Tisons Bluff Road, Jacksonville, FL Jacksonville, FL 32218**  
**Invoice Due Date 12/11/2023      Invoice 142636B      PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
12/1/2023	Water Management - Monthly		\$804.00	\$0.00	\$804.00
Please remit payment for this month's invoice.					
Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.				<b>Credits</b>	\$0.00
				<b>Adjustment</b>	\$0.00
					<b>AMOUNT DUE</b>

**Total Account Balance including this invoice:**

\$1608.00

**This Invoice Total:**

\$804.00

**Click the "Pay Now" link to submit payment by ACH**

**Customer #:** 724857

**Portal Registration #:** 95B1B593

**Customer E-mail(s):** tcessna@gmssf.com

**Customer Portal Link:** www.lakedoctors.com/contact-us/

**Corporate Address**

4651 Salisbury Rd, Suite 155

Jacksonville, FL 32256

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

MAKE CHECK PAYABLE TO:

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



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



CARD NUMBER                      EXP. DATE  
SIGNATURE                              AMOUNT PAID

ADDRESSEE

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

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

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

Approved by Tim Harden      Please code to 320.538.46800

0000000013025200100000001496990000008040008

Please Return this invoice with your payment and  
notify us of any changes to your contact information.

ACCOUNT NUMBER	DATE	BALANCE
724857	1/10/2024	\$804.00

**TISONS LANDING COMMUNITY DEV 16529 Tisons Bluff Road, Jacksonville, FL Jacksonville, FL 32218**  
**Invoice Due Date 1/11/2024      Invoice 149699B      PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
1/1/2024	Water Management - Monthly		\$804.00	\$0.00	\$804.00
Please remit payment for this month's invoice.					
Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.				<b>Credits</b>	\$0.00
				<b>Adjustment</b>	\$0.00
					<b>AMOUNT DUE</b>

**Total Account Balance including this invoice:**

\$1608.00

**This Invoice Total:**

\$804.00

**Click the "Pay Now" link to submit payment by ACH**

**Customer #:** 724857

**Portal Registration #:** 95B1B593

**Customer E-mail(s):** tcessna@gmssf.com

**Customer Portal Link:** www.lakedoctors.com/contact-us/

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

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

**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
17557	12/31/2023	\$1,610.98	01/30/2024	Net 30	

Approved by Tim Harden      Please code to 320.538.46203

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	<b>Commercial Turf &amp; Ornamental Se</b>	Monthly installment for Turf and ornamental services	1	1,610.98	1,610.98

BALANCE DUE

**\$1,610.98**



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  
 12/31/2023  
 Account No: 80-12113M  
 Statement No: 184869

Attn: MR. RICHARD P. HANS

TISON'S LANDING CDD

Fees

		Hours
12/01/2023		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY AND REPLY THERETO	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM TIM HARDEN	0.10
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM MAC MCGAFFNEY	0.10
12/04/2023		
MJP	REVIEW DRAFT AGENDA FOR DECEMBER 14, 2023 BOARD OF SUPERVISORS MEETING AND PENDING ITEMS	0.30
12/05/2023		
DEL	RECEIPT AND REVIEW CORRESPONDENCE FROM DISTRICT AUDITOR WITH ATTACHMENT	0.30
12/12/2023		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY	0.10
MJP	VIDEOCONFERENCE WITH MAC MCGAFFNEY	0.30
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM MAC MCGAFFNEY	0.10
MJP	RESEARCH SUPERVISOR OF ELECTIONS RECORDS AND CORRESPONDENCE TO MAC MCGAFFNEY; RECEIPT AND REVIEW ADDITIONAL CORRESPONDENCE FROM MAC MCGAFFNEY	0.30
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM MAC MCGAFFNEY	0.10
12/13/2023		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY	0.10
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM MAC MCGAFFNEY	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM	

TISON'S LANDING CDD

		Hours
	RESIDENT STAHL	0.10
MJP	RECEIPT AND REVIEW ADDITIONAL CORRESPONDENCE FROM MAC MCGAFFNEY	0.10
MJP	RECEIPT AND REVIEW FOURTH CORRESPONDENCE FROM MAC MCGAFFNEY	0.10
12/14/2023		
MJP	CORRESPONDENCE TO MEMBERS OF THE BOARD OF SUPERVISORS	0.20
MJP	CORRESPONDENCE TO MAC MCGAFFNEY AND TIM HARDEN	0.20
MJP	PREPARE INITIAL DRAFT OF FOURTH AMENDMENT TO LANDSCAPE MAINTENANCE AGREEMENT	0.50
GLK	REVIEW PROPOSED AGENDA FOR MEETING OF BOARD OF SUPERVISORS (DECEMBER 14), TRAVEL TO AND ATTEND MEETING	1.70
12/15/2023		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM TIM HARDEN AND REPLY THERETO	0.30
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM TIM HARDEN WITH ATTACHMENT AND REPLY THERETO	0.30
MJP	PREPARE INITIAL DRAFT OF DISTRICT ENGINEER AGREEMENT WITH ALLIANT ENGINEERING	1.00
MJP	RECEIPT, REVIEW AND REPLY TO CORRESPONDENCE FROM MAC MCGAFFNEY	0.20
12/16/2023		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY	0.20
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM MAC MCGAFFNEY WITH ATTACHMENT	0.30
MJP	RECEIPT AND REVIEW ADDITIONAL CORRESPONDENCE FROM MAC MCGAFFNEY	0.10
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DISTRICT MANAGER WITH ATTACHMENT	0.30
MJP	RECEIPT AND REVIEW FOURTH CORRESPONDENCE FROM MAC MCGAFFNEY WITH ATTACHMENT	0.30
MJP	CORRESPONDENCE TO MAC MCGAFFNEY AND COURTNEY HOGGE	0.20
MJP	RECEIPT AND REVIEW FIFTH CORRESPONDENCE FROM MAC MCGAFFNEY	0.10
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM DISTRICT MANAGER WITH ATTACHMENTS	0.20
MJP	RECEIPT AND REVIEW ADDITIONAL CORRESPONDENCE FROM DISTRICT MANAGER WITH ATTACHMENT	0.20
12/18/2023		
MJP	CORRESPONDENCE TO MAC MCGAFFNEY WITH ATTACHMENT	0.20
MJP	REVISIONS TO DRAFT FOURTH AMENDMENT TO	

TISON'S LANDING CDD

	Hours
MJP LANDSCAPE SERVICES AGREEMENT	0.30
MJP CORRESPONDENCE TO TIM HARDEN AND MAC MCGAFFNEY WITH ATTACHMENT	0.20
MJP PREPARE INITIAL DRAFT OF SMALL PROJECT AGREEMENT WITH COM-PAC FILTRATION	0.70
MJP RECEIPT AND REVIEW OF CORRESPONDENCE FROM BRICE NELSON AT ALLIANT ENGINEERING	0.20
MJP RECEIPT AND REVIEW OF CORRESPONDENCE FROM JDR LEGAL ADVERTISING	0.10
MJP RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY WITH ATTACHED AUDIT RESPONSE DRAFT	0.50
MJP RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE WITH ATTACHMENT	0.30
MJP RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM COURTNEY HOGGE WITH ATTACHMENT	0.30
MJP RECEIPT AND REVIEW ADDITIONAL CORRESPONDENCE FROM COURTNEY HOGGE	0.10
MJP RECEIPT AND REVIEW OF CORRESPONDENCE FROM TIM HARDEN AND REPLY THERETO	0.20
12/19/2023	
MJP REVIEW OF FILE RE: CONTENTS OF DRAFT AUDIT REPORT	0.20
MJP RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY	0.10
MJP CORRESPONDENCE TO MAC MCGAFFNEY WITH ATTACHMENT	0.20
MJP RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM MAC MCGAFFNEY WITH ATTACHMENT	0.10
MJP RECEIPT AND REVIEW OF CORRESPONDENCE FROM DISTRICT MANAGER	0.10
MJP RECEIPT AND REVIEW OF CORRESPONDENCE FROM TIM HARDEN	0.10
12/20/2023	
MJP CORRESPONDENCE TO COURTNEY HOGGE AND MAC MCGAFFNEY	0.20
MJP REVISIONS TO SPLASH PAD AGREEMENT WITH COM-PAC FILTRATION AND CORRESPONDENCE TO MAC MCGAFFNEY AND TIM HARDEN WITH ATTACHMENT	0.40
12/21/2023	
MJP RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY	0.10
MJP RECEIPT AND REVIEW OF CORRESPONDENCE FROM TIM HARDEN	0.10
12/26/2023	
MJP RECEIPT AND REVIEW OF CORRESPONDENCE FROM DISTRICT MANAGER WITH ATTACHMENT	0.20
MJP CORRESPONDENCE TO DISTRICT MANAGER WITH ATTACHMENT	0.20

		Hours	
12/27/2023	MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DISTRICT MANAGER	0.10
12/28/2023	MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DISTRICT MANAGER WITH DRAFT AGENDA FOR JANUARY 11, 2024 BOARD OF SUPERVISORS MEETING	0.30
	MJP	CORRESPONDENCE TO DISTRICT MANAGER AND RECEIVE REPLY	0.10
	MJP	CORRESPONDENCE TO MAC MCGAFFNEY, ANDY JIMENEZ AND KRISTINA RUDEZ	0.20
	MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY AND REPLY THERETO	0.20
	MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE (X2) FROM MAC MCGAFFNEY AND REPLY THERETO	0.20
	MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM RICHARD WALDREP	0.10
12/29/2023	MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM TIZIANA CESSNA	0.10
	MJP	CORRESPONDENCE TO TIZIANA CESSNA	0.20
	MJP	RESEARCH STATUTE OF LIMITATIONS RE: THREATENED CLAIMS IN CONNECTION WITH AUDIT RESPONSE	0.30
	MJP	CORRESPONDENCE TO MAC MCGAFFNEY WITH MULTIPLE (x2) ATTACHMENTS; PREPARE INITIAL DRAFTS OF RECORDS RETENTION AND E-SIGN POLICY RESOLUTIONS	0.30
	MJP	CORRESPONDENCE TO TIZIANA CESSNA AND MAC MCGAFFNEY WITH ATTACHMENT	0.30
	MJP	REVISION TO AND FINALIZE AUDIT RESPONSE LETTER FOR FISCAL YEAR 2023 AND PREPARE FOR DISTRIBUTION	0.40
12/30/2023	MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANA HARDEN	0.10
		For Current Services Rendered	16.80
			4,620.00

Recapitulation

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
DENNIS E. LYLES	PARTNERS	0.30	\$275.00	\$82.50
GERALD L. KNIGHT	PARTNERS	1.70	275.00	467.50
MICHAEL J. PAWELCZYK	PARTNERS	14.80	275.00	4,070.00

Previous Balance

\$632.50

TISON'S LANDING CDD

Page: 5  
12/31/2023

Account No: 80-12113M  
Statement No: 184869

TISON'S LANDING CDD

	Total Current Work	4,620.00
	<u>Payments</u>	
12/21/2023	PAYMENT RECEIVED - THANK YOU	-632.50
	Balance Due	<u>\$4,620.00</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

# 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	Dec 20	-\$123.35
<b>Balance forward</b>		<b>\$0.00</b>
Regular monthly charges	Page 3	\$123.35
Taxes, fees and other charges		\$0.00
<b>New charges</b>		<b>\$123.35</b>

**Amount due \$123.35**

### ! Thanks for paying by Automatic Payment

Your automatic payment on Jan 19, 2024, 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](https://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 **Jan 19, 2024**

**Please pay \$123.35**

Electronic payment will be applied Jan 19, 2024

COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211

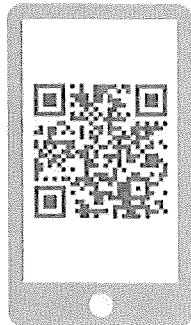
849574120353462700123356

## 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](https://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](https://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](https://support.xfinity.com/accessibility), email [accessibility@comcast.com](mailto: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](https://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](https://business.comcast.com/myaccount) to get started.

## Additional billing information

### More ways to pay:



#### Online

Visit My Account at [business.comcast.com/myaccount](https://business.comcast.com/myaccount)



#### Comcast Business App

Download the Comcast Business App



#### In-Store

Visit [business.comcast.com/servicecenter](https://business.comcast.com/servicecenter) to find a store near you

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

<b>Equipment &amp; services</b>		<b>\$18.45</b>
Equipment Fee Internet.	\$18.45	

## What's included?



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

Visit [business.comcast.com/myaccount](https://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		\$499.10
EFT Payment - thank you	Dec 17	-\$499.10
<b>Balance forward</b>		<b>\$0.00</b>
Regular monthly charges	Page 3	\$498.30
Taxes, fees and other charges	Page 3	\$6.30
<b>New charges</b>		<b>\$504.60</b>

**Amount due \$504.60**

### ! Thanks for paying by Automatic Payment

Your automatic payment on Jan 16, 2024, 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](https://business.comcast.com/help) or see page 2 for other ways to contact us.

