

TISON'S LANDING
Community Development District

APRIL 11, 2024

AGENDA

Tison's Landing Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

www.TisonsLandingCDD.com

April 4, 2024

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

Dear Board Members:

The Tison's Landing Community Development District Board of Supervisors Meeting is scheduled for Thursday, April 11, 2024 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida 32218.

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment Regarding Agenda Items Below (limited to three minutes)
- III. Staff Reports
 - A. District Engineer
 - B. District Counsel
 - C. District Manager
 - D. Amenity Manager – Report
 - E. Field Operations Manager
- IV. Approval of Consent Agenda
 - A. Minutes of the March 14, 2024 Board of Supervisors and Audit Committee Meetings
 - B. Financial Statements
 - C. Check Register
- V. Business Items
 - A. Consideration of Proposal for July 4th Event
 - B. Consideration of Proposal from Epic Pools for Suction Line Repair

- C. Consideration of Resolution 2024-03, Approving the Proposed Budget for Fiscal Year 2025 and Setting a Public Hearing Date for Adoption
- D. Consideration of Engagement Letter from Grau & Associates for Audit Services for Fiscal Year 2024 with the Option of Four Additional One-Year Renewals

- VI. Supervisor Requests

- VII. Audience Comments

- VIII. Next Scheduled Meeting – Thursday, May 9, 2024, at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida 32218

- IX. Adjournment

THIRD ORDER OF BUSINESS

D.



AMENITY AND FIELD OPERATIONS MANAGER'S REPORT



Prepared For
Tisons Landing
CDD
for the month of
April 2024

Respectfully submitted by
Timothy Harden and Elizabeth
Myers-Hesford

EVENT SUMMARY

Date : April, 16th 8am to 10am

Event: Bagel Tuesday

BAGEL TUESDAY'S

APRIL 16TH
8AM TO 10AM
AMENITY CENTER




Bagel Tuesday has returned, folks! Get ready for a delightful bagel feast, accompanied by a hot cup of coffee and cool water, all enjoyed in the company of your wonderful neighbors!

PAST EVENT SUMMARY


Date : March 16th 10am to 12noon

Event: Alpaca 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



We received fantastic feedback from neighbors who attended, and it's clear that everyone had a fantastic time. Attendees were treated to a wide array of delicious breakfast treats, adding to the overall enjoyment of the morning.

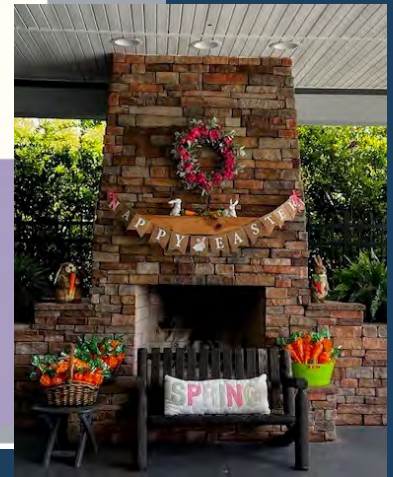
PAST EVENT SUMMARY

Date : March 23rd 1pm to 3pm

Event: Easter



SAVE THE DATE
EASTER EVENT
SATURDAY MARCH 23RD
1PM TO 3PM
AMENITY CENTER



We had three separate egg hunts for different age groups to ensure everyone has a chance to find some Easter goodies. The petting zoo allows residents to get up close and personal with adorable animals. It was a hit with animal lovers of all ages. The inflatables allowed kids to bounce, slide, and jump to your heart's content. Kids got to experience the magic of "bunny fluff" in our fake snow pit. It's a unique and memorable activity Food Trucks provided something for everyone, from savory to sweet treats. Along with the Easter Bunny!

SOCIAL CLUBS & PROGRAMMING

- Adult Flag Football

MANAGERS NOTES

- I am thrilled to share some exciting news with you all! As we gear up for the summer season, we are fully staffed with six pool monitors ready to ensure a safe and enjoyable experience for everyone.

We have a fantastic team comprising of two returning pool monitors who bring knowledge to our pool operations.

Additionally, we are welcoming four enthusiastic new recruits, two who live right here in the community.

I am confident with the great staff for the pool this summer and ensuring that all residents have a wonderful time.

- We also sent out an interest survey for the Kids Basketball Program, to be held at the Amenity Center We are hopeful a great number of residents will submit a survey so we can gauge interest and plan for this exciting program.

Our goal is to provide engaging and enriching activities and programs that promote physical activity, teamwork, and fun for our young residents.

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

Pool Leak

There is a significant leak on the suction side of the circulation pump that is causing the pump to lose its prime. The pump is unable to maintain the flow rate required by the Health Department. The leak is 36 inches below grade and in a confined space. I had a hard time even finding anyone willing to take this project on. Epic Pools has submitted a bid to repair with a NTE of \$9,500. I am waiting to hear back from a plumber who has also said they can do the repair.



Staff was able to arrest an incursion of sand on the tennis courts. The neighboring sand volleyball pit has a higher elevation than the tennis courts so the rain had washed sand through the fence and onto the court below.



Before



After

Landscape Remodel

The landscape remodel at the main street entrance is underway. Trees have been removed from the north side of the entrance to create greater visibility of the entrance. The old shrubs and flowers have been torn out from the center island. Much of the Confederate Jasmine has been delivered. There was an unfortunate incident on the first day of the project where a young lady ran into one of the Yellowstone trucks parked on Pond Run Ln. After that Yellowstone closed the entire entrance for the remainder of the day to ensure the safety of their crew.

Stop Sign at Tisons Bluff and Bradford Lake Rd

Staff noticed that the stop sign at the corner of Bradford Lake Rd and Tisons Landing was laying on the ground. The City of Jacksonville was notified. The sign was replaced with a new one.



Before



After

Backflow Preventer Testing

Recent backflow preventer testing revealed that eight units were faulty and will have to be replaced. We are awaiting the proposal from the vendor, but we are likely looking at several thousand dollars to get these into compliance.

<p align="center">Bob's Backflow & Plumbing Services 4640 Subchaser Ct., Ste 113 Jacksonville, FL 32244</p> <p>Phone # (904) 268-8009 Fax # (904) 292-4403</p>		<table border="1"> <tr> <td>P.O. Number</td> </tr> <tr> <td> </td> </tr> </table>	P.O. Number	
P.O. Number				
Serviced	Description	Qua		
3/28/2024	<p>Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider</p> <p>16529 Tisons Bluff: 2" Wilkins 975XL2 serial# ACM5527 - Passed</p> <p>16316 Magnolia Grove: 1" Wilkins 975XL2 serial# 4650802 - Passed</p> <p>16356 Magnolia Grove: 1" Wilkins 975XL2 serial# 4564935 - Passed</p> <p>15681 Tisons Bluff: 1" Wilkins 975XL2 serial# 4745685 - Passed</p> <p>15635 Tisons Bluff: 1" Watts 007M1QT serial# 481111 - Failed</p> <p>261 Bradford Lake: 1" Wilkins 950XLT serial# 3831232 - Failed</p> <p>79 Bradford Lake: 1" Wilkins 950XLT serial# 3831171 - Failed</p> <p>16123 Tisons Bluff: 1" Wilkins 975XL2 serial# 1730114 - Passed</p> <p>16151 Dowing Creek: 1" Wilkins 950XLT serial# 3607090 - Failed</p> <p>16211 Dowing Creek: 1" Wilkins 950XLT serial# 3607105 - Failed</p> <p>16343 Tisons Bluff: 1" Wilkins 950XLT serial# 3030401 - Failed</p> <p>16331 Tisons Bluff: 1" Wilkins 975XL2 serial# ABW8218 - Failed</p> <p>16303 Hunters Hollow: 1" Wilkins 950XLT serial# 2765412 - Failed</p>			



If you have any questions please feel free to reach out to Elizabeth Myers at emyers@Vestapropertyservices.com or Tim Harden at Tharden@Vestapropertyservices.com.

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, March 14, 2024 at 6:14 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida.

Present and constituting a quorum were:

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

The following is a summary of the discussions and actions taken at the March 14, 2024 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. McGaffney called the meeting to order at approximately 6:14 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Regarding Agenda Items

There being no members of the public present, the next item followed.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Engineer

There being nothing to report, the next item followed.

B. District Counsel

Mr. Pawelczyk asked if the Board had any questions on the electronic filing of the Form 1, or the required ethics training.

Mr. McGaffney stated that he would forward an email from Ms. Alford to Mr. Pawelczyk for his guidance.

C. District Manager

Mr. McGaffney informed the Board that Mr. Laughlin would be taking over responsibilities of the District Manager going forward.

D. Amenity Manager - Report

Ms. Meyers gave an overview of the amenities report, a copy of which was included in the agenda package for the Board’s review. Included within her report are quotes for holiday lighting. Mr. Harden stated that he is awaiting more proposals for electrical work.

The Board discussed the tree in the roundabout. Mr. Richardson stated that to improve visibility he would start with removing the shrubs around it and suggested reducing the size of the landscape bed and adding Variegated Jasmine to tie to the entrances.

Ms. Waldhauer suggested cutting the shrubs down rather than removing them until the Board is ready to proceed with a more extensive landscape plan in the area.

On MOTION by Ms. Waldhauer seconded by Ms. Timmons with all in favor directing staff to trim the hedges in the roundabout to 12-to 18-inches was approved.

E. Field Operations Manager

Mr. Harden informed the Board that Yellowstone is planning to start the Main Street entrance landscaping work the first week of April.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the February 8, 2024 Board of Supervisors and Audit Committee Meetings**
- B. Financial Statements**
- C. Check Register**

Copies of the minutes, financial statements, and check register totaling \$5,025, were included in the agenda package for the Board’s review.

Mr. Kirsch asked about the overage in the attorney line item.

Mr. Laughlin stated that one month the District could use \$5,000 and the next two months, \$1,000 could be used.

Mr. Pawelczyk stated that he will go back and look at those fees and report back at the next meeting.

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

FIFTH ORDER OF BUSINESS Business Items

A. Acceptance of the Audit Committee’s Recommendation

Mr. McGaffney stated that the audit committee met earlier and accepted a ranking of Grau & Associates as the #1 proposer and Berger Toombs as the #2 proposer.

On MOTION by Ms. Alford seconded by Mr. Richardson with all in favor accepting the audit committee’s recommendation was approved.

B. Consideration of Proposals for Pest Control

Mr. Harden presented three proposals for monthly pest control services.

On MOTION by Ms. Waldhauer seconded by Ms. Alford with all in favor, the proposal from Nader’s Pest Raiders was approved.

C. Consideration of Fiscal Year 2025 Fees for Vesta Property Services

Ms. Meyers presented a proposal for an increase in the amenity management, field management, pool, and janitorial staff for fiscal year 2025. She noted one of the main reasons for the increase is the increase in the minimum wage.

On MOTION by Ms. Alford seconded by Mr. Kirsch with all in favor the increase proposed by Vesta Property Services for Fiscal Year 2025 was approved.

D. Discussion of the Fiscal Year 2025 Budget

Mr. McGaffney presented a draft of the fiscal year 2025 budget that includes an increase in assessments amounting to \$96.26 per year, per household largely due to contributions to capital reserves and landscaping improvements.

Mr. Kirsch asked that staff aim for a \$9.99 per month increase in assessments per household to allow for landscape improvements to the roundabout.

SIXTH ORDER OF BUSINESS Supervisor Requests

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS Audience Comments

There being no audience members present, the next item followed.

EIGHTH ORDER OF BUSINESS Next Scheduled Meeting – Thursday, April 11, 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, March 14, 2024 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida.

Present were:

Brandon Kirsch
Monica Timmons *by phone*
Linda Waldhauer
Brian Richardson
Cedeila Alford

Also present were:

Howard McGaffney	District Manager
Michael Pawelczyk <i>by phone</i>	District Counsel
Tim Harden	Operations Manager – Vesta
Elizabeth Meyers	Amenity Manager – Vesta Property Services
Daniel Laughlin	GMS

The following is a summary of the discussions and actions taken at the March 14, 2024 meeting.

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Review and Ranking of Proposals for Audit Services

Proposals from Berger, Toombs, Elam, Gaines & Frank and Grau & Associates were included in the agenda package for the committee's review. Mr. McGaffney noted that there is a price difference of \$240 over a five-year period between the two proposers with Berger Toombs being the lower cost proposer. He presented his scores for the proposals, which totaled 99 points for Grau & Associates and 95 points for Berger Toombs.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor accepting the scores as presented by the District Manager and ranking Grau & Associates #1 and Berger Toombs #2 was approved.