## Your bill explained

- Regular monthly charges have increased by \$5.35 as a result of service change(s) made to Service fees.
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.
- This bill shows that you have unreturned equipment fees. Please return your equipment to your nearest UPS Store as soon as possible.

320 572 41050

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST  
BUSINESS

1100 NORTHPOINT PKWY W PALM  
BCH FL 33407-1937

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

Account number **8495 74 120 0906133**

Automatic payment **Jan 16, 2024**

**Please pay \$504.60**

Electronic payment will be applied Jan 16, 2024

COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211

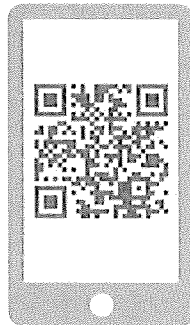
849574120090613300504605

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- Pay your bill and customize billing options
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### Call us anytime

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

## Useful information

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We can help ensure it's a smooth transition. Visit [business.comcast.com/learn/moving](https://business.comcast.com/learn/moving) to learn more.

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Attn: M. Gifford.

## Ways to pay



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### 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](https://business.comcast.com/myaccount) to get started.

## Additional billing information

### More ways to pay:



#### Online

Visit My Account at [business.comcast.com/myaccount](https://business.comcast.com/myaccount)



#### Comcast Business App

Download the Comcast Business App



#### In-Store

Visit [business.comcast.com/servicecenter](https://business.comcast.com/servicecenter) to find a store near you

## Regular monthly charges \$498.30

<b>Comcast Business services</b>	<b>\$384.30</b>
TV Standard	\$59.95
Business Video. Includes \$40.00 Service Discount	
Business Internet 150	\$254.95
Static IP - 5	\$24.95
Voice Line Business Voice.	\$44.45

<b>Equipment &amp; services</b>	<b>\$56.50</b>
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

<b>Service fees</b>	<b>\$57.50</b>
Directory Listing Management Fee	\$6.00
Voice Network Investment	\$6.00
Broadcast TV Fee	\$34.00
Regional Sports Fee	\$11.50

## Taxes, fees and other charges \$6.30

<b>Other charges</b>	<b>\$6.30</b>
Regulatory Cost Recovery	\$2.57
Federal Universal Service Fund	\$3.73

### 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](https://business.comcast.com/myaccount) for more details

You've saved \$40.00 this month with your service discount.

### Additional information

**PRICE CHANGE NOTICE:** Effective January 22, 2024, the charge for your Unreturned Modem equipment will increase to \$22.95 per month. Please return your equipment to your nearest UPS Store as soon as possible. To learn more about Comcast Business fees, please visit [business.comcast.com/understand-your-bill](https://business.comcast.com/understand-your-bill) or call us at 800-391-3000.

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

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

**Envera**

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

Date: 1/9/24  
Approved: Elizabeth Myers  
GL code: 320.538.34502

<h1>Invoice</h1>	
Invoice Number <b>736584</b>	Date <b>01/02/2024</b>
Customer Number <b>400423</b>	Due Date <b>02/01/2024</b>

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		01/02/2024	02/01/2024

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD -</i>				
1.00	Active Video Monitoring 02/01/2024 - 02/29/2024	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 02/01/2024 - 02/29/2024	1.00	\$138.21	\$138.21
			<b>Subtotal:</b>	<b>\$288.21</b>
			Tax	\$0.00
			Payments/Credits Applied	\$0.00
			<b>Invoice Balance Due:</b>	<b>\$288.21</b>

Date	Invoice #	Description	Amount	Balance Due
1/2/2024	736584	Alarm Monitoring Services	\$288.21	\$288.21

**Envera**

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

<h1>Invoice</h1>	
Invoice Number <b>736584</b>	Date <b>01/02/2024</b>
Customer Number <b>400423</b>	Due Date <b>02/01/2024</b>

Net Due: \$288.21

Amount Enclosed: \_\_\_\_\_

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

REMIT TO:

Envera  
PO Box 2086  
Hicksville, NY 11802

**Envera**

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

Date: 1/9/24  
Approved: Elizabeth Myers GL code:  
320.538.34502

<h1>Invoice</h1>	
Invoice Number <b>736585</b>	Date <b>01/02/2024</b>
Customer Number <b>400423</b>	Due Date <b>02/01/2024</b>

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		01/02/2024	02/01/2024

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD -</i>				
1.00	Passive Standard Camera 02/01/2024 - 02/29/2024	1.00	\$100.00	\$100.00
1.00	Service & Maintenance 02/01/2024 - 02/29/2024	1.00	\$129.27	\$129.27
			<b>Subtotal:</b>	<b>\$229.27</b>
			<b>Tax</b>	<b>\$0.00</b>
			<b>Payments/Credits Applied</b>	<b>\$0.00</b>
			<b>Invoice Balance Due:</b>	<b>\$229.27</b>

Date	Invoice #	Description	Amount	Balance Due
1/2/2024	736585	Alarm Monitoring Services	\$229.27	\$229.27

**Envera**

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

<h1>Invoice</h1>	
Invoice Number <b>736585</b>	Date <b>01/02/2024</b>
Customer Number <b>400423</b>	Due Date <b>02/01/2024</b>

Net Due: \$229.27  
Amount Enclosed: 229.27

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

REMIT TO:

Envera  
PO Box 2086  
Hicksville, NY 11802

**Envera**

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

Date: 1/9/24  
Approved: Elizabeth Myers GL  
code: 320.538.34502

<h1>Invoice</h1>	
Invoice Number <b>736583</b>	Date <b>01/02/2024</b>
Customer Number <b>400423</b>	Due Date <b>02/01/2024</b>

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		01/02/2024	02/01/2024

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD -</i>				
1.00	Passive Standard Camera 02/01/2024 - 02/29/2024	1.00	\$100.00	\$100.00
1.00	Service & Maintenance 02/01/2024 - 02/29/2024	1.00	\$30.61	\$30.61
			<b>Subtotal:</b>	<b>\$130.61</b>
			<b>Tax</b>	<b>\$0.00</b>
			<b>Payments/Credits Applied</b>	<b>\$0.00</b>
			<b>Invoice Balance Due:</b>	<b>\$130.61</b>

Date	Invoice #	Description	Amount	Balance Due
1/2/2024	736583	Alarm Monitoring Services	\$130.61	\$130.61

**Envera**

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

<h1>Invoice</h1>	
Invoice Number <b>736583</b>	Date <b>01/02/2024</b>
Customer Number <b>400423</b>	Due Date <b>02/01/2024</b>

Net Due: \$130.61  
Amount Enclosed: 130.61

REMIT TO:

Envera  
PO Box 2086  
Hicksville, NY 11802

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

**Envera**

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

Date: 1/9/24  
Approved: Elizabeth Myers  
~~GL code: 320.538.34502~~

001.320.57200.34502

<h1>Invoice</h1>	
Invoice Number <b>736586</b>	Date <b>01/02/2024</b>
Customer Number <b>400423</b>	Due Date <b>02/01/2024</b>

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		01/02/2024	02/01/2024

Quantity	Description	Months	Rate	Amount
<i>2902 - CCTV - Tison's Landing CDD -</i>				
1.00	Active Video Monitoring 02/01/2024 - 02/29/2024	1.00	\$675.00	\$675.00
1.00	Service & Maintenance 02/01/2024 - 02/29/2024	1.00	\$336.71	\$336.71
1.00	Passive Standard Camera 02/01/2024 - 02/29/2024	1.00	\$75.00	\$75.00
			<b>Subtotal:</b>	<b>\$1086.71</b>
			<b>Tax</b>	<b>\$0.00</b>
			<b>Payments/Credits Applied</b>	<b>\$0.00</b>
			<b>Invoice Balance Due:</b>	<b>\$1086.71</b>

Date	Invoice #	Description	Amount	Balance Due
1/2/2024	736586	Alarm Monitoring Services	\$1086.71	\$1086.71

**Envera**

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

<h1>Invoice</h1>	
Invoice Number <b>736586</b>	Date <b>01/02/2024</b>
Customer Number <b>400423</b>	Due Date <b>02/01/2024</b>

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

# Invoice



**FLYLOCK**  
SECURITY SOLUTIONS

The Flying Locksmiths  
7933 Baymeadows Way, Suite 9  
Jacksonville, FL 32256  
jacksonvilleadmin@flyinglocksmiths.com  
904.512.0699

## BILL TO

Tisons Landing, CDD  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

Approved by Tim Harden

Please code to 320.572.46000

## JOB SITE

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

INVOICE	DATE	TERMS	WORK ORDER	P.O. NO.	REP
003-1605852	12/11/2023	Net 30			

## SCOPE OF WORK

Troubleshoot magnetic lock on front entry gate. Per customer request, replace failed magnetic lock.

QUANTITY	DESCRIPTION	RATE	AMOUNT
1.0	Service Call - 1 incurred on 12.11.23	\$95.00	\$95.00
1.0	Hourly Rate - 1 incurred on 12.11.23	\$125.00	\$125.00
1.0	Single 600Lb. Minimag, 12/24 VDC	\$459.00	\$459.00
1.0	Miscellaneous materials	\$27.16	\$27.16
	Sub Total		\$706.16
	Terry Bunch adjustment request 1.18.24	-\$220.00	-\$220.00
	Sales Tax	7.5%	\$0.00
			<b>Total \$486.16</b>
		<b>Payments/Credits</b>	\$0.00
		<b>Balance Due</b>	\$486.16

## TERMS AND CONDITIONS

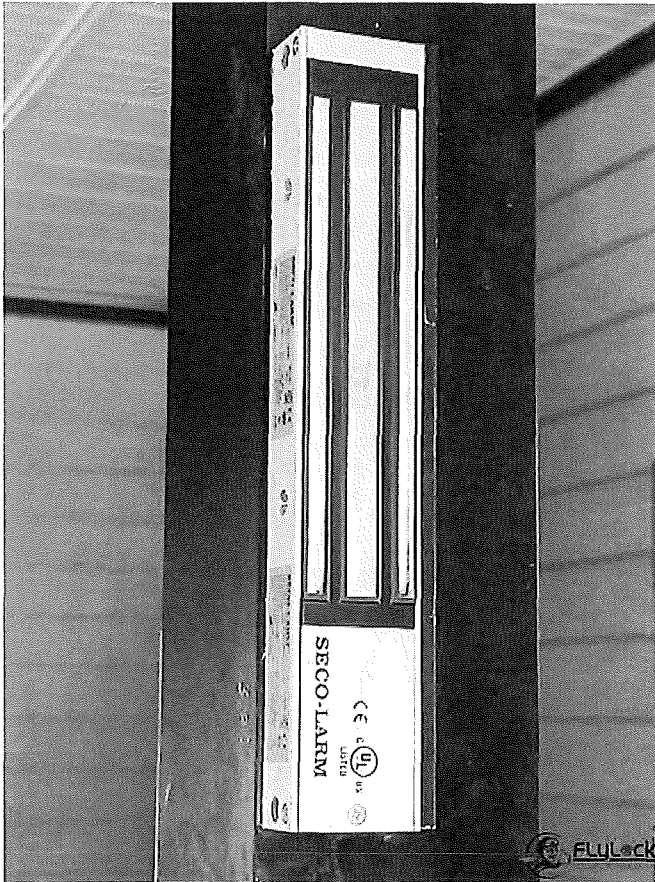
Thank you for the opportunity to work with you. We appreciate your business!

Attached is your invoice for the work completed. If you have any questions or concerns, please feel free to reach out to us. Please make checks payable to The Flying Locksmiths and remit to the below address. For your convenience we have provided a link to pay your bill on line.

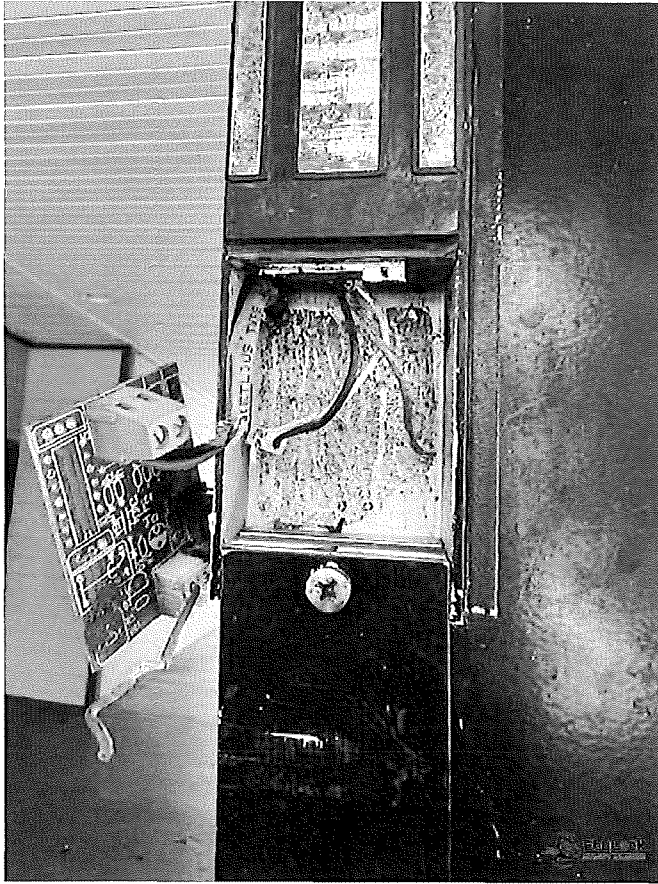
Accrued Finance Charges of 2.14% will be shown on the next billing Statement if the New Balance shown on the prior billing Statement was not paid in full by the Payment Due Date. If further action is required you will be responsible for all incurred fees.



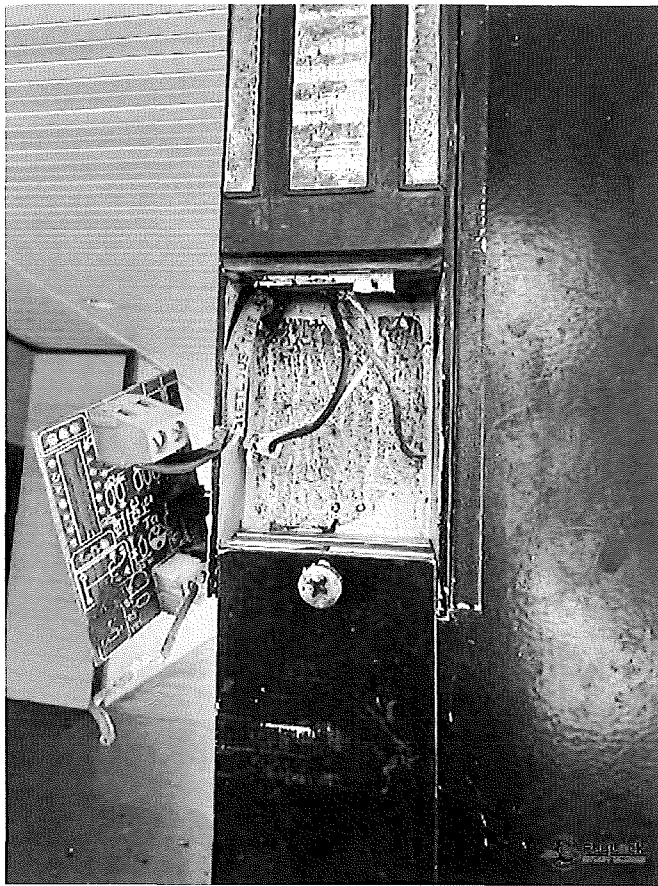
# Job Photos



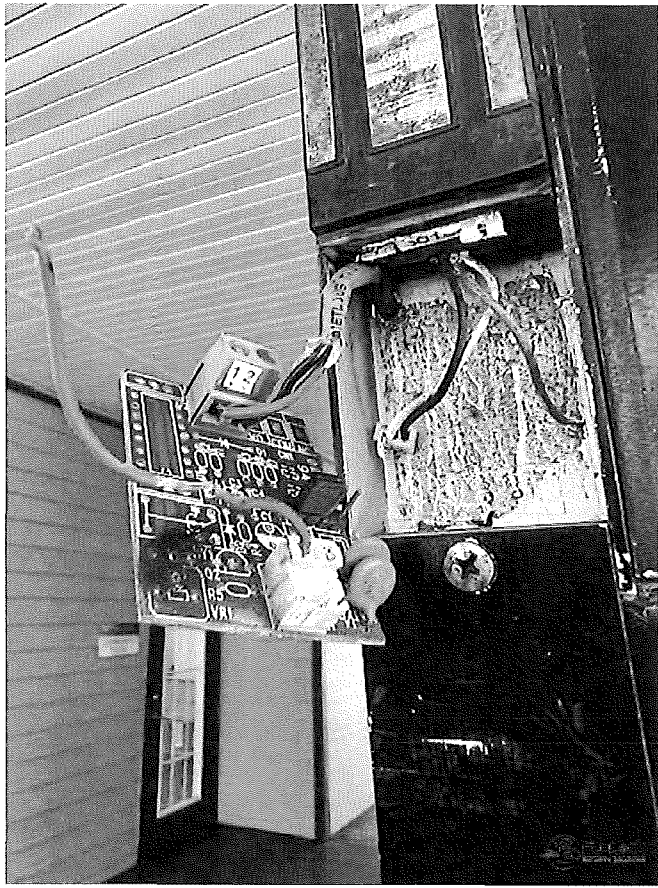
Dec 11, 2023 - 02:35 PM EST



Dec 11, 2023 - 02:32 PM EST



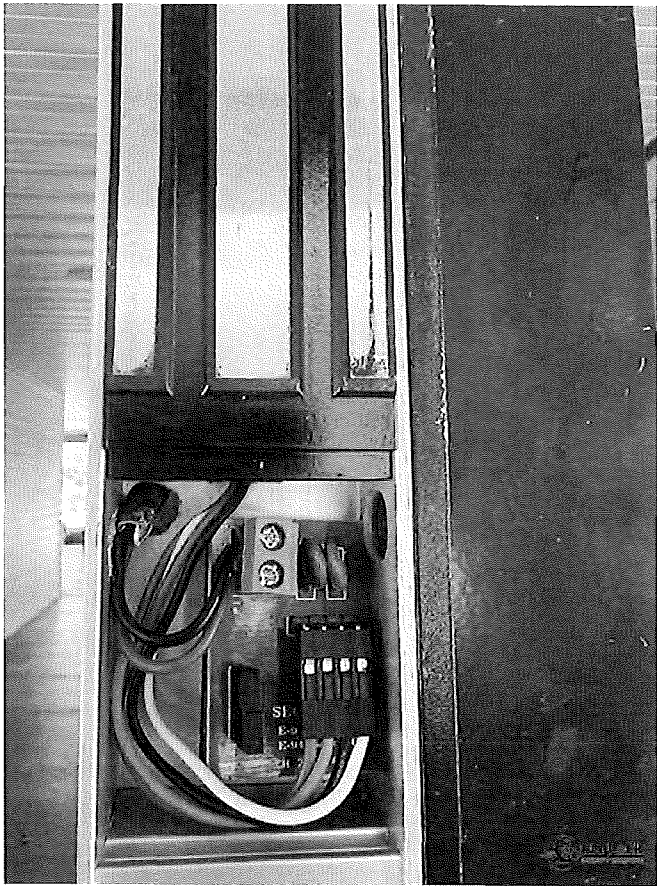
Dec 11, 2023 - 02:32 PM EST



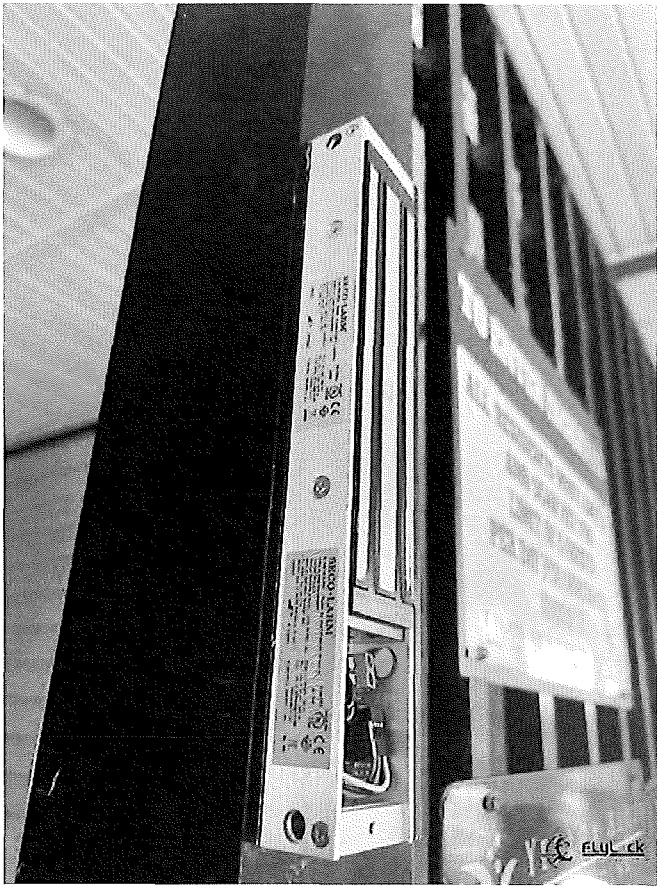
Dec 11, 2023 - 02:32 PM EST



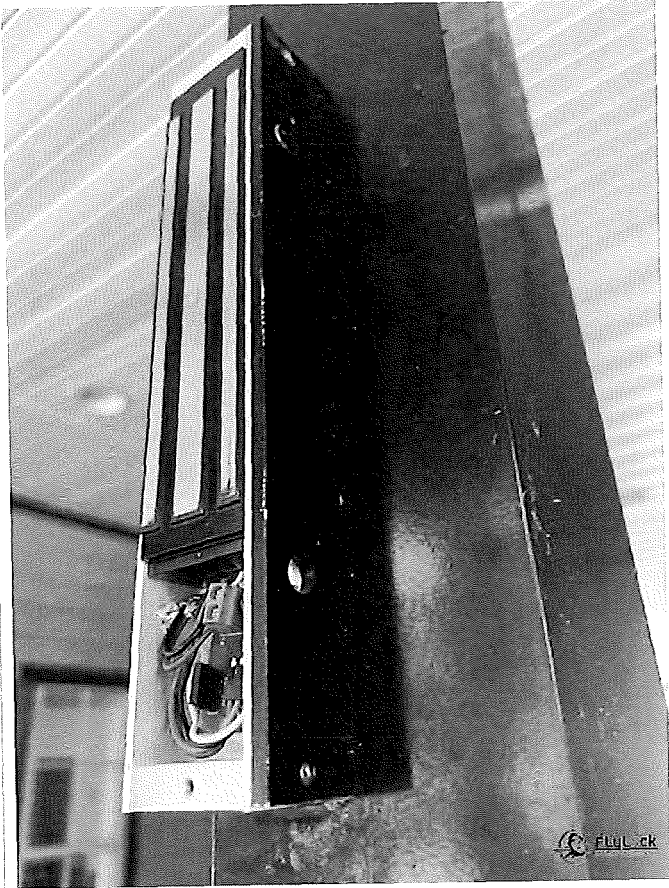
Dec 11, 2023 - 02:32 PM EST



Dec 11, 2023 - 02:32 PM EST



Dec 11, 2023 - 02:32 PM EST



Dec 11, 2023 - 02:32 PM EST



Sign-Off Form



The Flying Locksmiths  
7933 Daymeadows Way, Ste 9  
Jacksonville, FL 32256 904.512.0699  
jacksonville@flyinglocksmiths.com

Circle: RSP / Organi	Tech name: <i>N. Wood</i>
DSP Name:	Job # <i>1122014</i>
Store Name: <i>Tyler Landscaping</i>	Work Order # <i>1122</i>
Store #:	PO# <i>1122</i>
Store Address:	Date Worked/Onsite <i>12.11.23</i>
<i>12500 S.W. 11th St</i>	Hold for Parts (Y/N)?
<i>Jacksonville FL 32218</i>	Additional Service Data

Description

Plas lock on entry gate not working. Upon inspection, found the wires to be cut (see pics). New lock needed replaced w/ R. about a week. Problem resolved.

Type of Job:  Hardware  Access Control  Door Work  Cameras  Site Work  Automatic/ADA Doors  Site Survey

Work Completed?  Yes  No  
Time In: *1:15 pm*  
Time Out: *2:15 pm*  
Quote Needed?  Yes  No  
ER/After Hours: Yes  No  
IWR Credentials:

Comments: *Customer approved cost of new lock and installation*

Site Manager / Owner verification of work:

*J. Hardon*

Signature

*Mgr. Operations*

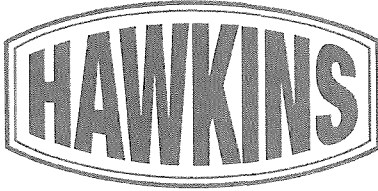
Print Name and Title

*Timothy Hardon*

Store Stamp - (if available)

Original

# INVOICE



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

Total Invoice	\$432.50
Invoice Number	6662395
Invoice Date	1/10/24
Sales Order Number/Type	4430241 SO
Branch Plant	74
Shipment Number	5253651

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 #			
2/9/24	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	145.0000	GA	\$2.9000	GA	1,402.2 LB 1,402.2 GW	\$420.50
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](mailto: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

\$432.50

**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](mailto: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](mailto: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 §§501-4.4(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](http://www.hawkinsinc.com)

Job# 4092706

LawnBoy Lawn Services

PO Box 551203  
Jacksonville, FL 32255

# Invoice

Date	Invoice #
12/27/2023	8826

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	1/26/2024	CC Duval Property, ...