THIRD ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

FOURTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Alford seconded by Ms. Waldhauer with all in favor the audit committee meeting was adjourned.

B.

Tison's Landing
Community Development District

Unaudited Financial Reporting
February 29, 2024



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Tison's Landing
Community Development District
Combined Balance Sheet
February 29, 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>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 33,804	\$ -	\$ -	\$ 33,804
Capital Reserve Account	-	-	2,563	2,563
Due from General Fund	-	4,144	-	4,144
<u>Investments:</u>				
State Board Administration (SBA)	706,354	-	132,347	838,702
<u>Series 2016-1</u>				
Reserve	-	156,603	-	156,603
Revenue	-	393,520	-	393,520
Redemption	-	3	-	3
<u>Series 2016-2</u>				
Reserve	-	45,080	-	45,080
Prepayment	-	38	-	38
Deposits	4,202	-	-	4,202
Total Assets	\$ 744,360	\$ 599,388	\$ 134,911	\$ 1,478,659
Liabilities:				
Accounts Payable	\$ 11,271	\$ -	\$ -	\$ 11,271
Due to Debt Service	4,144	-	-	4,144
Total Liabilities	\$ 15,415	\$ -	\$ -	\$ 15,415
Fund Balance:				
Nonspendable:				
Deposits	\$ 4,202	\$ -	\$ -	\$ 4,202
Restricted for:				
Debt Service - Series 2016	-	599,388	-	599,388
Assigned for:				
Capital Reserve Fund	-	-	134,911	134,911
Unassigned	724,743	-	-	724,743
Total Fund Balances	\$ 728,945	\$ 599,388	\$ 134,911	\$ 1,463,244
Total Liabilities & Fund Balance	\$ 744,360	\$ 599,388	\$ 134,911	\$ 1,478,659

Tison's Landing
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues:				
Special Assessments - On Roll	\$ 781,492	\$ 777,576	\$ 777,576	\$ -
Clubhouse Income	2,000	833	2,560	1,727
Interest Income	4,000	1,667	10,845	9,178
Other Income	-	-	539	539
Total Revenues	\$ 787,492	\$ 780,076	\$ 791,519	\$ 11,444

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 5,000	\$ 3,800	\$ 1,200
PR-FICA	918	383	291	92
Engineering	3,000	1,250	-	1,250
Attorney	15,000	6,250	12,104	(5,854)
Annual Audit	3,200	3,200	3,200	-
Assessment Administration	2,500	2,500	2,500	-
Arbitrage Rebate	1,200	-	-	-
Dissemination Agent	1,000	417	417	0
Trustee Fees	3,725	-	-	-
Management Fees	45,000	18,750	18,750	-
Information Technology	1,400	583	583	(0)
Website Maintenance	1,400	583	583	(0)
Telephone	350	146	18	127
Postage & Delivery	1,000	417	79	337
Insurance General Liability	11,340	11,340	10,203	1,137
Printing & Binding	2,000	833	160	673
Legal Advertising	1,000	1,000	1,780	(780)
Other Current Charges	1,000	417	131	286
Office Supplies	500	208	1	208
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 107,708	\$ 53,452	\$ 54,774	\$ (1,323)

Operations & Maintenance

Community Operations

Insurance (Property)	\$ 23,214	\$ 23,214	\$ 20,615	\$ 2,599
Field Management & Administration (Vesta)	36,450	15,188	15,188	-
Security Off Duty (JSO)	2,500	-	-	-
Security Camera Monitoring (Envera / Hi-Tech)	16,376	6,823	3,195	3,628
Landscape Maintenance (LawnBoy)	52,980	22,075	21,270	805
Landscape Mulch	15,000	3,300	3,300	-
Landscape Fertilization (Agro Pro)	19,332	8,055	8,055	0

Tison's Landing
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Community Operations (continued)				
Irrigation Repairs and Maintenance	10,000	7,411	7,411	-
Landscape Repairs and Maintenance	7,000	2,917	1,385	1,532
Lake Maintenance (The Lake Doctor)	11,428	4,762	4,020	742
Utilities-Cable (Comcast)	1,680	700	617	83
Utilities-Electric (JEA)	1,800	750	349	401
Utilities-Irrigation (JEA)	30,000	12,500	7,628	4,872
Community Repairs and Maintenance	20,000	8,333	4,872	3,462
Community Operations Contingency	5,000	2,083	-	2,083
Capital Improvement Plan	22,500	9,375	-	9,375
Capital Reserve Funding	82,500	82,500	82,500	-
Subtotal Community Operations Expenditures	\$ 357,760	\$ 209,986	\$ 180,404	\$ 29,582
Amenity Operations Expenditures				
Amenity Manager (Vesta)	\$ 100,206	\$ 41,753	\$ 41,753	\$ -
Pool Maintenance (Vesta)	32,500	13,542	13,542	0
Facility / Pool Monitoring Service (Vesta)	11,975	-	-	-
Janitorial Maintenance (Vesta)	32,450	13,521	13,521	0
Janitorial Supplies (Vesta)	3,978	1,658	1,675	(18)
Amenity Website (Vesta)	3,000	1,250	1,250	-
Seasonal Office Staffing (Vesta)	13,753	5,730	5,730	0
Security Camera Monitoring (Envera/High-Tech)	12,862	5,359	5,524	(164)
Pool Chemicals (PoolSure)	15,000	6,250	4,453	1,797
License / Permit Fees	600	250	-	250
Utilities-Cable (Comcast)	6,000	2,500	2,506	(6)
Utilities-Electric (JEA)	22,000	9,167	4,588	4,579
Utilities-Water/Sewer (JEA)	12,000	5,000	1,642	3,358
Refuse Service (Republic Services)	7,200	3,000	2,498	502
Pest Control	2,000	833	-	833
Amenity Repairs and Maintenance	15,000	6,250	3,803	2,447
Fitness Equipment Maintenance	1,000	417	1,088	(671)
Special Events	23,500	9,357	9,357	-
Amenity Supplies	5,000	2,083	735	1,348
Amenity Operations Contingency	2,000	833	-	833
Subtotal Amenity Operations Expenditures	\$ 322,024	\$ 128,753	\$ 113,666	\$ 15,087
Total Operations & Maintenance	\$ 679,784	\$ 338,739	\$ 294,070	\$ 44,669
Total Expenditures	\$ 787,492	\$ 392,190	\$ 348,844	\$ 43,347
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 387,885	\$ 442,675	\$ 54,790
Net Change in Fund Balance	\$ -	\$ 387,885	\$ 442,675	\$ 54,790
Fund Balance - Beginning	\$ -		\$ 286,270	
Fund Balance - Ending	\$ -		\$ 728,945	

Tison's Landing
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues				
Capital Reserve - Transfer In	\$ 82,500	\$ 82,500	\$ 82,500	\$ -
Interest	3,055	1,273	2,103	831
Total Revenues	\$ 85,555	\$ 83,773	\$ 84,603	\$ 831
Expenditures:				
Chain Link Fence 4 Ft	\$ 1,540	\$ 642	\$ -	\$ 642
Fitness Equipment Allowance	2,000	833	-	833
Patio/Pool Furniture Allowance	4,000	1,667	-	1,667
Heat Pump 1	6,400	2,667	-	2,667
Heat Pump 2	6,400	2,667	-	2,667
Water Coolers-Fitness	2,400	1,000	-	1,000
Filtration	-	-	10,050	(10,050)
Miscellaneous Services	800	333	189	145
Total Expenditures	\$ 23,540	\$ 9,808	\$ 10,239	\$ (430)
Excess (Deficiency) of Revenues over Expenditures	\$ 62,015		\$ 74,365	
Net Change in Fund Balance	\$ 62,015		\$ 74,365	
Fund Balance - Beginning	\$ 75,937		\$ 60,546	
Fund Balance - Ending	\$ 137,952		\$ 134,911	

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 February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues:				
Special Assessments - On Roll	\$ 381,936	\$ 380,020	\$ 380,020	\$ -
Interest Income	2,000	833	8,143	7,310
Total Revenues	\$ 383,936	\$ 380,854	\$ 388,163	\$ 7,310
Expenditures:				
Series 2016A-1				
Interest - 11/01	\$ 53,697	\$ 53,697	\$ 53,697	\$ -
Interest - 05/01	53,697	-	-	-
Principal - 05/01	190,000	-	-	-
Series 2016A-2				
Interest - 11/01	19,153	19,153	19,153	-
Interest - 05/01	19,153	-	-	-
Principal - 05/01	40,000	-	-	-
Total Expenditures	\$ 375,699	\$ 72,849	\$ 72,849	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 8,237	\$ 308,004	\$ 315,314	\$ 7,310
Net Change in Fund Balance	\$ 8,237	\$ 308,004	\$ 315,314	\$ 7,310
Fund Balance - Beginning	\$ 85,399		\$ 284,074	
Fund Balance - Ending	\$ 93,636		\$ 599,388	

Tison's Landing
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - On Roll	\$ -	\$ 669,693	\$ 104,596	\$ 1,606	\$ 1,681	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 777,576
Clubhouse Income	530	-	880	570	580	-	-	-	-	-	-	-	2,560
Interest Income	621	608	2,805	3,607	3,203	-	-	-	-	-	-	-	10,845
Other Income	52	-	-	-	486	-	-	-	-	-	-	-	539
Total Revenues	\$ 1,204	\$ 670,301	\$ 108,281	\$ 5,784	\$ 5,950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 791,519
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,800
PR-FICA	61	-	77	77	77	-	-	-	-	-	-	-	291
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	2,393	633	4,620	2,589	1,870	-	-	-	-	-	-	-	12,104
Annual Audit	-	-	3,200	-	-	-	-	-	-	-	-	-	3,200
Assessment Administration	2,500	-	-	-	-	-	-	-	-	-	-	-	2,500
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	83	83	83	83	83	-	-	-	-	-	-	-	417
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	3,750	3,750	3,750	3,750	3,750	-	-	-	-	-	-	-	18,750
Information Technology	117	117	117	117	117	-	-	-	-	-	-	-	583
Website Maintenance	117	117	117	117	117	-	-	-	-	-	-	-	583
Telephone	-	-	-	-	18	-	-	-	-	-	-	-	18
Postage & Delivery	11	10	-	48	10	-	-	-	-	-	-	-	79
Insurance General Liability	10,103	-	100	-	-	-	-	-	-	-	-	-	10,203
Printing & Binding	44	35	-	33	48	-	-	-	-	-	-	-	160
Legal Advertising	210	1,147	100	110	213	-	-	-	-	-	-	-	1,780
Other Current Charges	-	-	-	90	41	-	-	-	-	-	-	-	131
Office Supplies	0	0	-	0	0	-	-	-	-	-	-	-	1
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 20,363	\$ 5,891	\$ 13,163	\$ 8,014	\$ 7,344	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54,774