Item	Description	Rate	Serviced	Amount
Maintenance	Installation for monthly services- December, 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](http://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



**REPUBLIC**  
SERVICES

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

**Account Number** 3-0687-0002027  
**Invoice Number** 0687-001382318  
**Invoice Date** December 16, 2023  
**Previous Balance** \$671.55  
**Payments/Adjustments** -\$671.55  
**Current Invoice Charges** \$453.78

**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.

<b>Total Amount Due</b>	<b>Payment Due Date</b>
\$453.78	January 05, 2024

**PAYMENTS/ADJUSTMENTS**

Description	Reference	Amount
Payment - Thank You 12/06	5555555	-\$671.55

**CURRENT INVOICE CHARGES**

Description	Reference	Quantity	Unit Price	Amount
<b>Tison's Landing Amenity Center 16529 Tisons Bluff Rd PO 9687025-50 Jacksonville, FL Contract: 9687025 (C50)</b>				
<b>1 Waste Container 4 Cu Yd, 1 Lift Per Week</b>				
Pickup Service 01/01-01/31			\$261.23	\$261.23
Container Refresh 01/01-01/31		1.0000	\$9.00	\$9.00
<b>Total Fuel/Environmental Recovery Fee</b>				\$117.61
<b>Total Franchise - Local</b>				\$65.94
<b>CURRENT INVOICE CHARGES</b>				<b>\$453.78</b>

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

<b>Total Amount Due</b>	<b>\$453.78</b>
<b>Payment Due Date</b>	<b>January 05, 2024</b>
<b>Account Number</b>	<b>3-0687-0002027</b>
<b>Invoice Number</b>	<b>0687-001382318</b>

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](http://RepublicServices.com/MyBill)

**UNDERSTANDING OUR RATES, CHARGES, AND FEES**  
 Visit [Republicservices.com/customer-support/fee-disclosures](http://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](http://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](http://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](http://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](http://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	

# Credit Card Expense Tracker

District: Tisons Landing CDD  
 Cardholder: Elizabeth Myers  
 Month: Jan-24

Date of Receipt	Store/Vendor/Where purchased	GL Account (Expense Line in the Budget)	Amount on Receipt/Invoice	Description
2-Dec	Little Casesar's	320.572.49400	\$ 49.52	Family Christmas Event
4-Dec	Backyard Snow	320.572.49400	\$ 108.00	Family Christmas Event
5-Dec	UPS Store	310.513.42000	\$ 11.98	Postage
10-Dec	Amazon	320.572.46000	\$ 284.75	Sanitary Napkin receptacles for restroom
12-Dec	Amazon	320.572.46000	\$ 24.85	Sign for front gate
14-Dec	ALDI	320.572.49400	\$ 47.39	Adult Christmas Party
14-Dec	Wal-Mart	320.572.49400	\$ 15.32	Adult Christmas Party
16-Dec	Publix	320.572.49400	\$ 252.90	Adult Christmas Party
18-Dec	Little Casesar's	320.572.49400	\$ 13.74	
16-Dec	Dollar Tree	320.572.49400	\$ 28.09	Adult Christmas Party
<b>Total on Report</b>			836.54	



Final Details for Order #111-5698592-2538657

Order Placed: December 11, 2023  
Amazon.com order number: 111-5698592-2538657  
Order Total: \$24.85

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

Shipped on December 12, 2023	
<b>Items Ordered</b> 1 of: Custom Signs Outdoor and Indoor Weatherproof Aluminum. Full Color, UV Ink lasts years. Customized No Trespassing Signs, Personalized Delivery Signs for home or office. 7" x 10" - by ATX CUSTOM SIGNS Sold by: ATX Custom Signs ( <a href="#">seller profile</a> )   Product question? ( <a href="#">Ask Seller</a> ) Business Price Condition: New	<b>Price</b> \$19.90
<b>Shipping Address:</b> Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: \$19.90 Shipping & Handling: \$4.95 ----- Total before tax: \$24.85 Sales Tax: \$0.00 ----- <b>Total for This Shipment: \$24.85</b> -----
<b>Shipping Speed:</b> Standard Shipping	

Payment information	
<b>Payment Method:</b> Visa   Last digits: 2163	Item(s) Subtotal: \$19.90 Shipping & Handling: \$4.95 -----
<b>Billing address</b> Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Total before tax: \$24.85 <b>Estimated Tax:</b> \$0.00 ----- <b>Grand Total: \$24.85</b>
<b>Credit Card transactions</b>	Visa ending in 2163: December 12, 2023: \$24.85

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



Final Details for Order #111-8355355-5754621

Order Placed: December 8, 2023  
Amazon.com order number: 111-8355355-5754621  
Order Total: \$284.75

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

Shipped on December 9, 2023
-----------------------------

Items Ordered	Price
5 of: <i>Alpine Sanitary Napkin Receptacle - Wall Mounted Tampon Holder For Bathroom Provides Clean &amp; Odor-Free Restroom for Home, Office &amp; Public Restrooms (Stainless steel)</i> Sold by: Berger Industries ( <a href="#">seller profile</a> )   Product question? ( <a href="#">Ask Seller</a> ) Business Price Condition: New	\$33.99
5 of: <i>All Quality Classic Framed Please Do Not Flush Thank You Bathroom Etiquette Sign - Laser-Engraved Lettering   Durable ABS Plastic   Vibrant Colors - 4" x 6" (Brushed Silver) 1 Pack</i> Sold by: All Quality Services ( <a href="#">seller profile</a> )   Product question? ( <a href="#">Ask Seller</a> ) Business Price Condition: New	\$8.12

<b>Shipping Address:</b> Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: \$210.55 Shipping & Handling: \$0.00 ----- Total before tax: \$210.55 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$210.55</b> -----

Shipped on December 10, 2023
------------------------------

Items Ordered	Price
5 of: <i>Surface Mount Sanitary Napkin Receptacle liner, TD1010, (1 Roll, 50 bags)</i> Sold by: Golden Group International ( <a href="#">seller profile</a> ) Business Price Condition: New	\$14.84

<b>Shipping Address:</b> Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: \$74.20 Shipping & Handling: \$0.00 ----- Total before tax: \$74.20 Sales Tax: \$0.00
--	---



**Shipping Speed:**  
FREE Prime Delivery

**Total for This Shipment: \$74.20**

**Payment information**

**Payment Method:**  
Visa | Last digits: 2163

Item(s) Subtotal: \$284.75  
Shipping & Handling: \$0.00

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

Total before tax: \$284.75  
Estimated Tax: \$0.00

**Grand Total: \$284.75**

**Credit Card transactions**

Visa ending in 2163: December 10, 2023: \$284.75

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

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2020, Amazon.com, Inc.

**From:** [Backyard Snowstorm](#)  
**To:** [Elizabeth A. Myers](#)  
**Subject:** Order #1434 Confirmation — Backyard Snowstorm  
**Date:** Monday, December 4, 2023 10:18:46 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 #1434

Payment status	Fulfillment status
Paid	Awaiting Processing

### We will deliver your order to

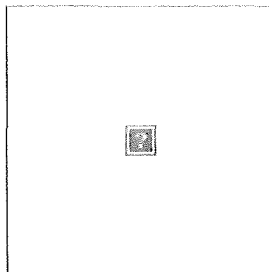
**Elizabeth Myers**

Vesta Property Services, 17100 Eagle Bend Blvd, Jacksonville, Florida 32218, United States  
Phone +1 904-708-3507

**Shipping method**

Ground Shipping

### Your order



BYSS Artificial Snowmaking Fluid Concentrate

SKU: #Sol-bottles-4pack

Size: 1.5 Gallon Pack (6 bottles - makes up to 17 gallons of solution)

1 × \$108.00

Items

\$108.00

Shipping \$0.00

**Total \$108.00**

**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](mailto:support@backyardsnowstorm.com) or call **+1 385-955-0581**. We are happy to help!

Sincerely,  
Backyard Snowstorm

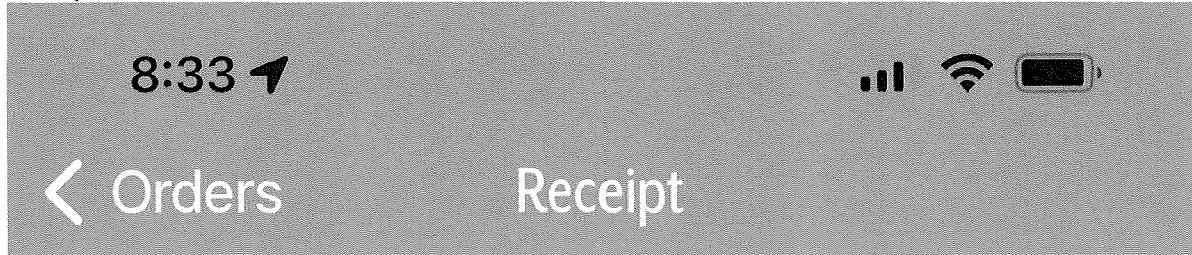


© Backyard Snowstorm  
Backyard Snowstorm, 512 W. 8360 S., SANDY, Utah 84070, United States

[BYSS Terms & Conditions](#)

From: @Elizabeth.Hyers  
To: Elizabeth.A.Hyers  
Subject: Receipts  
Date: Friday, January 12, 2024 8:34:23 AM  
Attachments: Receipts.pdf  
Receipts.pdf

Sent from my iPhone



**December 18, 2023 4:19 PM**

**In-Store Order Number: 722**

**Pickup  
Location**

**2733 STARRATT ROAD,  
Jacksonville, FL 32226**



### Order Details

1 Classic Pepperoni (2300 Cal)	\$6.49
1 Pepperoni Cheese Bread (1520 Cal)	\$6.29
<b>Subtotal</b>	<b>\$12.78</b>
<b>Taxes</b>	<b>\$0.96</b>
<b>Amount Paid</b>	<b>\$13.74</b>

**Payment Method**  
Visa (x-2163)

**Restaurant Order ID #**  
1009990

SEND FEEDBACK

8:33 ↗



< Orders

Receipt

December 02, 2023 12:32 PM

Deliver Now Order Number: 078

Delivery  
Location

16529 Tison Bluff Road,  
Jacksonville, FL 32218

### Order Details

1 ExtraMeatBacon@ Cheese (2000 Cal)

\$7.40

1 ExtraMostBestest® Cheese (2220 Cal)	\$7.49
1 Italian Cheese Bread (1340 Cal)	\$5.29
1 ExtraMostBestest® Pepperoni (2500 Cal)	\$7.49
1 Stuffed Crazy Crust Combo	\$12.99
- Crazy Bread® (800 Cal)	
- Crazy Sauce® (30 Cal)	
- Stuffed Crazy Crust Pepperoni (3140 Cal)	
<b>Subtotal</b>	<b>\$33.26</b>
<b>Delivery Fee</b>	<b>\$3.49</b>
<b>Service Fee</b>	<b>\$3.99</b>
<b>Driver Tip</b>	<b>\$5.99</b>
<b>Taxes</b>	<b>\$2.79</b>
<b>Amount Paid</b>	<b>\$49.52</b>

**Payment Method**

Visa (x-2163)

**Restaurant Order ID #**

1009350

SEND FEEDBACK

---

\_\_\_\_\_

postage

The UPS Store #1056  
 731 DUVAL STATION RD #107  
 Jacksonville, FL 32218-0801  
 904-751-6382

Terminal.....: P0510568      Date.: 12/5/2023  
 Employee.....: 175938      Time.: 02:44 PM  
 Cashier's Name KPH11

ITEM NAME	QTY	PRICE	TOTAL
Ground Commercial	1 0	\$11.98	\$11.98
Tax			\$0.00
MNC08EKXKKSUD			
Tracking Number - 1ZU001A70378705721			
<b>Subtotal</b>			<b>\$11.98</b>
Shipping/Other Charges			\$0.00
<b>Total tax</b>			<b>\$0.00</b>
<b>Total</b>			<b>\$11.98</b>

Cards \$11.98

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

US Postal Rates Are Subject to Surcharge.



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 For Official Rules visit [www.TheUPSStore.com/surveyrules2023](http://www.TheUPSStore.com/surveyrules2023)

**Need Package Help?**  
 (lost/damaged)  
 Provide details so we can help:  
<https://online.upsclaims.com/tccp>

VISA \*\*\*\*\*2163 005309  
 12/05/2023      02:44 PM  
 TID      750442630002

Purchase

Visa Credit      XXXXXXXXXXXX2163  
 ENTRY METHOD      CONTACTLESS CHIP  
 CVM  
 Invoice      0020035861  
 Clerk      17593  
 Response      APPROVED  
 Auth Code      005309

ENV DETAILS

MODE      ISSUER  
 RID      A0000000031010  
 TUR      000000000  
 IAD      06031203A00000  
 Amount      USD \$11.98

NO SIGNATURE REQUIRED  
 CARDHOLDER/VISA  
 CARDHOLDER/VISA

\*\*\* CUSTOMER COPY \*\*\*



ALDI  
 Store #115  
 15324 Max Leggett Pkwy, Bldg 200  
 Jacksonville  
 833-547-4115  
 www.ALDI.us

Your cashier today was Eugenio

Mini Eclair/Crm Puff	5.75	FA
Mini Eclair/Crm Puff	5.75	FA
Premium Sausage	2.29	FA
Deli Style Guac	4.49	FA
Vegetable Tray	7.99	FA
Mntry/Peppr Jack	1.99	FA
Salami Collection	6.49	FA
Six Cracker Assort	3.69	FA
Evaporated Milk	0.89	FA
Evaporated Milk	0.89	FA
oliday Tort Chips	2.49	FA
oliday Tort Chips	2.49	FA
oliday Tort Chips	2.49	FA
oliday Tort Chips	VOID	-2.49
ig Dipper Chips	2.19	FA
VISA	47.39	

\*\*\*\*\*2163 ONLINE  
 12/14/23 10:15 Ref/Seq # 798235

Trace # 798235

Auth # 014201

ID A0000000031010

VR 0000000000

AD 06031203A00000

SI 0000 ARC 000 EntryMode 07

++APPROVED++

BTOTAL	47.39
Taxable @0.00%	0.00
AMOUNT DUE	47.39
<b>O T A L</b>	<b>\$ 47.39</b>
ITEMS	
credit Card	\$ 47.39

9 474/115/001/005 12/14/23 10:14AM

\*\*\*\*\*

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[www.tellaldi.us](http://www.tellaldi.us)

Enter the drawing for a chance  
 to win a \$100 ALDI gift card.

Must be 18 years old to enter.

No purchase necessary.

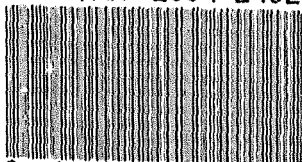
Sign up for ALDI emails and save!  
[www.aldi.us/signup](http://www.aldi.us/signup)

Give us feedback @ survey.walmart.com  
Thank you! ID #:7SLK8L19209V



WM Supercenter  
904-751-5552 Mgr. ADAM  
13227 CITY SQUARE DR  
JACKSONVILLE FL 32218  
ST# 03702 OP# 009002 TE# 02 TR# 01869

# ITEMS SOLD 3  
TC# 7960 4309 2684 2482 4215



HF 2 CCKTLS	044500051900 F	7.62 N
WHT AMRICA	262027000000 F	3.81 N
WHT AMRICA	262027000000 F	3.89 N

SUBTOTAL	15.32
TOTAL	15.32
VISA TEND	15.32
CHANGE DUE	0.00

VISA CREDIT - 2163 I 1 APPR#014336  
15.32 TOTAL PURCHASE  
REF # 334800623285  
TRANS ID - 463348559162237  
VALIDATION - 9CZD  
PAYMENT SERVICE - E  
AID A0000000031010  
TC 1E989FCDD3184595  
TERMINAL # 22984959  
\*No Signature Required  
12/14/23 10:31:56



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12/14/23 10:32:02

# Adult Christmas Publix

Duval Station  
731 Duval Station Rd.  
Jacksonville, FL 32210  
Store Manager: Barney Thumart  
904-696-3093

ZANBY'S GIFT CARD 15.00  
Account #XXXXXXXXXXXX9450  
DURKIN DONUTS GC 15.00  
Account #XXXXXXXXXXXX2110  
STARBUCKS \$15 15.00  
Account #XXXXXXXXXXXX0014  
HEDONALD'S VAR 15.00  
Account #XXXXXXXXXXXX0571  
CHICK FIL A \$10-50 15.00  
Account #XXXXXXXXXXXX4601  
ANBY'S VAR 15.00  
Account #XXXXXXXXXXXX6314  
MASTERCARD \$100 GC 100.00  
Account #XXXXXXXXXXXX0651  
GIFT CARD SVC FEE 6.95  
MASTERCARD \$50 GC 50.00  
Account #XXXXXXXXXXXX4697  
GIFT CARD SVC FEE 5.95

Order Total 252.90  
Sales Tax 0.00  
Grand Total 252.90  
Credit Payment 252.90  
Change 0.00

\*\*\*\*\*

IN THE MARKET  
FOR \$1,000 IN GROCERIES?

Use this receipt to complete a  
survey at [PublixSurvey.com](http://PublixSurvey.com) for  
a chance to win \$1000 in  
Publix gift cards.

NO PURCH NEC. You must be legal  
ages. Other eligibility  
restrictions apply. See Official  
Rules ([publixsurvey.com](http://publixsurvey.com)) for  
eligibility & prize info, odds,  
free entry method &  
other details.

¿LE GUSTARIA \$1000 PARA SU  
COMPRA DE SUPERMERCADO?

Usa este comprobante y visite  
[publixsurvey.com](http://publixsurvey.com) para participar  
en un sorteo para ganar \$1000  
en tarjetas de regalo de Publix.

NO SE REQUIERE COMPRA. Debe ser  
mayor de edad. Se aplican otras  
restricciones. Lea las Reglas  
Oficiales en ([publixsurvey.com](http://publixsurvey.com))  
para ver los requisitos de  
elegibilidad, la información de  
premios, las probabilidades de  
ganar, el método de participación  
gratuita y otros detalles.

Store Number 0019  
Survey Code 1216001981052318

\*\*\*\*\*

Receipt ID: 0019 CGR 052 318

PRESTO!  
Trace #: 057775  
Reference #: 0770443562  
Acct #: XXXXXXXXXXXX2163  
Purchase VISA  
Amount: \$252.90  
Auth #: 016512

CREDIT CARD PURCHASE  
A000000331010 Visa Credit  
Entry Method: Cntclless  
Mode: Issuer

Your cashier was Luke H.

12/16/2023 10:01 50019 R105 2310 10274

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Publix Super Markets, Inc.

Adult Christmas



(904) 875-6159

Store# 5002  
463797 State Rd. 200  
Yulee FL 32097-8653

DESCRIPTION	QTY	PRICE	TOTAL
DART RED CUP 16OZ 16CT	1	1.25	1.25T
DART RED CUP 16OZ 16CT	1	1.25	1.25T
OVEN MITT&POT HOLDER RED	1	1.25	1.25T
OVEN MITT&POT HOLDER RED	1	1.25	1.25T
OVEN MITT&POT HOLDER RED	1	1.25	1.25T
OVEN MITT&POT HOLDER RED	1	1.25	1.25T
OVEN MITT&POT HOLDER RED	1	1.25	1.25T
OVEN MITT&POT HOLDER RED	1	1.25	1.25T
OVEN MITT&POT HOLDER RED	1	1.25	1.25T
OVEN MITT&POT HOLDER RED	1	1.25	1.25T
OVEN MITT&POT HOLDER RED	1	1.25	1.25T
OVEN MITT&POT HOLDER RED	1	1.25	1.25T
OVEN MITT&POT HOLDER RED	1	1.25	1.25T
OVEN MITT&POT HOLDER RED	1	1.25	1.25T
OVEN MITT&POT HOLDER RED	1	1.25	1.25T
OVEN MITT&POT HOLDER RED	1	1.25	1.25T
ASSURED COTTON BALLS 100CT	1	1.25	1.25T
ASSURED COTTON BALLS 100CT	1	1.25	1.25T
GENERIC PAPER STRAWS 18CT CS	1	1.25	1.25T
BLOWOUTS 8PK	1	1.25	1.25T
BLOWOUTS 8PK	1	1.25	1.25T
BLLN 20CT STANDARD 12IN RED	1	1.25	1.25T
CMAS TIN NAIL BOX SHAPED ASD	1	1.25	1.25T

Sub Total \$26.25  
SALES TAX \$1.84  
Total \$28.09  
Visa \$28.09  
\*\*\*\*\*2163 Approved  
Purchase Cnt:less  
Auth/Trace Number: 016841/027465

=====  
NOW SHOP ON-LINE AT DOLLARTREE.COM  
\*\*\*\*\*  
\* We will gladly exchange any unopened item \*  
\* with original receipt. We do not offer refunds. \*  
\*\*\*\*\*

2111 05002 02 021 26654307 12/16/23 11:58  
Sales Associate: Nancy

## Credit Card Expense Tracker

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

Date of Receipt	Store/Vendor/Where purchased	GL Account (Expense Line in the Budget)	Amount on Receipt/Invoice	Description
12.15.23	Aquafinity	320.572.46000	\$ 11.52	Balance due on pool lift chair repair
12.17.23	Amazon	320.572.46000	\$ 40.49	Paper towels
		<b>Total on Report</b>	52.01	



**CES** an Aquafinity  
company

**RECEIPT**  
Tisons Landing  
Customer Payment

Receipt # 129157  
Date 12/15/23  
Payment Method CREDIT CARD  
Approval Code 015441  
Visa ...1213 (2/26)

**Paid By:**

Tisons Landing  
16529 Tisons Bluff Rd  
Jacksonville, FL 32218

**Invoices**

Invoice	Date	Title	Order	Paid Amount	Adj	CC Fee	Invoice Amt	Pmt Applied	Balance
221173	12/11/2023	Replacement Lift Actuator	250589	11.52	0.00	0.00	1,757.18	11.52	0.00

11.52

## Timothy C. Harden

---

**From:** Amazon.com <auto-confirm@amazon.com>  
**Sent:** Saturday, December 16, 2023 12:03 PM  
**To:** Timothy C. Harden  
**Subject:** Your Amazon.com order

You don't often get email from auto-confirm@amazon.com. Learn why this is important



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

### Order Confirmation

Order #114-3375867-4894601

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. 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, December 18**

Your shipping speed:



**FREE Prime Delivery**

Your order will be sent to:

**Timothy Harden  
JACKSONVILLE, FL  
United States**

[Order Details](#)

### Order Details

Order #114-3375867-4894601

Placed on today, December 16



Bounty Quick-Size Paper Towels, White, 16  
Family Rolls = 40 Regular Rolls, 2 Count (Pack of  
8)  
Office Product  
Sold by Amazon.com Services LLC

**\$43.49**

**Order Total:**

**\$40.49**

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

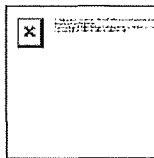
Thank you for shopping with us.

**Amazon.com**

### Buy it again



Wet Wipes Bulk Buy - 4 x 800  
Count...  
\$82.40



Top Knot Bags 45 Gallon  
Garbage Trash...  
\$41.99 

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
1/16/24	00025	1/04/24 36567	202401 600-53800-60000 50% DEP NEW PANELS	COM-PAC FILTRATION	*	5,025.00	5,025.00 000055
-----						TOTAL FOR BANK C	5,025.00
						TOTAL FOR REGISTER	5,025.00

TISO TISON TCESSNA



2020 West Beaver Street  
 Jacksonville, FL 32209  
 Phone: 904-356-4003

# Deposit Invoice

Date	Invoice Number
1/4/2024	36567

<b>Bill To</b>
Tison's Community Development District 475 West Town Place, Suite 114 St. Augustine, Florida 32092 Attn: District Manager

<b>Ship To</b>
Tison's Community Development District 475 West Town Place, Suite 114 St. Augustine, Florida 32092 Attn: District Manager

Approved by Tim Harden

Please code to 320.572.46400

<b>SO Number</b>
010424-6

PO Number	Quote Number	Terms	Due Date	Project Name	WO Number	Lead Time
signed contract	100623-3TA-R1	50% Dep./ Bal. Upon Com...	1/4/2024	Tison Landing		

Qty	Item	Description	Rate	Amount
1	Deposit	50% Deposit from Customer for Order# Quote 100623-3TA-R1 SO 010424-6 Project: Tison Landing \$10050.00	5,025.00	5,025.00

Deposits are calculated from the subtotal only, unless specified otherwise within the body of this order. Sales taxes and/or shipping charges will be calculated on the Final Invoice.

Deposits are due prior to manufacturing.

Insufficient funds due to returned checks, wire transfers and/or credit cards will be subject to loss of customer discount and will incur a 1.5% finance charge compounded monthly until paid in full.