Tison's Landing
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations & Maintenance</i>													
Community Operations													
Insurance (Property)	\$ 20,615	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,615
Field Management & Administration (Vesta)	3,038	3,038	3,038	3,038	3,038	-	-	-	-	-	-	-	15,188
Security Off Duty (JSO)	-	-	-	-	-	-	-	-	-	-	-	-	-
Security Camera Monitoring (Envera / Hi-Tec)	948	577	137	825	708	-	-	-	-	-	-	-	3,195
Landscape Maintenance (LawnBoy)	4,254	4,254	4,254	4,254	4,254	-	-	-	-	-	-	-	21,270
Landscape Mulch	-	-	3,300	-	-	-	-	-	-	-	-	-	3,300
Landscape Fertilization (Agro Pro)	1,611	1,611	1,611	1,611	1,611	-	-	-	-	-	-	-	8,055
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	804	-	-	-	-	-	-	-	4,020
Utilities-Cable (Comcast)	123	123	123	123	123	-	-	-	-	-	-	-	617
Utilities-Electric (JEA)	85	88	71	69	36	-	-	-	-	-	-	-	349
Utilities-Irrigation (JEA)	1,199	1,693	1,810	1,524	1,402	-	-	-	-	-	-	-	7,628
Community Repairs and Maintenance	1,539	2,720	-	245	367	-	-	-	-	-	-	-	4,872
Community Operations Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Improvement Plan	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Reserve Funding	-	-	82,500	-	-	-	-	-	-	-	-	-	82,500
Subtotal Field Expenditures	\$ 41,627	\$ 14,909	\$ 99,032	\$ 12,494	\$ 12,343	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180,404
Amenity Operations Expenditures													
Amenity Manager (Vesta)	\$ 8,351	\$ 8,351	\$ 8,351	\$ 8,351	\$ 8,351	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,753
Pool Maintenance (Vesta)	2,708	2,708	2,708	2,708	2,708	-	-	-	-	-	-	-	13,542
Facility / Pool Monitoring Service (Vesta)	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Maintenance (Vesta)	2,704	2,704	2,704	2,704	2,704	-	-	-	-	-	-	-	13,521
Janitorial Supplies (Vesta)	349	332	332	332	332	-	-	-	-	-	-	-	1,675
Amenity Website (Vesta)	250	250	250	250	250	-	-	-	-	-	-	-	1,250
Seasonal Office Staffing (Vesta)	1,146	1,146	1,146	1,146	1,146	-	-	-	-	-	-	-	5,730
Security Camera Monitoring (Envera/High-Te)	2,083	60	1,147	1,147	1,087	-	-	-	-	-	-	-	5,524
Pool Chemicals (PoolSure)	1,834	837	447	773	563	-	-	-	-	-	-	-	4,453
License / Permit Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Utilities-Cable (Comcast)	498	499	499	505	505	-	-	-	-	-	-	-	2,506
Utilities-Electric (JEA)	932	832	915	1,043	866	-	-	-	-	-	-	-	4,588
Utilities-Water/Sewer (JEA)	607	310	182	259	284	-	-	-	-	-	-	-	1,642
Refuse Service (Republic Services)	462	464	672	454	446	-	-	-	-	-	-	-	2,498
Pest Control	-	-	-	-	-	-	-	-	-	-	-	-	-
Amenity Repairs and Maintenance	1,856	787	1,160	-	-	-	-	-	-	-	-	-	3,803
Fitness Equipment Maintenance	677	-	196	-	216	-	-	-	-	-	-	-	1,088
Special Events	4,870	1,662	1,865	-	961	-	-	-	-	-	-	-	9,357
Amenity Supplies	131	82	12	379	131	-	-	-	-	-	-	-	735
Amenity Operations Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Amenity Expenditures	\$ 29,459	\$ 21,023	\$ 22,585	\$ 20,049	\$ 20,549	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 113,666
Total Operations & Maintenance	\$ 71,086	\$ 35,931	\$ 121,617	\$ 32,543	\$ 32,892	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 294,070
Total Expenditures	\$ 91,449	\$ 41,822	\$ 134,780	\$ 40,557	\$ 40,236	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 348,844
Excess (Deficiency) of Revenues over Expenditures	\$ (90,245)	\$ 628,479	\$ (26,500)	\$ (34,773)	\$ (34,286)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 442,675
Net Change in Fund Balance	\$ (90,245)	\$ 628,479	\$ (26,500)	\$ (34,773)	\$ (34,286)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 442,675

Tison's Landing

Community Development District

Long Term Debt Report

Series 2016A-1, Senior Special Assessment Revenue Refunding and Improvement Bonds		
Original Bond Issuance: 8/12/2016		\$4,520,000.00
Term 1:	\$2,235,000	
Interest Rate:	2.000%, 2.200%, 2.400%, 2.600%, 2.875%, 3.000%, 3.125%	
Maturity Date:	5/1/2028	
Term 2:	\$930,000	
Interest Rate:	3.750%	
Maturity Date:	5/1/2032	
Term 3:	\$1,355,000	
Interest Rate:	3.600%	
Maturity Date:	5/1/2037	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$149,668	
Reserve Fund Balance	156,603	
Less: Principal Payment - 5/1/17		(\$165,000)
Less: Special Call - 11/1/17		(\$10,000)
Less: Principal Payment - 5/1/18		(\$170,000)
Less: Special Call - 11/1/18		(\$5,000)
Less: Principal Payment - 5/1/19		(\$170,000)
Less: Special Call - 11/1/19		(\$10,000)
Less: Principal Payment - 5/1/20		(\$175,000)
Less: Principal Payment - 5/1/21		(\$180,000)
Less: Special Call - 11/1/21		(\$5,000)
Less: Principal Payment - 5/1/22		(\$180,000)
Less: Principal Payment - 5/1/23		(\$180,000)
Less: Special Call - 5/1/23		(\$5,000)
Current Bonds Outstanding		\$3,265,000

Series 2016A-2, Subordinate Special Assessment Revenue Refunding and Improvement Bonds		
Original Bond Issuance: 8/12/2016		\$1,135,000
Interest Rate:	4.70%	
Maturity Date:	5/1/2037	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$43,761	
Reserve Fund Balance	45,080	
Less: Principal Payment - 5/1/17		(\$50,000)
Less: Principal Payment - 5/1/18		(\$45,000)
Less: Principal Payment - 5/1/19		(\$40,000)
Less: Special Call - 11/1/19		(\$5,000)
Less: Principal Payment - 5/1/20		(\$45,000)
Less: Principal Payment - 5/1/21		(\$40,000)
Less: Principal Payment - 5/1/22		(\$45,000)
Less: Special Call - 11/1/22		(\$5,000)
Less: Principal Payment - 5/1/23		(\$40,000)
Less: Special Call - 5/1/23		(\$5,000)
Current Bonds Outstanding		\$815,000

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

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

ON ROLL ASSESSMENTS

allocation in % 67.17% 32.83% 100.00%

Date	Distribution	Gross Amount	Discount/ (Penalty)	Commission	Property Appraiser	Net Receipts	2016A-1&A-2		
							O&M Portion	Debt Service	Total
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
02/06/28	01/01-01/31/24	2,636.58	43.78	52.63	38.11	2,502.06	1,680.67	821.39	2,502.06
TOTAL		\$ 1,249,465.76	\$ 49,884.52	\$ 24,351.50	\$ 17,633.84	\$ 1,157,595.90	\$ 777,575.51	\$ 380,020.39	\$ 1,157,595.90

99.34%	Percent Collected
\$ 8,297.04	Balance Remaining to Collect

C.

Tison's Landing
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2024
Check Register

GENERAL FUND

<i>Date</i>	<i>check #'s</i>		<i>Amount</i>
2/1 - 2/29/24	3487-3505	\$	38,803.13
TOTAL			\$ 38,803.13

CAPITAL RESERVE FUND

<i>Date</i>	<i>check #'s</i>		<i>Amount</i>
2/6/2024	56	\$	5,025.00
TOTAL			\$ 5,025.00

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/05/24	01211	2/01/24	13039	202402	320-53800	46000	DISCONNECTED SHORTED WIRE BEACHES ELECTRICAL SERVICE INC.	*	200.00	200.00	003487
2/05/24	00012	1/25/24	24-00540	202401	310-51300	48000	NOT OF AUDIT COM&BOS MTG DAILY RECORD + OBSERVER LLC	*	110.00	110.00	003488
2/05/24	00156	11/01/23	734372-B	202311	320-53800	34502	ENTR1 POND RN 12/1-31 BAL ENVERA	*	177.12	177.12	003489
2/05/24	00004	2/01/24	450	202402	310-51300	34000	FEB 24 - MGMT FEES	*	3,750.00		
		2/01/24	450	202402	310-51300	49500	FEB 24 - WEBSITE ADMIN	*	116.67		
		2/01/24	450	202402	310-51300	35100	FEB 24 - IT	*	116.67		
		2/01/24	450	202402	310-51300	31200	FEB 24 - DISSEMINATION	*	83.33		
		2/01/24	450	202402	310-51300	51000	FEB 24 - OFFICE SUPPLIES	*	.15		
		2/01/24	450	202402	310-51300	42000	FEB 24 - POSTAGE	*	10.05		
		2/01/24	450	202402	310-51300	42500	FEB 24 - COPIES	*	48.30		
		2/01/24	450	202402	310-51300	41000	FEB 24 - TELEPHONE	*	18.35		
							GOVERNMENTAL MANagements SERVICES			4,143.52	003490
2/05/24	00186	2/01/24	399067	202402	320-53800	34502	FEB 24 - ACCESS CONTR SYS HI-TECH SYSTEMS ASSOCIATES	*	60.00	60.00	003491
2/05/24	00015	1/30/24	89708215	202401	320-53800	43000	ELECTRIC 12/28-1/29/24	*	69.03		
		1/30/24	89708215	202401	320-57200	43000	ELECTRIC 12/28-1/29/24	*	1,043.23		
		1/30/24	89708215	202401	320-53800	43100	IRRIGATION 12/27-1/28/24	*	1,524.43		
		1/30/24	89708215	202401	320-57200	43100	SEWER 1/2-1/30/24	*	174.74		
		1/30/24	89708215	202401	320-57200	43100	WATER 1/2-1/30/24	*	84.05		
							JEA (AUTO PAY)			2,895.48	003492

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CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/05/24	00077	1/16/24	0687-001	202402 320-57200-43200	WASTE 2/1-1/29/24	*	446.39		
					REPUBLIC SERVICES #687 (AUTO PAY)			446.39	003493
2/05/24	00157	2/01/24	416709	202402 320-57200-45105	FEB 24 - AMENITY MANAGER	*	8,350.50		
		2/01/24	416709	202402 320-57200-46400	FEB 24 - POOL MAINTENANCE	*	2,708.33		
		2/01/24	416709	202402 320-53800-34400	FEB 24 - FIELD MGMTENANCE	*	3,037.50		
		2/01/24	416709	202402 320-57200-46602	FEB 24 - JANITORIAL SUPP	*	331.50		
		2/01/24	416709	202402 320-57200-46601	FEB 24 - JANITORIAL MAINT	*	2,704.16		
		2/01/24	416709	202402 310-51300-49510	FEB 24 - WEBSITE ADMIN	*	250.00		
		2/01/24	416709	202402 320-57200-34450	JAN 24 - ADDTL POOL MON	*	1,146.08		
					VESTA PROPERTY SERVICE INC.			18,528.07	003494
2/22/24	00161	1/31/24	17655	202401 320-53800-46203	JAN 24- COMM TURF/ORNAMEN	*	1,610.98		
					AGROWPRO INC.			1,610.98	003495
2/22/24	00081	1/31/24	185974	202401 310-51300-31500	LEGAL SV THRU 1/31/24	*	2,588.50		
					BILLING, COCHRAN, LYLES, MAURO & RAMSE			2,588.50	003496
2/22/24	00012	2/15/24	24-01026	202402 310-51300-48000	NOT OF ANNUAL AUDIT SVCS	*	103.25		
					DAILY RECORD + OBSERVER LLC			103.25	003497
2/22/24	00156	2/01/24	737631	202403 320-53800-34502	ENTR2 VIDEO 3/1-3/31/24	*	130.61		
		2/01/24	737632	202403 320-53800-34502	UTILITY VID 3/1-3/31/24	*	288.21		
		2/01/24	737633	202403 320-53800-34502	ENTR1 POND RN 3/1-3/31/24	*	229.27		
		2/01/24	737634	202403 320-57200-34502	AMENITY 3/1-3/31/24	*	1,086.71		
					ENVERA			1,734.80	003498
2/22/24	00206	1/24/24	6673861	202401 320-57200-46500	AZONE-EPA REG NO. 7870-1	*	340.25		
					HAWKINS, INC.			340.25	003499
					TISO TISON				
					TCESSNA				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/22/24	00191	1/30/24	3997	202402	320-57200-49400	100	KIDDIE KONAS KONA ICE OF DOWNTOWN JACKSONVILLE	*	268.75	268.75	003500
2/22/24	00052	2/06/24	8859	202401	320-53800-46200	JAN 24	LAWN MAINT LAWNBOY LAWN SERVICES, INC.	*	4,254.00	4,254.00	003501
2/22/24	00157	1/31/24	417231	202401	320-57200-52000		GYM WIPES VESTA PROPERTY SERVICE INC.	*	103.49	103.49	003502
2/23/24	00152	2/02/24	44846100	202401	310-51300-49000		TABLE FOR CDD MEEING 44846100 202401 320-57200-52000 POSTAGE 44846100 202401 320-57200-52000 PRINTER INK 44846100 202401 320-57200-52000 EVENT LIGHTING WELLS FARGO CREDIT CARD (AUTO PAY)	*	89.99	365.15	003503
2/23/24	00152	2/02/24	44846100	202401	320-53800-46000		TILE CLEANER AND SPRAY P 44846100 202401 320-53800-46000 REP WATER HEATER LEAK 44846100 202401 320-53800-46000 PAINT/TRAY AND TAPE WELLS FARGO CREDIT CARD (AUTO PAY)	*	17.13	245.47	003504
2/27/24	00030	1/25/24	84957412	202402	320-57200-41050		TV/INTERNET 2/4-3/3/24 84957412 202402 320-53800-41050 INTERNET 2/2-3/1/24 COMCAST (AUTO PAY)	*	504.56	627.91	003505
									TOTAL FOR BANK A	38,803.13	
									TOTAL FOR REGISTER	38,803.13	

TISO TISON TCESSNA

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

Invoice



BILL TO
Tisons Landing CDD 5385 North Knob Hill Rd Sunrise, FL 33351

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
13039	02/01/2024	\$200.00	02/08/2024	Due on receipt	

Approved by Tim Harden

Please code to 320.538.46000

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
02/01/2024	Hourly rate for 2 person crew	Labor Per Hour for 2 person crew to check tripping Tennis court lights. Whoever replaced the contactor had made several error, one we found previously and then again today. We found a shorted wire connected to the contactor but could not locate exactly what it was. the junction box is hidden somewhere. The wire was disconnected and everything seems to be good now.	1	200.00	200.00

Payment is due upon completion.