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

<b>Subtotal</b>	USD 5,025.00
<b>Payments/Credits</b>	USD 0.00
<b>Deposit Due</b>	USD 5,025.00

*FIFTH ORDER OF BUSINESS*

*B.*



## SERVICE SUMMARY



# THANK YOU!

We look forward to protecting your home and family.

**Allen Sneed**

**904-578-9893**

allen.sneed@bugoutservice.com

District:877

District License:

463509 State Rd 200, Yulee, FL

32907



855.464.9360

<https://www.bugoutservice.com/>

Customer Information	
<b>SERVICE ADDRESS</b>	<b>BILLING ADDRESS</b>
Timothy Harden 16529 Tisons Bluff Rd, Northside, Jacksonville, FL, 32218 904-612-6668 tharden@vestapropertyservices.com	Timothy Harden 16529 Tisons Bluff Rd, Northside, Jacksonville, FL, 32218 904-612-6668 tharden@vestapropertyservices.com
Service Description	
PestFree365+ with 1 Svc Trip	Job Value: \$ 209
Corrective	Monthly Value: \$ 43.08
Structure: Commercial Building	
Service instructions: Job scheduled time = 10:00 AM, Payment type = none,	
Is payment collected? = No	
Billing frequency	Monthly

Summary Of Charges	
Initial service charge	\$ 209
Maintenance charge	\$ 517

Prices listed above do not include applicable sales tax. Invoices will include any and all applicable sales tax based on state and local requirements.

**Attention:** Our systems generate initial invoices automatically. If you have been approved for financing through our vendor, GreenSky, please allow 48 hours after service completion for GreenSky to process the amount you agreed to finance before making a payment toward your initial invoice. If you financed the entirety of your amount owed with GreenSky, please disregard our initial invoice and wait for follow-up invoice documentation from GreenSky.



# SERVICE AGREEMENT FOR COMMERCIAL PEST MANAGEMENT

Source Code: Inbound

### Yellow Bluff Landing Amenity Center

Account Name  
16529 Tisons Bluff Rd

Service Address  
Jacksonville FL Apt/Bldg #  
32218-8908

City State Zip Code  
904-612-6668

Service Phone Cell Phone  
904-757-1547

Fax Tenant  
Tim Harden tharden@vestapropertyservices.com

Contact Person Email

### Yellow Bluff Landing Amenity Center

Billing Name  
16529 Tisons Bluff Rd

Billing Address  
Jacksonville FL Apt/Bldg #  
32218-8908

City State Zip Code  
904-612-6668

Billing Phone Cell Phone  
904-757-1547 Elizabeth Meyers

Fax Contact Person  
tharden@vestapropertyservices.com; emeyers@vestapropertyse

Email

#### SERVICE FREQUENCY:

- Weekly  Every Other Month  
 Bi-Monthly  Quarterly  
 Monthly  One Time

#### SERVICE TYPE:

- Interior  
 Exterior

#### SERVICE FOR:

- Insect Control  Drain Management  
 Rodent Control  Bird Management  
 Rodent Exclusion  Fire Ant Control  
 Stored Product Pest Control  Fly Control

#### I. SCOPE OF SERVICE: Program Designed As Follows

Perform IPM( Integrated Pest Management) for the amenity center which iOS made up of sitting and viewing area, small kitchen and 2 offices on one side and a gym on the other between a breezeway as well as 2 bathrooms. Service interior and exterior, place insect bait monitor traps under cabinets in kitchen and bath area as needed. Webster Brush outside windows and eaves for insect webs, wasp nests, or other seen insects.

II. **ALL PEST CONTROL MATERIALS**, when applied, will conform with product labeling. All services will be performed in a professional manner and in accordance with the most effective and scientifically advanced pest control methods. Caution will be exercised to avoid any accident to humans or non-target pests. Prior to rendering service, the customer agrees to notify Nader's Pest Raiders (the COMPANY) of any occupant who is allergic or sensitive to material applications.

III. **AS PART OF THE COMPANY'S PEST CONTROL SERVICE**, customer will be notified in writing of conditions that are conducive to breeding and harboring of pests which must be corrected to insure effective results.

IV. **UPON REQUEST**, the company will furnish a Certificate of Insurance.

V. **THIS AGREEMENT SHALL BE EFFECTIVE FOR ONE YEAR**; and shall renew at the same frequency thereafter unless written notice is given by either party thirty (30) days prior to anniversary date. If the company fails to comply with specifications as outlined, the company will be given thirty (30) days to correct the problem, and if at the expiration of such thirty (30) days notice, the problem has not been corrected, customer reserves the right to cancel this agreement.

VI. **IF PESTS COME BACK, SO WILL WE!** If extra service is needed between regularly scheduled visits for covered pests, we will render such service promptly.

IPM services for roaches, ants (excluding fire ants, carpenter ants), silverfish, earwigs, house crickets, scorpions, pill bugs, millipedes, centipedes, mice and other crawling pests (excluding brown recluse, black widow spiders, and bed bugs). Specialized service for excluded pests can be added for an additional charge per occurrence. Rodent Program is for control of interior and exterior rats and mice.

Customer to purchase initial supply of \_\_\_\_\_ Rodent Stations and any required additions or replacements.

Customer to purchase initial supply of \_\_\_\_\_ Rodent Traps and any required additions or replacements.

Customer to purchase initial supply of \_\_\_\_\_ Insect Light Traps and any required additions or replacements.

#### SERVICE FEES:

Initial Service Fee + Equipment Costs ..... \$ 85.00  
 Regular Service Fee \$50.00 x 11 services..... \$ 550  
 Optional Service Fees ..... \$ \_\_\_\_\_  
 Subtotal For Services ..... \$ 635  
 5% Discount For Year In Advance Payment ..... \$ \_\_\_\_\_  
 Subtotal Of This Service Agreement..... \$ 635  
 Sales Tax (If applicable) 7.5 % ..... \$ 47.625  
**TOTAL ANNUAL AMOUNT** ..... \$ 682.625

#### Company Info

Address: 9143 Philips Hwy  
 City: Jacksonville  
 State: FL Zip: 32256  
 Phone: 904-646-4717

  
 Company Representative Signature \_\_\_\_\_ Date 02/07/2024

**METHOD OF INITIAL PAYMENT:**  Cash  Check  Credit Card  
 Amount Remitted with Agreement..... \$ \_\_\_\_\_

Includes Initial Service Fee Payment +  Sales Tax of \_\_\_\_\_ %  
 Includes Year in Advance Payment +  Sales Tax of \_\_\_\_\_ %

**BALANCE OF:** \$ \_\_\_\_\_ To Be Paid @ \$ \_\_\_\_\_ Per

Month  Every Other Month  Quarter  Year  N/A  
 Sales Tax of \_\_\_\_\_ % Included  Add Sales Tax of \_\_\_\_\_ %  N/A

#### PAYMENT METHOD FOR REMAINING SERVICES:

Pay Tech Each Service  Deduct Credit Card Each Service  
 Bill  Other: \_\_\_\_\_  N/A

Service Center Manager Approval \_\_\_\_\_ Date \_\_\_\_\_

**By signing below, I hereby acknowledge that I have read and understand the Terms and Conditions stated on each page of this agreement.**

Timothy Harden  
 Customer Name (please print) \_\_\_\_\_ Customer Signature \_\_\_\_\_

**COMMERCIAL PEST MANAGEMENT GUARANTEE  
TERMS AND CONDITIONS OF GUARANTEE**

- 1. IF PESTS COME BACK, SO WILL WE!** The COMPANY agrees to provide guaranteed pest control service as indicated on the reverse side of this agreement. Additional treatments for pest covered under this agreement will be promptly rendered between regularly scheduled services, when requested by the customer or deemed necessary by the COMPANY.
- 2. TRANSFERABLE** This Service Agreement may be transferred to a new customer or occupant.
- 3. SERVICE SCHEDULE:** Customer agrees to allow scheduled appointments for service. In the event a scheduled appointment can't be met due to unexpected circumstances, the customer acknowledges that exterior treatments may be rendered to prevent a lapse in ongoing pest protection.
- 4. PAYMENT SCHEDULE:** Payment is due on the scheduled service date upon completion of service unless otherwise noted on reverse side of this agreement. Customer acknowledges that all billed and/or invoiced services will be paid within thirty (30) days of the date that services are rendered. All billed and/or invoiced services must be indicated on the reverse side of this agreement and approved by the COMPANY's service center manager.
- 5. CANCELLATION POLICY:** Customer acknowledges this is a one year service agreement, however if you are not completely satisfied with your service, you may cancel this agreement at any time by providing the COMPANY with a thirty day written notice.
- 6. RENEWABLE SERVICE AGREEMENT:** Upon the completion of the first year of service, this agreement shall continue thereafter at the same service frequency unless written notice is given, by either party, thirty days prior to the anniversary date of this agreement.
- 7. ANNUAL PRICE GUARANTEE:** This agreement assures the customer of no price increase on services during the first year of service. After the first twelve months of service, the COMPANY reserves the right to adjust service fees.
- 8. CUSTOMER'S OBLIGATION TO NOTIFY THE COMPANY:** Prior to the COMPANY rendering service, Customer agrees to notify the COMPANY of any occupant at the premises to be serviced, who may be an expectant mother, allergic or sensitive to chemicals and/or the arrival of newborn infants.
- 9. ARBITRATION:** It is understood and agreed that this is the entire agreement of the parties, and that the COMPANY and the customer are bound only by the terms and conditions of this agreement and not by any other representation, warranty or agreement, oral or otherwise. The Customer and the COMPANY agree that any controversy or claim between them shall be settled by private, binding arbitration or, if agreeable to the parties, mediation, to be followed by arbitration should mediation not result in a settlement of the dispute. The parties shall submit their claim to a private arbitration or mediation provider. Any arbitrator shall have no authority to award any damages other than the actual monetary loss sustained. In no event shall the arbitrator have the authority to award any punitive or exemplary damages, treble or multiplied damages under any law or theory, damages for mental or emotional distress of any kind, or any costs or attorney's fees incurred by the parties.
- 10. INSURANCE:** The COMPANY is fully insured for providing services described in this Agreement. Information about this coverage is available from the COMPANY.
- 11. ACCEPTED IN ALL ITS TERMS AND CONDITIONS** without limitations, it being specifically understood that the COMPANY and the undersigned will be bound only by the terms set forth in this agreement and not by any other representations, oral or otherwise. This agreement is not binding until approved by the service center manager.
- 12. PAYMENT:** When a check is provided as payment, the Customer agrees that the COMPANY is authorized to use check information to make a one-time electronic funds transfer from Customer's account or to process the payment as a check transaction. For inquiries, please call 904-285-0091.
- 13. Company-branded rodent equipment and associated materials provided by the Company are and shall remain the exclusive property of the Company. Customer understands that he/she does not acquire any ownership, interest, or title to such equipment and components, and that upon termination of agreement for any cause whatsoever, the Company is hereby authorized to remove all such Company-branded equipment and components.**



Yellow Bluff Landing CDD  
 16529 Tisons Bluff Rd, Jacksonville 32218

### General Pest Control Estimate

<b>Monthly service</b> <b>\$50 per month</b>	<b>Quarterly service</b> <b>\$85 per treatment</b> <b>(\$28.33 per month)</b>
Service to be rendered 1x per month for control of the general pests listed below.	Service to be rendered 4x per year for control of the general pests listed below.



### Pest Programs Details

<b>Inside Service</b>	<b>Outside service</b>
<ul style="list-style-type: none"> <li>• <b>Spot Treating:</b> We start with targeted spot treatments to address specific bug issues.</li> <li>• <b>Baiting Electric Outlets:</b> Additionally, we strategically bait electric outlets to prevent pest intrusion.</li> <li>• <b>Baiting Harborage Areas:</b> We focus on baiting pest harborage areas to eliminate infestations effectively.</li> <li>• <b>Monitoring Traps:</b> Furthermore, we utilize monitoring traps to track and manage bug activity.</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Granular Application:</b> We begin with a granular application around the perimeter of your home for added protection.</li> <li>• <b>Eaves Dusting:</b> Additionally, we perform eaves dusting to deter spiders and wasps from nesting.</li> <li>• <b>Spray Barrier:</b> Next, we apply a barrier spray around your home's exterior to prevent entry.</li> <li>• <b>Entry Point Treatment:</b> Moreover, we treat entry points to block access for pests.</li> <li>• <b>Entry Point Inspection:</b> We also conduct regular inspections of entry points to identify and address vulnerabilities.</li> <li>• <b>Pest Tubes:</b> Lastly, we provide treatment of tubes to eliminate infestations at their source.</li> </ul>





Total Spraying uses the most up to date products and IPM program for pest control service. To help prevent insecticide resistant we rotate all products on a regular basis. Due to unfavorable weather conditions if a retreat is needed, Total Spraying will come back out at no additional charge to the customer. Our mission is to provide each customer with TOTAL customer satisfaction. Because Total Spraying has been in the business for over 20 years, we have established a great rapport in the community and offer each client personalized services. Our team is professional and work diligently to provide superior results! Our reviews speak for themselves.



*C.*



March 5, 2024

## Tisons Landing CDD

This letter is to advise Tisons Landing CDD Board Members of the FY 2025 proposed amenities rates. There is a small 2% increase with the exception of pool monitors. That line includes a 5% increase as a result of the minimum wage increase in Florida. There is no proposed increase in website management.

<u>Budget Line Item</u>	<u>FY 2024</u>	<u>FY 2025</u>
Field Mgmt and Admin	36,450	37,179
Amenity Manager	100,206	102,210
Pool Maintenance	32,500	33,150
Janitorial	32,450	33,099
Janitorial Supplies	3,978	4,058
Pool Monitors	11,975	12,574
Amenity Website	3,000	3,000
Total Annual Billing	220,559	225,269

Your amenities staff remains committed to ensuring that the residents have a clean and well maintained facility and common grounds to enjoy, that all vendors continue to provide the District a premium level of service, and plan social events which promote a sense of community.

Should you have any questions concerning the proposed FY2025 increase, please don't hesitate to contact me directly.

Respectfully,

Dana A. Harden, LCAM, AMS, PCAM  
Regional General Manager  
C: 904-775-9754

*D.*

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

***Proposed Budget***  
***FY 2025***



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**Tison's Landing**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2024	Actuals Thru 1/31/24	Projected Next 8 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
<b>REVENUES:</b>					
Special Assessments - On Roll	\$781,492	\$775,895	\$7,344	\$783,239	\$799,587
Clubhouse Rentals	2,000	1,980	1,000	2,980	2,000
Interest income	4,000	7,642	14,884	22,526	10,000
Other Income	-	52	-	52	-
Carry Forward Surplus	-	26,791	-	26,791	-
<b>TOTAL REVENUES</b>	<b>\$787,492</b>	<b>\$812,360</b>	<b>\$23,228</b>	<b>\$835,588</b>	<b>\$811,587</b>

**EXPENDITURES:**

**Administrative:**

Supervisor Fees	\$12,000	\$2,800	\$9,200	\$12,000	\$12,000
FICA Taxes	918	214	704	918	918
District Engineer Fees	3,000	-	3,000	3,000	3,000
District Counsel Fees	15,000	10,234	4,767	15,000	15,000
Annual Audit	3,200	3,200	-	3,200	3,300
Assessment Administration	2,500	2,500	-	2,500	2,500
Arbitrage Rebate	1,200	-	1,200	1,200	1,200
Dissemination Agent	1,000	333	667	1,000	1,000
Trustee Fees	3,725	-	3,725	3,725	3,725
District Management Fees	45,000	15,000	30,000	45,000	45,000
Information Technology	1,400	467	933	1,400	1,600
District Website Administration	1,400	467	933	1,400	1,600
Telephone	350	-	350	350	350
Postage & Delivery	1,000	69	931	1,000	1,000
General Liability and Public Officials Insurance	11,340	10,203	-	10,203	11,733
Printing & Binding	2,000	112	1,888	2,000	2,000
Legal Advertising	1,000	1,566	880	2,446	2,500
Bank Fees and Other Charges	1,000	90	910	1,000	1,000
Office Supplies	500	0	500	500	500
Dues, Licenses & Subscriptions	175	175	-	175	175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$107,708</b>	<b>\$47,430</b>	<b>\$60,587</b>	<b>\$108,017</b>	<b>\$110,101</b>

**Tison's Landing**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2024	Actuals Thru 1/31/24	Projected Next 8 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
<b><i>Operations &amp; Maintenance</i></b>					
<b><u>Community Operations</u></b>					
Property Insurance	\$23,214	\$20,615	\$-	\$20,615	\$24,738
Field Management & Administration (Vesta)	36,450	12,150	24,300	36,450	36,450
Security Off Duty (JSO)	2,500	-	2,500	2,500	2,500
Security Camera Monitoring (Envera)	16,376	2,487	13,889	16,376	16,377
Landscape Maintenance (LawnBoy)	52,980	17,016	35,964	52,980	52,980
Landscape Mulch	15,000	3,300	11,700	15,000	15,000
Landscape Fertilization (AgrowPro)	19,332	6,444	12,888	19,332	19,332
Irrigation Repairs and Maintenance	10,000	7,411	2,589	10,000	10,000
Landscape Repairs and Maintenance	7,000	1,385	56,000	57,385	7,000
Lake Maintenance (The Lake Doctor)	11,428	3,216	8,212	11,428	11,428
Utilities-Cable (Comcast)	1,680	493	1,187	1,680	1,680
Utilities-Electric (JEA)	1,800	313	1,487	1,800	1,800
Utilities-Irrigation (JEA)	30,000	6,226	23,774	30,000	30,000
Community Repairs and Maintenance	20,000	4,504	15,496	20,000	20,000
Community Operations Contingency	5,000	-	5,000	5,000	5,000
Capital Improvement Plan	22,500	-	22,500	22,500	22,500
Capital Reserve Funding	82,500	82,500	-	82,500	100,000
<b>Total Community Operations</b>	<b>\$357,760</b>	<b>\$168,061</b>	<b>\$237,485</b>	<b>\$405,546</b>	<b>\$376,785</b>
<b><u>Amenity Operations</u></b>					
Amenity Manager (Vesta)	\$100,206	\$33,402	\$66,804	\$100,206	\$100,206
Pool Maintenance (Vesta)	32,500	10,833	21,667	32,500	32,500
Facility / Pool Monitoring Service (Vesta)	11,975	-	11,975	11,975	13,753
Janitorial Maintenance (Vesta)	32,450	10,817	21,633	32,450	32,450
Janitorial Supplies (Vesta)	3,978	1,344	2,634	3,978	3,978
Amenity Website (Vesta)	3,000	1,000	2,000	3,000	3,000
Seasonal Office Staffing (Vesta)	13,753	4,584	9,169	13,753	13,753
Security Camera Monitoring (Envera/High-Tech)	12,862	4,437	9,174	13,611	13,761
Pool Chemicals (Hawkins)	15,000	3,890	11,110	15,000	15,000
License / Permit Fees	600	-	600	600	600
Utilities-Cable (Comcast)	6,000	2,001	3,999	6,000	6,000
Utilities-Electric (JEA)	22,000	3,722	18,278	22,000	22,000
Utilities-Water/Sewer (JEA)	12,000	1,358	10,642	12,000	12,000
Refuse Services (Republic Services)	7,200	2,051	4,000	6,051	7,200
Pest Control	2,000	-	2,000	2,000	2,000
Amenity Repairs and Maintenance	15,000	3,803	11,197	15,000	15,000
Fitness Equipment Maintenance	1,000	872	128	1,000	1,000
Special Events	23,500	8,397	15,103	23,500	23,500
Amenity Supplies	5,000	604	4,396	5,000	5,000
Amenity Operations Contingency	2,000	-	2,401	2,401	2,000
<b>Total Amenity Operations</b>	<b>\$322,024</b>	<b>\$93,116</b>	<b>\$228,908</b>	<b>\$322,025</b>	<b>\$324,700</b>
<b>TOTAL EXPENDITURES</b>	<b>\$787,492</b>	<b>\$308,608</b>	<b>\$526,980</b>	<b>\$835,588</b>	<b>\$811,587</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$-</b>	<b>\$503,752</b>	<b>\$(503,752)</b>	<b>\$-</b>	<b>\$-</b>



**Tison's Landing**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2025**

**REVENUES**

**Special Assessments-Tax Roll**

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

**Clubhouse Rentals Revenues**

The District will collect fees for room rental of the amenity center.

**Interest**

The District earns interest on the monthly average collected balance for each of their investment accounts.

**Expenditures - Administrative**

**Supervisors Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 6 meetings.

**FICA Taxes**

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

**District Engineering Fees**

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

**District Counsel Fees**

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

**Annual Audit**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

**Assessment Roll Administration**

GMS SF, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

**Dissemination Agent**

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

**Trustee Fees**

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

**District Management Fees**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

**Tison's Landing**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2025**

**Expenditures - Administrative (continued)**

**Information Technology**

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services – South Florida, LLC.

**Website Maintenance**

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

**Telephone**

New internet and Wi-Fi service for Office.

**Postage and Delivery**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

**Insurance General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

**Printing and Binding**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

**Bank Fees and Other Charges**

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

**Office Supplies**

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

**Due, Licenses & Subscriptions**

The District is required to pay an annual fee to the Department of Economic Opportunity Community Affairs for \$175.

**Expenditures – Operations**

**Property Insurance**

The District's Property Insurance policy (Amenity Center) is with Egis. Egis specializes in providing insurance coverage to governmental agencies.

**Field Management & Administration (Vesta)**

The District has contracted with Vest Property Service for on-site field management of contracts for District services such as landscaping, amenity & pool facilities, lake maintenance and security.

<b>Vendor</b>	<b>Monthly fee</b>	<b>Annual</b>
Vesta Property Service	\$3,037.50	\$36,450

**Security Off Duty (JSO)**

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

**Tison's Landing**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2025**

**Expenditures – Operations (continued)**

**Security Camera Monitoring (Envera)**

The District has a contract with Envera services. Monthly active video monitoring and service/maintenance.

<b>Vendor</b>		<b>Monthly fee</b>	<b>Annual</b>
Envera	Entrance 1 Pond Run Rd	\$229	\$2,748
Envera	Entrance 2 Yellow Bluff	\$131	\$1,572
Envera	Utility	\$288	\$3,457
Envera	Repairs	\$717	\$8,600
	<b>Total</b>		<b>\$16,377</b>

**Landscape Maintenance (LawnBoy)**

The District currently has a landscape maintenance contract with LawnBoy Lawn Services, Inc. The budgeted amount is based upon the following:

<b>Vendor</b>		<b>Monthly fee</b>	<b>Annual</b>
LawnBoy Services, Inc		\$4,415.00	\$52,980

**Landscape Mulch**

Cost to replace mulch throughout the district

**Landscape Fertilization (AgrowPro)**

The District currently has a contract Agro Pro Inc.. The budgeted amount is based upon the following:

<b>Vendor</b>		<b>Monthly fee</b>	<b>Annual</b>
AgrowPro		\$1,610.98	\$19,332

**Irrigation Repairs and Maintenance**

Cost of routine repairs and maintenance of the District's landscape.

**Landscape Repairs and Maintenance**

Cost of routine repairs and maintenance of the District's irrigation system.

**Lake Maintenance (The Lake Doctor)**

The District currently has a contract to maintain the lakes within the District. The budgeted amount is based upon the following:

<b>Vendor</b>		<b>Monthly fee</b>	<b>Annual</b>
The Lake Doctor		\$844.00	\$10,128
Contingency		\$108.33	\$1,300
	<b>Total</b>		<b>\$11,428</b>

**Utilities-Cable (Comcast)**

The District uses Comcast for internet at entrance gate.

**Utilities-Electric (JEA)**

The District has utility accounts with JEA for electric. The budget is based on previous year's spending.

Location		Meter #
16365 N Main St Apt SG01	Electric	95045373

# Tison's Landing

## Community Development District

### Budget Narrative

#### Fiscal Year 2025

#### Expenditures – Operations (continued)

##### Utilities-Electric (JEA)

The District has utility accounts with JEA for water, sewer and commercial irrigation. The budget is based on previous year's spending

Location		Meter #
15635 Tisons Bluff Road	Irrigation	67370623
15681 Tisons Bluff Road	Irrigation	67370625
16123 Tisons Bluff Road	Irrigation	83726295
16151 Dowing Creek Dr	Irrigation	74534584
16211 Dowing Creek Dr	Irrigation	74458033
16303 Hunters Hollow TL	Irrigation	67370633
16316 Magnolia Grove Wy	Irrigation	67370626
16331 Tisons Bluff Road	Irrigation	67370634
16343 Tisons Bluff Road	Irrigation	67370632
16356 Magnolia Grove Wy Apt IR01	Irrigation	67370624
261 Bradford Lake Cr	Irrigation	81523391
79 Bradford Lake Cr	Irrigation	83874232

##### Community Repairs and Maintenance

Unscheduled repairs and maintenance to the District's common area throughout the community.

##### Community Operations Contingency

Represents any minor capital expenditures the District may need to make during the Fiscal Year.

##### Capital Improvement Plan

Represents for Capital Improvement Projects defined by the Reserve Study/CIP.

##### Capital Reserve Funding

Funds set aside for future replacements of capital related items.

#### Expenditures – Amenity Operations

##### Amenity Manager (Vesta)

The District's management company (Vesta Property Service) will be providing a Recreational Director who will coordinate special events and miscellaneous programs for the District. Proposed an increase of 3%.