BALANCE DUE

\$200.00

Total includes materials, labor and tax.
 1 year warranty

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

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

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

January 25, 2024

Date

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

Serial # 24-00540D	PO/File # _____	\$110.00
		Payment Due
Notice of Audit Committee Meeting and Notice of Regular Board of Supervisors Meeting		\$110.00
Tison's Landing Community Development District		Publication Fee
Case Number _____		Amount Paid
Publication Dates 1/25		Payment Due Upon Receipt
County Duval		For your convenience, you may remit payment online at www.jaxdailyrecord.com/send-payment .

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

If your payment is being mailed, please reference **Serial # 24-00540D** on your check or remittance advice.

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

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

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

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

**TISON'S LANDING
COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF AUDIT
COMMITTEE MEETING AND
NOTICE OF REGULAR
BOARD OF SUPERVISORS
MEETING**

Notice is hereby given that the Tison's Landing Community Development District ("District") is scheduled to hold a Board of Supervisors meeting on Thursday, February 8, 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. Immediately following adjournment of the regular Board of Supervisors meeting, an Audit Committee meeting will be held to select auditor selection evaluation criteria. This Notice is given in accordance with the requirements of Sections 189.417 and 120.54(5)(b)2, Florida Statutes.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date,

time, and place to be specified on the record at the meetings. An electronic copy of the agenda for the meetings may be obtained by visiting the District's website at www.TisonsLandingCDD.com. Any person requiring special accommodations to attend the meetings because of a disability or physical impairment or who may need assistance to attend the meetings 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 meetings. 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 meetings 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

Jan. 25 00 (24-00540D)

Envera

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

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

Page: 1

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

Quantity	Description	Months	Rate	Amount
<i>2058 - CCTV - Tison's Landing CDD -</i>				
1.00	Passive Standard Camera 12/01/2023 - 12/31/2023	1.00	\$100.00	\$100.00
1.00	Service & Maintenance 12/01/2023 - 12/31/2023	1.00	\$129.27	\$129.27
			Subtotal:	\$229.27
	Tax			\$0.00
	Payments/Credits Applied			\$52.15
			Invoice Balance Due:	\$177.12

Date	Invoice #	Description	Amount	Balance Due
11/1/2023	734372	Alarm Monitoring Services	\$229.27	\$177.12

Envera

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

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

Net Due: \$177.12

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

Tiziana Cessna

From: Kim Lucas <kucas@enverasystems.com>
Sent: Friday, February 2, 2024 4:50 PM
To: Tiziana Cessna
Subject: RE: This is your invoice 734372 for Tison's Landing CDD from Envera

Tiziana,

I am sorry for the confusion. When invoice 734372 originally went out a credit of \$177.12 had been applied to the invoice leaving a balance due of \$52.15 which was paid by check #3434 on 12/6/23. This credit of \$177.12 had been posted to this account in error so on 12/8/23 the credit of \$177.12 was removed from invoice 734372 which now leaves a balance due on the invoice of \$177.12.

We apologize for any confusion this may have caused.

Thank you,
Kim Lucas

Kim Lucas
Sr. Staff Accountant
KLucas@enverasystems.com
Phone: 561-910-3984
Fax: 561-910-3839



ENVERA

From: Tiziana Cessna [mailto:TCessna@gmssf.com]
Sent: Wednesday, January 31, 2024 1:46 PM
To: Kim Lucas <kucas@enverasystems.com>
Subject: RE: This is your invoice 734372 for Tison's Landing CDD from Envera

there must be some confusion with applying the payments. We do always pay the full amount of invoices.

Tiziana Cessna
District Accountant
GMS-SF, LLC
5385 N Nob Hill Rd
Sunrise, FL 33351
Tel: (954) 721-8681 ext 218
E-mail: tcessna@gmssf.com



Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 450
Invoice Date: 2/1/24
Due Date: 2/1/24
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 -February 2024	340	3,750.00	3,750.00
Website Administration -February 2024	495	116.67	116.67
Information Technology - February 2024	357	116.67	116.67
Dissemination Agent Services -February 2024	312	83.33	83.33
Office Supplies	510	0.15	0.15
Postage	420	10.05	10.05
Copies	425	48.30	48.30
Telephone	410	18.35	18.35

Total \$4,143.52

Payments/Credits \$0.00

Balance Due \$4,143.52



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 399067
Invoice Date: 02/01/2024
Completed: 02/01/2024
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 320.538.34502

HiTechFlorida.com

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

Tech Resolution Note:

Thank you for choosing Hi-Tech!

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

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

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



Customer Name: TISONS LANDING CDD

Account #: 8970821539

Cycle: 04

Bill Date: 01/30/24

TOTAL SUMMARY OF CHARGES

Electric	\$	1,112.26
Irrigation		1,524.43
Sewer		174.74
Water		84.05

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

Total New Charges: \$ 2,895.48



Change your light bulbs to LEDs.



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

1/1 800273/4257622 0007683 1 I=0000000000

Do not pay. AutoPay will process your payment on 02/21/24.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$2,978.16	-\$2,978.16	\$0.00	\$2,895.48	\$2,895.48

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: 01/30/24

Do not pay. AutoPay will process your payment on 02/21/24.

0007683

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

set up to auto pay
set up e bill

Tisons Landing - JEA

Budget	Vendor/ACCT # Location	Meter #	October	November	December	January	February	March	April	May	June	July	August	September	Total
Electric	8970821539 16365 N MAIN ST APT SG01	95045373	\$84.58	\$88.38	\$70.70	\$69.03									\$312.69
Electric Total	001.320.538.43000		\$84.58	\$88.38	\$70.70	\$69.03	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$312.69

Electric	8970821539 16529 TISONS BLUFF ROAD	06221989	\$931.51	\$831.85	\$915.46	\$1,043.23									\$3,722.05
Electric Total	001.320.57200.43000		\$931.51	\$831.85	\$915.46	\$1,043.23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,722.05

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	\$62.63									\$450.88
Irrigation	8970821539 15681 TISON BLUFF ROAD	67370625	\$92.25	\$110.09	\$96.71	\$105.63									\$404.68
Irrigation	8970821539 16123 TISONS BLUFF RD	83726295	\$159.15	\$181.44	\$172.53	\$185.90									\$699.02
Irrigation	8970821539 16151 DOWING CREEK DR	74534584	\$19.47	\$19.47	\$74.41	\$86.71									\$210.06
Irrigation	8970821539 16211 DOWING CREEK DR	74458033	\$145.77	\$114.55	\$194.82	\$243.88									\$699.02
Irrigation	8970821539 16303 HUNTERS HOLLOW TL	67370633	\$83.33	\$96.71	\$87.79	\$96.71									\$364.54
Irrigation	8970821539 16316 MAGNOLIA GROVE WY	67370626	\$141.31	\$141.31	\$163.61	\$136.85									\$583.08
Irrigation	8970821539 16331 TISONS BLUFF RD	67370634	\$19.47	\$315.24	\$315.24	\$19.47									\$669.42
Irrigation	8970821539 16343 TISONS BLUFF RD	67370632	\$248.34	\$284.02	\$252.80	\$275.10									\$1,060.26
Irrigation	8970821539 16356 MAGNOLIA GROVE WY	67370624	\$19.47	\$119.47	\$150.23	\$127.93									\$417.10
Irrigation	8970821539 261 BRADFORD LAKE CR	81523391	\$19.47	\$23.39	\$23.39	\$23.39									\$86.64
Irrigation	8970821539 79 BRADFORD LAKE CR	83874232	\$132.39	\$150.23	\$145.77	\$150.23									\$578.62
Irrigation Total	001.320.538.43100		\$1,199.43	\$1,692.77	\$1,809.69	\$1,524.43	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,226.32

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	\$174.74									\$949.06
Water	8970821539 16529 TISONS BLUFF ROAD	67891772	\$162.60	\$95.54	\$66.81	\$84.05									\$409.00
Water/Sewer Total	001.320.57200.43100		\$607.19	\$309.77	\$182.31	\$258.79	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,358.06

GRAND TOTAL			\$2,822.71	\$2,922.77	\$2,978.16	\$2,895.48	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11,619.12
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	last year	\$5,241.28	\$5,725.50	\$3,833.67	\$3,896.14	\$3,916.37	\$3,962.72	\$3,726.51	\$4,080.50	\$3,535.27	\$3,683.75	\$3,815.27	\$3,919.13	\$52,618.19
	increase/(decrease)	(\$2,418.57)	(\$2,802.73)	(\$855.51)	(\$1,100.66)	(\$3,916.37)	(\$3,962.72)	(\$3,726.51)	(\$4,080.50)	(\$3,535.27)	(\$3,683.75)	(\$3,815.27)	(\$3,919.13)	(\$40,999.07)

			Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	
Irrigation	8970821539 15635 TISON BLUFF ROAD	67370623	24,000.00	28,000.00	27,000.00	11,000.00										\$90,000.00
Irrigation	8970821539 15681 TISON BLUFF ROAD	67370625	18,000.00	22,000.00	19,000.00	21,000.00										\$80,000.00
Irrigation	8970821539 16123 TISONS BLUFF RD	83726295	33,000.00	38,000.00	36,000.00	39,000.00										\$146,000.00
Irrigation	8970821539 16151 DOWING CREEK DR	74534584	-	-	14,000.00	19,000.00										\$33,000.00
Irrigation	8970821539 16211 DOWING CREEK DR	74458033	30,000.00	23,000.00	41,000.00	52,000.00										\$146,000.00
Irrigation	8970821539 16303 HUNTERS HOLLOW TL	67370633	16,000.00	19,000.00	17,000.00	19,000.00										\$71,000.00
Irrigation	8970821539 16316 MAGNOLIA GROVE WY	67370626	29,000.00	29,000.00	34,000.00	28,000.00										\$120,000.00
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	59,000.00										\$227,000.00
Irrigation	8970821539 16356 MAGNOLIA GROVE WY	67370624	-	-	31,000.00	26,000.00										\$57,000.00
Irrigation	8970821539 261 BRADFORD LAKE CR	81523391	-	1,000.00	1,000.00	1,000.00										\$3,000.00
Irrigation	8970821539 79 BRADFORD LAKE CR	83874232	27,000.00	31,000.00	30,000.00	31,000.00										\$119,000.00
Sewer	8970821539 16529 TISONS BLUFF ROAD	67891772	51,000.00	16,000.00	1,000.00	10,000.00										\$78,000.00
Water	8970821539 16529 TISONS BLUFF ROAD	67891772	51,000.00	16,000.00	1,000.00	10,000.00										\$78,000.00
			332,000.00	352,000.00	374,000.00	326,000.00	-	-	-	-	-	-	-	-	-	1,384,000.00

BILLING AND PAYMENT OPTIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

STATEMENT INFORMATION

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

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

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

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

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

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

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

Environmental Charge provides funding for environmental and regulatory programs.