Vendor	Monthly fee	Annual
Vesta Property Service	\$8,350.51	\$100,206

##### Pool Maintenance (Vesta)

The District's management company (Vesta Property Service) is currently maintaining the pool at the Amenity Center. The budgeted amount is based upon the following: Proposed increase of 16,12%.

Vendor	Monthly fee	Annual
Vesta Property Service	\$2,708.33	\$32,500

##### Facility / Pool Monitoring Service (Vesta)

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

Vendor	Monthly fee	Annual
Vesta Property Service	\$1,146.08	\$13,753

##### Janitorial Maintenance (Vesta)

The district's management company (Vesta Property Service) provides weekly cleaning of the clubhouse, restrooms, and pool area.

Vendor	Monthly fee	Annual
Vesta Property Service	\$2,704.16	\$32,450

# Tison's Landing

## Community Development District

### Budget Narrative

#### Fiscal Year 2025

<b>Expenditures – Amenity Operations (continued)</b>
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**Janitorial Supplies (Vesta)**

The district's management company (Vesta Property Service) provides janitorial supplies.

Vendor	Monthly fee	Annual
Vesta Property Service	\$331.50	\$3,978

**Amenity Website (Vesta)**

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

Vendor	Monthly fee	Annual
Vesta Property Service	\$250.00	\$3,000

**Seasonal Office Staffing (Vesta)**

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

**Security Camera Monitoring (Envera/High-Tech)**

The District has a contract with Envera services. Monthly active video monitoring and service/maintenance

Vendor		Monthly fee	Annual
Envera	Amenity	\$1,086.71	\$13,041
High-Tech	Alarm access control	\$60.00	\$720
<b>Total</b>			<b>\$13,761</b>

**Pool Chemicals (PoolSure)**

The District's has contract with Poolsure for the placement of chemicals in the Amenity Center Swimming Pool.

Vendor	Monthly fee	Annual
Hawkins	\$1,250	\$15,000

**License / Permit Fees**

Represents Permit Fees paid to the Department of Health for the swimming pools.

**Utilities-Cable (Comcast)**

The District uses Comcast for cable/TV and internet.

**Utilities-Electric (JEA)**

The District has utility accounts with JEA for electric. The budget is based on previous year's spending.

Location		Meter #
16529 Tisons Bluff Road	Electric	6221889

**Utilities-Waster/Sewer (JEA)**

The District has utility accounts with JEA for water, sewer and commercial irrigation. The budget is based on previous year's spending.

Location		Meter #
16529 Tisons Bluff Road	Water	67891772
16529 Tisons Bluff Road	Sewer	67891772

**Refuse Service**

This item includes the cost of garbage disposal for the District.

**Pest Control**

Represents pest control costs.

**Amenity Repairs and Maintenance**

Unscheduled repairs and maintenance to the District's Facilities throughout the community.

**Fitness Equipment Maintenance**

Represents maintenance to fitness equipment costs.

**Special Events**

Monthly events and organized functions provided for all residents.

**Tison's Landing**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2025**

**Expenditures – Amenity Operations (continued)**

**Amenity Supplies**

Miscellaneous supplies needed for the Clubhouse.

**Amenity Operations Contingency**

Represents any minor capital expenditures the District may need to make during the Fiscal Year.

**Tison's Landing**  
**Community Development District**  
**Proposed Budget**  
**Capital Reserve Fund**

Description	Adopted Budget FY2024	Actuals Thru 1/31/24	Projected Next 8 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
<b>REVENUES:</b>					
Interest Income	\$3,055	\$1,521	\$4,000	\$5,521	\$3,353
Capital Reserve-Transfer In	82,500	82,500	-	82,500	100,000
Carry Forward Balance	53,142	60,546	-	60,546	120,002
<b>TOTAL REVENUES</b>	<b>\$138,697</b>	<b>\$144,567</b>	<b>\$4,000</b>	<b>\$148,567</b>	<b>\$223,355</b>

**EXPENDITURES:**

**Capital Outlay**

Chain Link Fence 4 Ft	\$1,540	\$-	\$1,540	\$1,540	\$-
Fitness Equipment Allowance	2,000	-	2,000	2,000	2,060
Patio/Pool Furniture Allowance	4,000	-	4,000	4,000	4,120
Heat Pump 1	6,400	-	6,400	6,400	-
Heat Pump 2	6,400	-	6,400	6,400	-
Water Coolers-Fitness	2,400	-	2,400	2,400	-
Filtration	-	5,025	-	5,025	-
Miscellaneous	800	151	649	800	800
<b>TOTAL EXPENDITURES</b>	<b>\$23,540</b>	<b>\$5,176</b>	<b>\$23,389</b>	<b>\$28,565</b>	<b>\$6,980</b>

<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$115,157</b>	<b>\$139,390</b>	<b>\$(19,389)</b>	<b>\$120,002</b>	<b>\$216,375</b>
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**Capital Reserve Study**

**General**

Description	FY 2025- Reserve Study
Reserves Beginning of Year	\$152,585
Contributions	\$77,125
Interest Income	\$3,353
Expenditures	<b>(\$6,180)</b>
Anticipated Balance	\$226,883

**Budget Fiscal Year 2025**

Description	Budget FY 2025
Reserves Beginning of Year	120,002
Contributions	100,000
Interest Income	3,353
Expenditures	6,980
Anticipated Balance	\$230,335

<b>Variance Reserve Study Vs Actual</b>	<b>\$3,452</b>
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**Tison's Landing**  
**Community Development District**  
**Proposed Budget**

**Debt Service Series 2016-1 & 2 Special Assessment Revenue Refunding and Improvement Bonds**

Description	Adopted Budget FY2024	Actuals Thru 1/31/24	Projected Next 8 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
<b>REVENUES:</b>					
Special Assessments-On Roll	\$381,936	\$379,199	\$3,589	\$382,788	\$381,936
Interest Earnings	2,000	5,577	3,000	8,577	5,000
Carry Forward Surplus <sup>(1)</sup>	128,947	-	128,947	128,947	144,613
<b>TOTAL REVENUES</b>	<b>\$512,883</b>	<b>\$384,776</b>	<b>\$135,536</b>	<b>\$520,312</b>	<b>\$531,549</b>
<b>EXPENDITURES:</b>					
<b>Series 2016-1</b>					
Interest - 11/01	\$53,697	\$53,697	\$-	\$53,697	\$51,417
Interest - 05/01	53,697	-	53,697	53,697	51,417
Principal - 05/01	190,000	-	190,000	190,000	195,000
<b>Series 2016-2</b>					
Interest - 11/01	19,153	19,153	-	19,153	18,213
Interest - 05/01	19,153	-	19,153	19,153	18,213
Principal - 05/01	40,000	-	40,000	40,000	45,000
<b>TOTAL EXPENDITURES</b>	<b>\$375,699</b>	<b>\$72,849</b>	<b>\$302,849</b>	<b>\$375,699</b>	<b>\$379,259</b>
<b>TOTAL EXPENDITURES</b>	<b>\$375,699</b>	<b>\$72,849</b>	<b>\$302,849</b>	<b>\$375,699</b>	<b>\$379,259</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$137,184</b>	<b>\$311,926</b>	<b>\$(167,313)</b>	<b>\$144,613</b>	<b>\$152,290</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25	\$17,155
Principal Due 5/1/26	\$45,000
	<u>\$62,155</u>



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

**Debt Service Series 2016-1 Special Assessment Revenue Refunding and Improvement Bonds**

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	\$3,070,000	2.400%	\$-	\$51,417	\$51,417
05/01/25	3,070,000	2.600%	195,000	51,417	
11/01/25	2,875,000	2.600%	-	48,882	295,299
05/01/26	2,875,000	2.875%	200,000	48,882	
11/01/26	2,675,000	2.875%	-	46,007	294,889
05/01/27	2,675,000	3.000%	205,000	46,007	
11/01/27	2,470,000	3.000%	-	42,932	293,939
05/01/28	2,470,000	3.125%	210,000	42,932	
11/01/28	2,260,000	3.125%	-	39,651	292,583
05/01/29	2,260,000	3.375%	215,000	39,651	
11/01/29	2,045,000	3.375%	-	36,023	290,673
05/01/30	2,045,000	3.375%	225,000	36,023	
11/01/30	1,820,000	3.375%	-	32,226	293,248
05/01/31	1,820,000	3.375%	235,000	32,226	
11/01/31	1,585,000	3.375%	-	28,260	295,486
05/01/32	1,585,000	3.375%	240,000	28,260	
11/01/32	1,345,000	3.375%	-	24,210	292,470
05/01/33	1,345,000	3.600%	250,000	24,210	
11/01/33	1,095,000	3.600%	-	19,710	293,920
05/01/34	1,095,000	3.600%	260,000	19,710	
11/01/34	835,000	3.600%	-	15,030	294,740
05/01/35	835,000	3.600%	270,000	15,030	
11/01/35	565,000	3.600%	-	10,170	295,200
05/01/36	565,000	3.600%	275,000	10,170	
11/01/36	290,000	3.600%	-	5,220	290,390
05/01/37	290,000	3.600%	290,000	5,220	295,220
<b>Total</b>			<b>\$3,070,000</b>	<b>\$799,473</b>	<b>\$3,869,473</b>

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

**Debt Service Series 2016-2 Special Assessment Revenue Refunding and Improvement Bonds**

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	\$775,000	4.700%	\$-	\$18,213	\$18,213
05/01/25	775,000	4.700%	45,000	18,213	
11/01/25	730,000	4.700%	-	17,155	80,368
05/01/26	730,000	4.700%	45,000	17,155	
11/01/26	685,000	4.700%	-	16,098	78,253
05/01/27	685,000	4.700%	50,000	16,098	
11/01/27	635,000	4.700%	-	14,923	81,020
05/01/28	635,000	4.700%	50,000	14,923	
11/01/28	585,000	4.700%	-	13,748	78,670
05/01/29	585,000	4.700%	55,000	13,748	
11/01/29	530,000	4.700%	-	12,455	81,203
05/01/30	530,000	4.700%	55,000	12,455	
11/01/30	475,000	4.700%	-	11,163	78,618
05/01/31	475,000	4.700%	60,000	11,163	
11/01/31	415,000	4.700%	-	9,753	80,915
05/01/32	415,000	4.700%	60,000	9,753	
11/01/32	355,000	4.700%	-	8,343	78,095
05/01/33	355,000	4.700%	65,000	8,343	
11/01/33	290,000	4.700%	-	6,815	80,158
05/01/34	290,000	4.700%	65,000	6,815	
11/01/34	225,000	4.700%	-	5,288	77,103
05/01/35	225,000	4.700%	70,000	5,288	
11/01/35	155,000	4.700%	-	3,643	78,930
05/01/36	155,000	4.700%	75,000	3,643	
11/01/36	80,000	4.700%	-	1,880	80,523
05/01/37	80,000	4.700%	80,000	1,880	81,880
<b>Total</b>			<b>\$775,000</b>	<b>\$278,945</b>	<b>\$1,053,945</b>

**Tison's Landing**  
**Community Development District**  
**Non-Ad Valorem Assessments Comparison**  
**2024-2025**

Neighborhood	O&M Units	Bonds 2016 Units	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2025	FY2024	Increase/ (decrease)	FY 2025	FY2024	Increase/ (decrease)	FY 2025	FY2024	Increase/ (decrease)
	Phase I/II	Phase I/II									
Single Family - 50'-65'	182	175	<b>\$1,271.20</b>	\$1,242.44	<b>\$28.77</b>	<b>\$417.64</b>	\$417.64	<b>\$0.00</b>	<b>\$1,688.84</b>	\$1,660.08	<b>\$28.77</b>
Single Family - 50'-65'	111	111	<b>\$1,271.20</b>	\$1,242.44	<b>\$28.77</b>	<b>\$421.26</b>	\$421.26	<b>\$0.00</b>	<b>\$1,692.46</b>	\$1,663.70	<b>\$28.77</b>
Single Family - 50'-65'	68	68	<b>\$1,271.20</b>	\$1,242.44	<b>\$28.77</b>	<b>\$436.63</b>	\$436.63	<b>\$0.00</b>	<b>\$1,707.83</b>	\$1,679.07	<b>\$28.77</b>
Single Family - 50'-65'	177	177	<b>\$1,271.20</b>	\$1,242.44	<b>\$28.77</b>	<b>\$728.62</b>	\$728.62	<b>\$0.00</b>	<b>\$1,999.82</b>	\$1,971.06	<b>\$28.77</b>
Single Family - 50'-65'	142	142	<b>\$1,271.20</b>	\$1,242.44	<b>\$28.77</b>	<b>\$946.48</b>	\$946.48	<b>\$0.00</b>	<b>\$2,217.68</b>	\$2,188.92	<b>\$28.77</b>
<b>Total</b>	680	673									