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

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

kgal: 1,000 gallons

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

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

ADDRESS CORRECTION

Account #

Tel: 

Address: 

City:  State:  Zip Code: 

E-mail: 



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

SERVICE DETAILS			
Account Name: TISONS LANDING CDD	Account #: 8970821539	Bill Date: 01/30/24	Cycle: 04

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:				
15635 TISONS BLUFFRD	I	62.63	Irrigation 1 - Commercial	12/27/23 - 01/28/24	Commercial Irrigation Service				
Detail		Basic Monthly Charge							
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.81)							
		City of Jacksonville Franchise Fee							
			Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type		
			67370623	5856	11000 GAL	32	Regular		
15681 TISONS BLUFFRD	I	105.63	Irrigation 1 - Commercial	12/27/23 - 01/28/24	Commercial Irrigation Service				
Detail		Basic Monthly Charge							
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.81)							
		Tier 2 Consumption (> 14 kgal @ \$4.33)							
		City of Jacksonville Franchise Fee							
			Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type		
			67370625	4749	21000 GAL	32	Regular		
16123 TISONS BLUFFRD	I	185.90	Irrigation 1 - Commercial	12/27/23 - 01/28/24	Commercial Irrigation Service				
Detail		Basic Monthly Charge							
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.81)							
		Tier 2 Consumption (> 14 kgal @ \$4.33)							
		City of Jacksonville Franchise Fee							
			Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type		
			83726295	803	39000 GAL	32	Regular		
16151 DOWING CREEK DR	I	96.71	Irrigation 1 - Commercial	12/27/23 - 01/28/24	Commercial Irrigation Service				
Detail		Basic Monthly Charge							
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.81)							
		Tier 2 Consumption (> 14 kgal @ \$4.33)							
		City of Jacksonville Franchise Fee							
			Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type		
			74534584	2157	19000 GAL	32	Regular		
16211 DOWING CREEK DR	I	243.88	Irrigation 1 - Commercial	12/27/23 - 01/28/24	Commercial Irrigation Service				
Detail		Basic Monthly Charge							
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.81)							
		Tier 2 Consumption (> 14 kgal @ \$4.33)							
		City of Jacksonville Franchise Fee							
			Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type		
			74458033	7410	52000 GAL	32	Regular		
16303 HUNTERS HOLLOW TL	I	96.71	Irrigation 1 - Commercial	12/27/23 - 01/28/24	Commercial Irrigation Service				
Detail		Basic Monthly Charge							
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.81)							
		Tier 2 Consumption (> 14 kgal @ \$4.33)							
		City of Jacksonville Franchise Fee							
			Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type		
			67370633	5500	19000 GAL	32	Regular		

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Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
16316 MAGNOLIA GROVE WY	I	136.85	Irrigation 1 - Commercial	01/02/24 - 01/30/24	Commercial Irrigation Service
Detail	Basic Monthly Charge	18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.81)	53.35	67370626	7062	28000 GAL 28 Regular
	Tier 2 Consumption (> 14 kgal @ \$4.33)	60.61			
	City of Jacksonville Franchise Fee	3.99			
16331 TISONS BLUFFRD	I	19.47	Irrigation 1 - Commercial	12/27/23 - 01/28/24	Commercial Irrigation Service
Detail	Basic Monthly Charge	18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:	City of Jacksonville Franchise Fee	0.57	67370634	7323	0 GAL 32 Regular
16343 TISONS BLUFFRD	I	275.10	Irrigation 1 - Commercial	12/27/23 - 01/28/24	Commercial Irrigation Service
Detail	Basic Monthly Charge	18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.81)	53.35	67370632	9827	59000 GAL 32 Regular
	Tier 2 Consumption (> 14 kgal @ \$4.33)	194.84			
	City of Jacksonville Franchise Fee	8.01			
16356 MAGNOLIA GROVE WY APT IR01	I	127.93	Irrigation 1 - Commercial	01/02/24 - 01/30/24	Commercial Irrigation Service
Detail	Basic Monthly Charge	18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.81)	53.35	67370624	4827	26000 GAL 28 Regular
	Tier 2 Consumption (> 14 kgal @ \$4.33)	51.95			
	City of Jacksonville Franchise Fee	3.73			
16365 N MAIN ST APTSG01	E	69.03	Commercial - Electric	12/28/23 - 01/29/24	General Service
Detail	Basic Monthly Charge	21.00	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:	Energy Charge (\$0.06078 per kWh)	25.83	24074025	33185	425 KWH 32 Regular
	Tax Exempt Fuel Cost (\$0.03844 per kWh)	16.34			
	Taxable Fuel Cost (\$0.00511 per kWh)	2.17			
	City of Jacksonville Franchise Fee	1.96			
	Gross Receipts Tax	1.73			
16529 TISONS BLUFFRD	E	1,043.23	Commercial - Electric	12/28/23 - 01/29/24	General Service
Detail	Basic Monthly Charge	21.00	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:	Energy Charge (\$0.06078 per kWh)	563.07	22968209	79206	9264 KWH 32 Regular
	Tax Exempt Fuel Cost (\$0.03844 per kWh)	356.11	22968209	24.41	24.41 KW 32 Regular
	Taxable Fuel Cost (\$0.00511 per kWh)	47.34			
	City of Jacksonville Franchise Fee	29.63			
	Gross Receipts Tax	26.08			
16529 TISONS BLUFFRD	S	174.74	Commercial - Water/Sewer	01/02/24 - 01/30/24	Commercial Sewer Service
Detail	Basic Monthly Charge	105.75	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:	Sewer Usage Charge	63.90	87650993	3671	10000 GAL 28 Regular
	City of Jacksonville Franchise Fee	5.09			
16529 TISONS BLUFFRD	W	84.05	Commercial - Water/Sewer	01/02/24 - 01/30/24	Commercial Water Service
Detail	Basic Monthly Charge	63.00	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:	Water Consumption Charge	18.60	87650993	3671	10000 GAL 28 Regular
	City of Jacksonville Franchise Fee	2.45			

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
261 BRADFORD LAKE CR	I	23.39	Irrigation 1 - Commercial	12/27/23 - 01/28/24	Commercial Irrigation Service
Detail	Basic Monthly Charge	18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.81)	3.81	81523391	4481	1000 GAL 32 Regular
	City of Jacksonville Franchise Fee	0.68			
79 BRADFORD LAKE CR	I	150.23	Irrigation 1 - Commercial	12/27/23 - 01/28/24	Commercial Irrigation Service
Detail	Basic Monthly Charge	18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.81)	53.35	83974232	2373	31000 GAL 32 Regular
	Tier 2 Consumption (> 14 kgal @ \$4.33)	73.60			
	City of Jacksonville Franchise Fee	4.38			

1/1 8002734257622 0007683 3 I=0000000000



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

Account Number 3-0687-0002027
Invoice Number 0687-001391182
Invoice Date January 16, 2024
Previous Balance \$453.78
Payments/Adjustments -\$453.78
Current Invoice Charges \$446.39

Important Information

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

Total Amount Due \$446.39	Payment Due Date February 05, 2024
-------------------------------------	--

PAYMENTS/ADJUSTMENTS

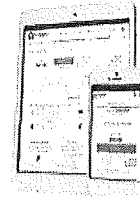
Description	Reference	Amount
Payment - Thank You 01/05	5555555	-\$453.78

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Tison's Landing Amenity Center 16529 Tisons Bluff Rd PO 9687025-50 Jacksonville, FL Contract: 9687025 (C50)				
1 Waste Container 4 Cu Yd, 1 Lift Per Week				
Pickup Service 02/01-02/29			\$261.23	\$261.23
Container Refresh 02/01-02/29		1.0000	\$9.00	\$9.00
Total Fuel/Environmental Recovery Fee				\$111.30
Total Franchise - Local				\$64.86
CURRENT INVOICE CHARGES				\$446.39

Simple account access at your fingertips.

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



8619 Western Way
 Jacksonville FL 32256-036060

Thank You For Choosing Paperless

Total Enclosed

Return Service Requested

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

Total Amount Due \$446.39
Payment Due Date February 05, 2024
Account Number 3-0687-0002027
Invoice Number 0687-001391182

For Billing Address Changes,
 Check Box and Complete Reverse.

Make Checks Payable To:

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



UNDERSTANDING YOUR BILL
Visit RepublicServices.com/MyBill

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

Responsible Party

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

Residential Customers

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

Check Processing

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

Cancellation & Payment Policy

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

Understanding Our Rates, Charges and Fees

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

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

BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	



Invoice

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

Invoice # 416709
Date 02/01/2024

Terms
Due Date 02/29/2024
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 45705	1	8,350.50	8,350.50
Pool maintenance 464	1	2,708.33	2,708.33
Field management and administration 320 538 344	1	3,037.50	3,037.50
Janitorial Supplies 320 572 46602	1	331.50	331.50
Janitorial maintenance 46601	1	2,704.16	2,704.16
Website fee 310 5B 49510	1	250.00	250.00
Facility/Pool Monitors 320 572 344 50	1	1,146.08	1,146.08

Total 18,528.07

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
17655	01/31/2024	\$1,610.98	03/01/2024	Net 30	

Approved by Tim Harden

Please code to 320.538.46203

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Commercial Turf & Ornamental Se	Monthly installment for Turf and ornamental services	1	1,610.98	1,610.98

BALANCE DUE

\$1,610.98

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
 01/31/2024
 Account No: 80-12113M
 Statement No: 185974

Attn: MR. RICHARD P. HANS

TISON'S LANDING CDD

Fees

		Hours
01/02/2024		
MJP	CORRESPONDENCE TO COURTNEY HOGGE AND MAC MCGAFFNEY	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY WITH ATTACHMENT	0.30
MJP	CORRESPONDENCE TO MAC MCGAFFNEY	0.20
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM MAC MCGAFFNEY AND REPLY THERETO WITH ATTACHMENT	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE	0.10
MJP	RECEIPT AND REVIEW ADDITIONAL CORRESPONDENCE FROM MAC MCGAFFNEY	0.10
01/04/2024		
MJP	RECEIPT AND REVIEW OF AGENDA PACKAGE FOR 1/4/24 MEETING OF BOARD OF SUPERVISORS	0.50
MJP	CORRESPONDENCE TO MAC MCGAFFNEY AND COURTNEY HOGGE	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY AND REPLY THERETO	0.10
01/08/2024		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY WITH ATTACHMENT	0.30
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM MAC MCGAFFNEY	0.10
01/09/2024		
MJP	REVIEW CONSULTANT'S COMPETITIVE NEGOTIATION ACT AND CORRESPONDENCE TO MAC MCGAFFNEY	0.30
MJP	RECEIPT, REVIEW AND REPLY TO CORRESPONDENCE FROM MAC MCGAFFNEY	0.20
01/11/2024		
MJP	RECEIPT AND REVIEW MULTIPLE (X2)	

		Hours
	CORRESPONDENCE FROM MAC MCGAFFNEY WITH ATTACHMENTS; PREPARE FOR AND ATTEND (VIA TELEPHONE) MEETING OF BOARD OF SUPERVISORS	1.80
MJP	RECEIPT AND REVIEW ADDITIONAL CORRESPONDENCE FROM MAC MCGAFFNEY	0.10
01/12/2024		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY	0.10
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM SUPERVISOR TIMMONS WITH ATTACHMENT AND REPLY THERETO	0.40
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE	0.20
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM MAC MCGAFFNEY	
	AND REPLY THERETO	0.30
MJP	RECEIPT AND REVIEW ADDITIONAL CORRESPONDENCE FROM MAC MCGAFFNEY WITH ATTACHMENT	0.30
MJP	RECEIPT AND REVIEW FOURTH CORRESPONDENCE FROM MAC MCGAFFNEY	
	AND REPLY THERETO	0.20
MJP	RECEIPT AND REVIEW FIFTH CORRESPONDENCE FROM MAC MCGAFFNEY WITH ATTACHMENT	0.20
01/15/2024		
MJP	CORRESPONDENCE TO MAC MCGAFFNEY AND ELIZABETH MYERS	0.20
MJP	CORRESPONDENCE TO MAC MCGAFFNEY RE: ADA WEBSITE STANDARDS	0.30
01/16/2024		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY	0.10
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM ELIZABETH MEYERS AT VESTA WITH ATTACHMENT	0.20
01/21/2024		
GFG	RESEARCH FLORIDA LAW RE: ETHICS TRAINING REQUIREMENTS, FINANCIAL DISCLOSURE, AND ELECTRONIC FILING OF FINANCIAL DISCLOSURE; RESEARCH AVAILABLE ETHICS TRAINING OPPORTUNITIES; PREPARE MEMORANDUM TO MEMBERS OF THE BOARD OF SUPERVISORS RE: ETHICS TRAINING AND FINANCIAL DISCLOSURE	0.30
MJP	FURTHER RESEARCH OF FLORIDA LAW RE: ETHICS TRAINING, FINANCIAL DISCLOSURE AND ELECTRONIC FILING OF FINANCIAL DISCLOSURE; CORRESPONDENCE TO DISTRICT MANAGER WITH ATTACHMENT	0.10

		Hours		
01/22/2024	MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE WITH ATTACHMENT	0.20	
	MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY WITH ATTACHMENT	0.20	
	MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM JDR LEGAL	0.10	
01/23/2024	MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE WITH ATTACHMENT	0.30	
01/24/2024	MJP	REVISIONS TO MEETING MINUTES OF JANUARY 11, 2024 BOARD OF SUPERVISORS MEETING; CORRESPONDENCE TO COURTNEY HOGGE AND MAC MCGAFFNEY WITH ATTACHMENT	0.40	
01/25/2024	MJP	RECEIPT AND REVIEW OF DRAFT AGENDA FOR 2/8/24 MEETING OF BOARD OF SUPERVISORS	0.30	
01/26/2024	MJP	CORRESPONDENCE TO COURTNEY HOGGE AND MAC MCGAFFNEY	0.20	
	MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE WITH ATTACHMENT AND REPLY THERETO	0.20	
		For Current Services Rendered	9.50	2,588.50

Recapitulation

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
MICHAEL J. PAWELCZYK	PARTNERS	9.20	\$275.00	\$2,530.00
GREGORY F. GEORGE	ASSOCIATES	0.30	195.00	58.50

Previous Balance \$4,620.00

Total Current Work 2,588.50

Payments

01/31/2024 PAYMENT RECEIVED - THANK YOU -4,620.00

Balance Due \$2,588.50

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

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

February 15, 2024

Date

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

Serial # <u>24-01026D</u>	PO/File # _____	<u>\$103.25</u>
Request for Proposals for Annual Audit Services		Payment Due
_____		<u>\$103.25</u>
Tison's Landing Community Development District		Publication Fee
_____		_____
Case Number _____		Amount Paid
Publication Dates <u>2/15</u>		Payment Due Upon Receipt
County <u>Duval</u>		For your convenience, you may remit payment online at www.jaxdailyrecord.com/ send-payment .

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

If your payment is being
mailed, please reference
Serial # 24-01026D on your
check or remittance advice.

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

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

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

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

**TISON'S LANDING
COMMUNITY
DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS
FOR ANNUAL
AUDIT SERVICES**

The Tison's Landing Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2024, with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Duval County and has a general fund, debt service fund and capital reserve fund.

The Auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Sec-

tion 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from 475 West Town Place, Suite 114, St. Augustine, Florida 32092, telephone (904) 940-5850, and email chogge@gmsnf.com (gmsnf.com ("District Manager's Office").

Proposers must provide an electronic copy of their proposal to the attention of Howard McGaffney (by email to chogge@gmsnf.com). Proposals must be received by **12:00 p.m. on Wednesday, March 6, 2024**. Proposals received after this time will not be eligible for consideration. The District reserves the right to reject any and all proposals, make modifications to the scope of work, and waive any minor informalities or irregularities in proposals as it deems appropriate. Please direct all questions regarding this Notice to the District Manager's Office.

Tison's Landing Community
Development District
Howard McGaffney,
District Manager
Feb. 15 00 (24-01026D)

Envera

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

Approved by Tim Harden

Please code to 320.538.34502

Invoice	
Invoice Number 737631	Date 02/01/2024
Customer Number 400423	Due Date 03/01/2024

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		02/01/2024	03/01/2024

Quantity	Description	Months	Rate	Amount
2058 -	CCTV - Tison's Landing CDD -			
1.00	Passive Standard Camera 03/01/2024 - 03/31/2024	1.00	\$100.00	\$100.00
1.00	Service & Maintenance 03/01/2024 - 03/31/2024	1.00	\$30.61	\$30.61
			Subtotal:	\$130.61
	Tax			\$0.00
	Payments/Credits Applied			\$0.00
			Invoice Balance Due:	\$130.61

Date	Invoice #	Description	Amount	Balance Due
2/1/2024	737631	Alarm Monitoring Services	\$130.61	\$130.61

Envera

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

Invoice	
Invoice Number 737631	Date 02/01/2024
Customer Number 400423	Due Date 03/01/2024

Net Due: \$130.61

Amount Enclosed: 130.61

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

Approved by Tim Harden Please code to 320.538.34502

Invoice	
Invoice Number 737632	Date 02/01/2024
Customer Number 400423	Due Date 03/01/2024

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		02/01/2024	03/01/2024

Quantity	Description	Months	Rate	Amount
2058 - CCTV - Tison's Landing CDD -				
1.00	Active Video Monitoring 03/01/2024 - 03/31/2024	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 03/01/2024 - 03/31/2024	1.00	\$138.21	\$138.21
			Subtotal:	\$288.21
	Tax			\$0.00
	Payments/Credits Applied			\$0.00
			Invoice Balance Due:	\$288.21

Date	Invoice #	Description	Amount	Balance Due
2/1/2024	737632	Alarm Monitoring Services	\$288.21	\$288.21

Envera

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

Invoice	
Invoice Number 737632	Date 02/01/2024
Customer Number 400423	Due Date 03/01/2024

Net Due: \$288.21
Amount Enclosed: 288.21

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

Approved by Tim Harden Please code to 320.538.34502

Invoice	
Invoice Number 737633	Date 02/01/2024
Customer Number 400423	Due Date 03/01/2024

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		02/01/2024	03/01/2024

Quantity	Description	Months	Rate	Amount
2058 - CCTV - Tison's Landing CDD -				
1.00	Passive Standard Camera 03/01/2024 - 03/31/2024	1.00	\$100.00	\$100.00
1.00	Service & Maintenance 03/01/2024 - 03/31/2024	1.00	\$129.27	\$129.27
			Subtotal:	\$229.27
	Tax			\$0.00
	Payments/Credits Applied			\$0.00
			Invoice Balance Due:	\$229.27

Date	Invoice #	Description	Amount	Balance Due
2/1/2024	737633	Alarm Monitoring Services	\$229.27	\$229.27

Envera

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

Invoice	
Invoice Number 737633	Date 02/01/2024
Customer Number 400423	Due Date 03/01/2024

Net Due: \$229.27
Amount Enclosed: 229.27

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

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

Envera

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

Invoice

Invoice Number 737634	Date 02/01/2024
Customer Number 400423	Due Date 03/01/2024

Approved by Tim Harden

Please code to ~~320.538.34502~~

001.320.57200.34502

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		02/01/2024	03/01/2024

Quantity	Description	Months	Rate	Amount
<i>2902 - CCTV - Tison's Landing CDD -</i>				
1.00	Active Video Monitoring 03/01/2024 - 03/31/2024	1.00	\$675.00	\$675.00
1.00	Service & Maintenance 03/01/2024 - 03/31/2024	1.00	\$336.71	\$336.71
1.00	Passive Standard Camera 03/01/2024 - 03/31/2024	1.00	\$75.00	\$75.00
			Subtotal:	\$1086.71
Tax				\$0.00
Payments/Credits Applied				\$0.00
			Invoice Balance Due:	\$1086.71

Date	Invoice #	Description	Amount	Balance Due
2/1/2024	737634	Alarm Monitoring Services	\$1086.71	\$1086.71

Envera

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

Invoice

Invoice Number 737634	Date 02/01/2024
Customer Number 400423	Due Date 03/01/2024

Net Due: \$1,086.71

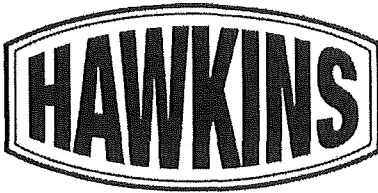
Amount Enclosed: 1086.71

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

Original



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

INVOICE

Total Invoice	\$340.25
Invoice Number	6673861
Invoice Date	1/24/24
Sales Order Number/Type	4440754 SO
Branch Plant	74
Shipment Number	5267860

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 #
2/23/24	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	100.0000	GA	\$2.9000	GA	967.0 LB	\$290.00
		1 LB BLK (Mini-Bulk)		100.0000	GA			967.0 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00
2.000	14420	Sodium Bicarbonate	N	1.0000	BG	\$38.2500	BG	50.0 LB	\$38.25
		50 LB BG (Pool Grade)		1.0000	BG			51.0 GW	

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

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

Page 1 of 1

Tax Rate Sales Tax
0 % \$0.00

Invoice Total \$340.25

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 1939, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.
NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.

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

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

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

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

Account Name: Hawkins, Inc.
Account #: 180120759469
ABA/Routing #: 091000022
Swift Code#: USBKUS441MT
Type of Account: Corporate Checking

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

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

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

www.hawkinsinc.com

Job# 4141847



Kona Ice of Downtown Jacksonville Inc
786-863-9344

Invoice #0003997

Issue date
Jan 30, 2024

Valentines Day Visit at Yellow Bluff Landing

We appreciate your business!

Checks can be mailed to:
6608 Groveland Drive
Jacksonville, FL 32211

Customer

Tisons Landing CDD
16529 Tisons Bluff Road
Jacksonville, FL 32218

Invoice Details

PDF created January 30, 2024
\$268.75
Service date February 14, 2024

Payment

Due February 29, 2024
\$268.75

Items	Quantity	Price	Amount
Includes up to 100 Kiddie Konas	1	\$250.00	\$250.00
Sales Tax	1	\$18.75	\$18.75
Subtotal			\$268.75

Total Due \$268.75

Date: 2/7/24

Approved by: Elizabeth Myers-Hesford

GL Code: 320.572.49400



Pay online

To pay your invoice go to <https://squareup.com/u/cpmMojud>

Or open the camera on your mobile device and place the QR code in the camera's view.

LawnBoy Lawn Services

PO Box 551203
Jacksonville, FL 32255

Invoice

Date	Invoice #
2/6/2024	8859

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	3/7/2024	CC Duval Property, ...

Item	Description	Rate	Serviced	Amount
Maintenance	Installment for monthly services- January 2024 Service	4,254.00		4,254.00

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

Current Charges \$4,254.00

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

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



Invoice

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

Invoice # 417231
Date 01/31/2024
Terms Net 30
Due Date 03/01/2024
Memo

Bill To

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

Description	Quantity	Rate	Amount
Billable Expenses			
T.HARDEN - AMAZON - gym wipes			103.49
Total Billable Expenses			103.49
		Total	103.49

001.320.57200.52000



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

Order date: January 2, 2024
Purchase Order #:
Order #: 114-8501793-5944242
Date shipped: January 2, 2024

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

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

Shipment details

Item description	Qty	Item price	Item subtotal
Monk - 69804R Disinfecting Gym Wipes 4 Refill Pack of 800 Count Wipes (SKU: B00B514LFG) Condition: New Sold by: Amazon.com Services, Inc Gift message: ""	1	\$103.49	\$103.49

Item subtotal	\$103.49
Shipping & handling	\$0.00
Sales tax	\$0.00
Total	\$103.49

Return or replace your item

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

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



Final Details for Order #111-7367300-2616216

Order Placed: January 16, 2024
Amazon.com order number: 111-7367300-2616216
Order Total: \$209.99

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

Shipped on January 16, 2024	
Items Ordered	Price
1 Of: <i>Rechargeable Par Can Lights U`King Wireless LED Uplights Battery Powered Uplighting RGB 36W Stage Lighting for Events DJ Disco Wedding Party - 4 Pack</i> Sold by: CHENYU-US (seller profile) Business Price Condition: New	\$209.99
Shipping Address: Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: \$209.99 Shipping & Handling: \$0.00 ----- Total before tax: \$209.99 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$209.99 -----

Payment information	
Payment Method: Visa Last digits: 2163	Item(s) Subtotal: \$209.99 Shipping & Handling: \$0.00 -----
Billing address Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Total before tax: \$209.99 Estimated Tax: \$0.00 ----- Grand Total: \$209.99
Credit Card transactions	Visa ending in 2163: January 16, 2024: \$209.99

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



Final Details for Order #111-8714448-3594633

Order Placed: January 2, 2024
Amazon.com order number: 111-8714448-3594633
Order Total: \$89.99

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

Shipped on January 3, 2024	
Items Ordered	Price
1 of: <i>FDW Folding Table Half Portable Foldable Table Picnic Table Camping Table for Office Home Camping Party, White (8FT)</i> Sold by: Amazon.com Condition: New	\$89.99
Shipping Address: Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: \$89.99 Shipping & Handling: \$0.00 ----- Total before tax: \$89.99 Sales Tax: \$0.00 -----
Shipping Speed: Standard Shipping	Total for This Shipment: \$89.99 -----

Payment information	
Payment Method: Visa Last digits: 2163	Item(s) Subtotal: \$89.99 Shipping & Handling: \$0.00 -----
Billing address Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Total before tax: \$89.99 Estimated Tax: \$0.00 ----- Grand Total: \$89.99
Credit Card transactions	Visa ending in 2163: January 3, 2024: \$89.99

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

Give us feedback @ survey.walmart.com
Thank you! ID #:7TKF7X1RJTG

Walmart

904-261-9410 Mgr: JOHN
464016 STATE ROAD 200
YULEE FL 32097

ST# 05037 OP# 001430 TE# 67 TR# 01278
ITEMS SOLD 1
TC# 0976 9259 3542 8372 2643



EPSON INK	001034395892	36.70 N
	SUBTOTAL	36.70
	TOTAL	36.70
	VISA TEND	36.70

Visa Credit **** * 2163 I 1
APPROVAL # 012764
REF # 401200707060
TRANS ID - 464012690273562
VALIDATION - 5V2L
PAYMENT SERVICE - E
AID A0000000031010
AAC 080F8D666BB8FEA4
TERMINAL # 25861292
*NO SIGNATURE REQUIRED

01/12/24 14:10:28
CHANGE DUE 0.00
01/12/24 14:10:29
CUSTOMER COPY

Walmart

Become a member

Scan for free 30-day trial



The UPS Store #6053
 46368 State Road 200 Ste 1
 Yulee, FL 32097-0304
 904-225-8840

Terminal....: POS6053C Date.: 1/12/2024
 Employee....: 116401 Time.: 12:53 PM

ITEM NAME	QTY	PRICE	TOTAL
Ground Commercial			\$12.67
Tax MFUQ7XKERBX	1 0	\$12.67	\$0.00
Tracking Number - 1Z8W22E1032172267			
Book of Stamps 20			\$15.80
Tax	1 0	\$15.80	\$0.00
Subtotal			\$28.47
Shipping/Other Charges			\$0.00
Total tax			\$0.00
Total			\$28.47
Cards			\$28.47

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

US Postal Rates Are Subject to Surcharge.



View The UPS Store, Inc.'s privacy notice at <https://www.theupsstore.com/privacy-policy>

Win a \$250 gift card

Tell us how we're doing for your chance to win a \$250 gift card. Scan the QR code or visit the URL below to take the survey.



<https://bit.ly/theupsstorePRER>

NO PURCHASE NECESSARY. Void where prohibited. Ends 1/31/24. Must be US resident 18 years or older to enter. Limit (1) entry per person per month.

For Official Rules visit

www.TheUPSStore.com/surveyrules2023

Need Package Help?

(lost/damaged)

Provide details so we can help:

<https://online.ups.com/tccp>

VISA *****2163 012993
 01/12/2024 12:53 PM
 TID 77325900003
 Purchase
 Visa Credit XXXXXXXXXXXX2163
 ENTRY METHOD CONTACTLESS CHIP
 CUM
 Invoice 0030018440
 Clerk 11640
 Response APPROVED
 Auth Code 012993
 EHV DETAILS
 MODE ISSUER
 RID A0000000031010
 TUR 0000000000
 IAD 06031203A00000
 Amount USD \$28.47
 NO SIGNATURE REQUIRED
 CARDHOLDER/VISA
 CARDHOLDER/VISA

*** CUSTOMER COPY ***

Credit Card Expense Tracker

District:	Tisons Landing CDD
Cardholder:	Tim Harden
Month:	Jan-24

Date of Receipt	Store/Vendor/Where purchased	GL Account (Expense Line in the Budget)	Amount on Receipt/Invoice	Description
1.3.24	Lowe's	320.538.46000	\$ 17.13	Tile cleaner and Spray Paint
1.17.24	Burt Norman's Plumbing	320.538.46000	\$ 170.00	Repair Water Heater Leak
1.29.24	Home Depot	320.538.46000	\$ 58.34	Paint, Tray and Tape
		Total on Report	245.47	



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

- SALE -

SALES#: FSTLAN03 2591589 TRANS#: 878648596 01-03-24

TE#: 500722764

tisons landing community

3209510 11-0Z RD BRIGHT COAT STN 6.98

369984 32-0Z ZEP SHOWER TUB + TI 3.78

2953439 12-0Z RD STOP RUST STN PC 6.37

SUBTOTAL: 17.13

TOTAL TAX: 0.00

INVOICE 91969 TOTAL: 17.13

VISA: 17.13

TAX EXEMPTION #: 500722764

I CERTIFY THAT THE ITEMS PURCHASED ON THIS INVOICE AND NOT TAXED WILL BE RESOLD OR USED IN CONFORMITY WITH THE PURPOSE AS STATED IN THE TAX EXEMPT CERTIFICATE PROVIDED BY LOWE'S AND THAT THESE ARE BEING PURCHASED



**How doers
get more done.**

463785 STATE ROAD 200
YULEE, FL 32097 (904)225-2940

6921 00062 84020 01/29/24 02:04 PM
SALE CASHIER SUSAN

051115036835 2090 <A>	7.98N
SCOTCHBLUE 1.88" 2090	
020066774752 SNBRSTYLWQT <A>	16.48N
STOPS RUST GLOSS SUNBURST YELLOW QT	
077089200447 4" FR&TRAY <A>	6.97N
HD WHIT FOAM 4 IN MINI KIT 3PC	
6925974242161 TANK LEVER <A>	
FRONT MOUNT BRUSH NICKEL TANK LEVER	
3@8.97	26.91N

SUBTOTAL	58.34
SALES TAX	0.00

TAX EXEMPT

TOTAL \$58.34

XXXXXXXXXXXX1213 VISA

USD\$ 58.34

AUTH CODE 029398/8623717

TA

Chip Read

AID A0000000031010

Visa Credit

P.O.#/JOB NAME: K

6921 01/29/24 02:04 PM



6921 62 84020 01/29/2024 5653

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	04/28/2024

DID WE NAIL IT?

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

Opine en español

www.homedepot.com/survey

User ID: H89 175250 168391

PASSWORD: 24079 168329

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



**BERT
NORMAN'S
PLUMBING Inc.**

Bert Normans Plumbing Inc.
PO Box 159
Yulee, FL 32041

Phone: (904) 225-5888
normansplumbing@bellsouth.net
<https://normansplumbing.com/>

Bill to
**C/O Government Management
Services-NF LLC**
475 West Town Place
Ste 141
St Augustine, FL 32092

Ship to
Tison's Landing Club House
16529 Tisons Bluff
Tison's Landing Club House
Jacksonville, FL 32218

Work Order Description
has 50 gal electric water heater in the club house that is leaking from the "bladder tank" on the top. Wants to know if they can disconnect this "bladder" or if it needs to be repaired.

I asked if it was a hybrid heater and he said no

not sure of the age - maybe 15 yrs old

Work Summary
Removed expansion tank on top of water heater and capped water line.

Quote to replace 38 gallon lowboy that is up on the shelf 1890\$

Work Order #: 22170

Transaction Date: 1/17/2024

Terms: COD

Invoice #: i21930

Item	Description	Quantity	Price	Amount
Service Fee - \$99	Diagnosis Fee	1	\$99.00	\$99.00
	Thank you for choosing Bert Norman's Plumbing.			
StraightForwardPricingLevel1-S	PRICE IS PER ONE ON THE FOLLOWING LIST - Vacuum breaker, sink-hole cover, aerator, nut & washer, water/gas/drain/flue pipe (per yard), water/gas/flue fittings (per two), drain fittings (each), plug, adjust temperature, adjust W/H temp, non-burst toilet supply (1), disposal of owner's equipment - ONE YEAR PARTS AND LABOR WARRANTY - Warranties are not transferable from homeowner to homeowner automatically, but can be transferred with a \$150 Transfer Fee	1	\$71.00	\$71.00



BERT
NORMAN'S
PLUMBING Inc.

Bert Normans Plumbing Inc.
PO Box 159
Yulee, FL 32041

Phone: (904) 225-5888
normansplumbing@bellsouth.net
<https://normansplumbing.com/>

PAID

Subtotal:	\$170.00
Tax:	\$0.00
Total:	\$170.00
Payments:	\$170.00
Balance Due:	\$0.00



BERT
NORMAN'S
PLUMBING Inc.

Bert Normans Plumbing Inc.
PO Box 159
Yulee, FL 32041

Phone: (904) 225-5888
normansplumbing@bellsouth.net
<https://normansplumbing.com/>

Attachments

1. [Visa 1213 - WO 22170 - Tyson's Landing Club House - Vesta Property Services.pdf](#)
2. [Certificate_AWC1196101_3415725.pdf](#)

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

Amount due \$123.35

Your bill explained

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

! Thanks for paying by Automatic Payment

Your automatic payment on Feb 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 or see page 2 for other ways to contact us.

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST
BUSINESS

1100 NORTHPOINT PKWY W PALM
BCH FL 33407-1937

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

Account number **8495 74 120 3534627**

Automatic payment **Feb 19, 2024**

Please pay \$123.35

Electronic payment will be applied Feb 19, 2024

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

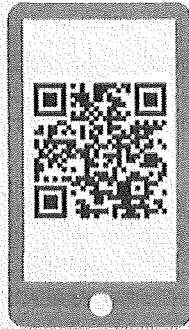
849574120353462700123356

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

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

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



Faster speeds. More solutions. Bigger savings.

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

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

Need help? We're here for you



Visit us online

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



Call us anytime

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

Useful information

Moving?

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

Accessibility:

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

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



Go paperless and say goodbye to clutter

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

Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



Comcast Business App

Download the Comcast Business App




In-Store

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

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

← **What's included?**

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

Visit business.comcast.com/myaccount for more details

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

Additional information

Great news: There is a new Xfinity Store located at 840 Nautica Drive, Suite 107, Jacksonville, FL 32218. Open: Monday - Saturday 9AM - 8PM, Sunday 10AM - 6PM. This store supports all your Xfinity needs. Find the closest store to you at xfinitystores.com.

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		\$504.60
EFT Payment - thank you	Jan 17	-\$504.60
Balance forward		\$0.00
Regular monthly charges	Page 3	\$498.30
Taxes, fees and other charges	Page 3	\$6.26
New charges		\$504.56

Amount due \$504.56

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Your automatic payment on Feb 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.

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Your bill explained

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

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 **Feb 16, 2024**

Please pay \$504.56

Electronic payment will be applied Feb 16, 2024

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

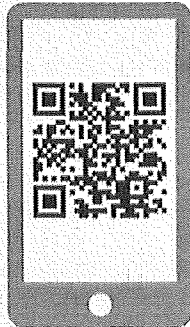
849574120090613300504563

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800-391-3000
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Attn: M. Gifford.

Ways to pay



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

Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



Comcast Business App

Download the Comcast Business App



In-Store

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

Regular monthly charges \$498.30

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

Equipment & services \$56.50

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

Service fees \$57.50

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 \$6.26

Other charges	\$6.26
Regulatory Cost Recovery	\$2.56
Federal Universal Service Fund	\$3.70

What's included?



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



TV: Keep your employees informed and customers entertained



Voice Numbers: (904)757-1547

Visit business.comcast.com/myaccount for more details

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

Additional information

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

Great news: There is a new Xfinity Store located at 840 Nautica Drive, Suite 107, Jacksonville, FL 32218. Open: Monday - Saturday 9AM - 8PM, Sunday 10AM - 6PM. This store supports all your Xfinity needs. Find the closest store to you at xfinitystores.com.

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

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
2/06/24	00025	2/02/24 36679	202402 600-53800-60000	BALANCE- DEP NEW PANELS	*	5,025.00	
							5,025.00 000056

						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

Invoice

Date	Invoice Number
2/2/2024	36679

Bill To
Tisons Landing CDD 16529 Tisons Bluff Rd. Jacksonville, FL 32218

Ship To
Tisons Landing CDD 16529 Tisons Bluff Rd. Jacksonville, FL 32218

Approved by Tim Harden

033.600.53800.60000

SO Number
010424-6

Terms	PO Number	Project Name	WO Number	Quote Number	Due Date	Ship Via	Ship Date
50% Dep / 50% Upon Com...	signed contract	Tison Landing		100623-3TA-RI	2/2/2024	cust. pick...	2/2/2024
Qty	Item	Description				Rate	Amount
1	Item SNP	SNP-Feature-Refurbish Complete SNP Feature Refurbishment to like new status Includes: Customer to take down the webbing panels and transport to our facility. Complete sandblasting of the stainless steel metal components, welding new SS welded wire mesh, powder coating the metal components to customer chosen colors, customer to transport the webbing panels back to the site and install everything. Webbing Panels Only We are not responsible for pool surfacing issues that may arise from after market companies refinishing around any of our feature mounts incorrectly Subtotal				19,900.99	19,900.99
	Discount	Preferred Customer Discount (Vailid if paid within term limits)				-49.50%	-9,850.99
		Subtotal					10,050.00
	Deposit	50% Deposit from Customer for Order# Deposit Invoice 36567 \$5025.00				-5,025.00	-5,025.00

33 600 538 60000

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.
 Please Note: 30 Days On Returns
 No Returns On Custom Made Items.

Subtotal	USD 5,025.00
Sales Tax (0.0%)	USD 0.00
Additional Payments/Credits	USD 0.00
Balance Due	USD 5,025.00

FIFTH ORDER OF BUSINESS

A.



INVOICE

Date: March 18, 2024
 INVOICE # 2401

Tisons Landing CDD
 Elizabeth Myers

Event Contact	Event	Payment Terms	Event Date
Daniel Polimeni	Yellow Bluff Landing 4th of July Market & Fireworks Show	100% at time of Booking	July 4, 2024

Description of Services	Price
15 Minute Pyromusical - Promotional Rate split 50/50 with Yellow Bluff Landing HOA Normal Rate - \$2000/minute. Minimum 5 minutes. \$500 per min after 5 minutes CDD/HOA will provide construction dumpster for removal of expended firework debris.	\$2500
Market Event - Promotional Rate split 50/50 with Yellow Bluff Landing HOA Normal Rate - \$5000 per event Includes: Setup, Take Down, Clean up, Marketing, Booking of Food Trucks and Vendors	\$2500
Music services are provided.	\$0
Trash containers are NOT included.	\$0
Security will be provided by Independence Displays.	\$0
Liability insurance policies will be provided for the Market Event and the Fireworks show separately.	\$0
Mobile bathrooms to be provided by (as needed).	\$0
Deposit:	
Balance:	\$5000
Total Due:	\$5000

Make all checks payable to Independence Displays, LLC

Mail Deposit to:
16360 Tisons Bluff Road
Jacksonville, FL 32218

Thank you for your business!

Independence Displays, LLC Jacksonville, FL (904)450-5026 danny@independencedisplays.com

B.

BID-PROPOSAL



Epic Pools, Inc.
 1820 SR 13 N, Suite 3
 St Johns, FL 32259
 PHONE (904) 417-5100
CPC# 1457438

DATE: 4/1/24

PROPOSAL NO:

	NAME: TISONS LANDING CDD			
<i>and</i> BUYER/				
	PROJECT ADDRESS: TISONS BLUFF ROAD	CITY JACKSONVILLE	STATE/ZIP Fk 32218	PHONE
OWNER				
	EMAIL ADDRESSES:	CITY	STATE/ZIP	PHONE
	"Timothy C. Harden" <tharden@vestapropertyservices.com>			

We hereby propose to furnish the following work: Repair suction line going through wall of filter tank, to also include fiberglass repair to vault. All materials and labor included.

Total price of \$9,500.00 is a "not to exceed amount", the invoice will reflect actual labor & materials used.

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

X _____ Date _____
 Customer

X _____ Date _____
 Customer

X _____ Date _____
Contractor

Hydra Pools and Pavers
 PO Box 50552
 Jacksonville Beach, FL 32240
 US
 hydrapoolsfl@gmail.com

Estimate

ADDRESS
Tisons Landing HOA

SHIP TO
Tisons Landing HOA 16529 Tisons Bluff Road Jacksonville, FI 32218

ESTIMATE #	DATE	EXPIRATION DATE
1029	04/05/2024	05/05/2024

P.O. NUMBER
 Pool Equipt

SALES REP
 Nick McAbee

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Pool Equipment	<p>We will excavate and expose the plumbing between the collection tank and pool equipment tank. We will make necessary repairs to the leaking plumbing. It appears that the plumbing is a combination of 6 inch, 4 inch, and 2 inch PVC. The plumbing repair may not be installed exactly as it is currently plumbed. We will make the necessary repairs to eliminate the leaks. If necessary, We will also install leak repairs to the fiberglass holding tank. We need to evaluate the tank upon excavation. The range of pricing for the repair is between \$6,500 - \$7,500. We will do everything possible to minimize the costs. However due to not knowing exactly what the repair is, we cannot provide an exact estimate for the repair.</p> <p>Due to potential material delays; the repair may take multiple days and may require closing the pool during the repair. We will do everything possible to minimize the downtime for the pool. We will plan to have all necessary materials on site prior to cutting into the plumbing and shutting down the pump.</p>	1	7,500.00	7,500.00

I will send a copy of our insurance certificates in a separate email. We will provide the necessary certificates to the HOA upon request. Also attached is a copy of our state licenses and W9.
Please let me know if additional information is required

TOTAL

\$7,500.00

Accepted By

Accepted Date



CFC 1426235

Date: 4/4/24 Job: pool repair
Name: Tison's Landing
Address: 16529 Tisons Bluff Road
Attn:
Number: 904.612.6668
Email: tharden@vestapropertyservices.com

WE PROPOSE to supply material, equipment and labor to perform the following work:

- Area should be uncovered already
- Cut out the broken 6in fitting
- Clean PVC pipe
- If fiber glass on the two-and-a-half-inch pipe cant be cleaned off we will have to go into the box for a clean piece of pipe
- Due to the fitting being so close to the box it could damage the box. Aldridge and sons plumbing not responsible if box is damaged. Another company to fix the fiber glass box if it gets damaged.
- Install new pipe and fittings
- Wait for glue to dry
- Turn pool system back on and check for leaks
- Any unforeseen issues could increase price

This estimate does not include any work beyond what is stated above. No electrical, HVAC, painting, dry wall repairs, sheet rock, carpentry, gas piping upgrades, landscaping repairs, etc.. Any referrals given for this work are suggestions only. Consumer should verify licensing and insurance coverage for all persons working on their property.

We hereby propose to furnish material and labor complete in accordance with the above specifications, for the sum of \$2315.00

PROPOSAL IS GOOD FOR 30 DAYS AND QUOTED PARTS ARE GOOD FOR 14 DAYS
FROM DATE ABOVE
PAYMENT TO BE PAID PER NET TERMS ARE: NET30

Proposal by: Chris Cohn Office: 904.287.3855 Cell: 904-759-4252

- **NO WARRANTIES ON OWNER SUPPLIED MATERIALS – no exceptions**

ALL MATERIAL is guaranteed to be as specified. All work to be completed in a professional like manner according to standard work practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. Not responsible for any agreements contingent upon strikes, accidents or delays that are beyond

Aldridge & Sons Plumbing Contractors, Inc. - CFC 1426235 * 904-287-3855 * Fax 904-268-3230 11/21/18

our control. Owner is to carry fire, tornado, and other necessary insurances. Our workers are fully covered by workers compensation and General Liability Insurance.

This Quotation is Made and Accepted Subject to the Following Conditions:

All invoices are due upon receipt. If not paid in full within 30 days thereafter, then interest will accrue on the unpaid portion at 18% per annum and you agree to reimburse costs and attorneys' fees, incurred in the collection of the unpaid portion.

Delivery dates indicated are in accordance with our best information. The title and right of possession of the apparatus and material furnished under this proposal shall remain in the Company whatever may be the mode of its attachment to realty of other property until all payments hereunder (including deferred payments and any notes of renewals or extension thereof) shall have been fully made in cash and the Purchaser agrees to do all acts necessary to perfect and maintain such right and title in the Company. The Company shall not be liable for loss, damage, detention, or delay resulting in causes beyond its' reasonable control or causes by act of God, or of the public enemy, or act of government, act of the purchaser, sabotage, fire, strike, civil or military authority, war, insurrection, riot embargo, delay in transportation, or inability to attain suitable materials or transportation facilities.

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified. Payment will be made as outline above. You may cancel this transaction at anytime PRIOR to midnight of the third business day after the date of this transaction.

CUSTOMER SIGNATURE _____

CUSTOMER NAME _____
(PRINTED)

DATE OF ACCEPTANCE _____

Chapter 558, Florida Statutes, contains important requirements you must follow before you may bring any legal action for an alleged construction defect. Sixty days before you bring any legal action, you must deliver to the other party to this contract a written notice, referring to Chapter 558, of any construction conditions you allege are defective and provide such person the opportunity to inspect the alleged construction defects and to consider making an offer to repair or pay for the alleged construction defects. You are not obligated to accept any offer which may be made. There are strict deadlines and procedures under this Florida law which must be met and followed to protect your interests.

Initial as read and acknowledged _____ **Date:** _____

Dispute Resolution

In The event that any litigation or other dispute resolution proceeding is commenced that involves, arises out of or relates to this proposal, then the prevailing party shall be entitled to an award of taxable court costs, other related but non-taxable costs and expenses, and reasonable attorney fees from the time the proceeding was commenced until all appeals, if any, are final. This paragraph shall apply where the proceeding seeks a declaration of rights, damages for default, and damages for misrepresentation or other legal or equitable remedies. Venue shall only lie in the Circuit Court of Duval County, Florida and in no other location.

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND
PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS:

1940 North Monroe Street, Tallahassee FL 32399
850.487.1395

FLORIDA LIEN LAW

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO

Aldridge & Sons Plumbing Contractors, Inc. - CFC 1426235 * 904-287-3855 * Fax 904-268-3230 11/21/18

ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

“ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.”

CLIENT SUPPLIED MATERIALS

Aldridge & Sons Plumbing Inc. Accepts full responsibility for labor and materials that we provide however, we cannot accept these same responsibilities for materials supplied by the CLIENT. In order to eliminate any future misunderstandings, please be aware of the following obligations CLIENTS assume when CLIENTS choose for any reason, to provide us with materials.

- 1. As the supplier of materials, CLIENTS must assume full responsibility and liability for ordering correctly and on time, and for receiving and inspecting all materials. At the jobsite, CLIENTS assume responsibility for placing any and all materials to the room where the materials are to be used.*
- 2. In the event of missing or damaged parts, the wrong materials being ordered or delivered, or any other problem with CLIENT supplied materials, CLIENTS assume full responsibility and liability for returning and exchanging them, as well as negotiating the terms with the seller.*
- 3. As the supplier of materials, CLIENTS must assume full responsibility and liability for assuring that the products meet all applicable codes, ordinances or specifications.*
- 4. As the supplier of materials, CLIENTS must assume full responsibility and liability for assuring all materials, including all “rough-in” parts that are placed in walls during construction are onsite – on time for that phase of project.*
- 5. Clients must understand that missing or broken pieces or wrong materials will cause delays to our work schedule and result in additional charges to the CLIENT.*
- 6. As the supplier of materials the CLIENT must assume full responsibility and liability for all guarantees and warranties pertaining to these materials. CLIENT shall hold us harmless for any products or systems malfunctions related to defective materials provided by the CLIENT.*
- 7. CLIENTS must understand that the above conditions do not encompass all possible circumstances that could delay work or result in additional job cost stemming from CLIENT supplied materials.*
- 8. CLIENT will be invoiced for additional work required if the terms above are not adhered to by the CLIENT. The CLIENT will be notified once of any violation of this agreement. Hourly rates will apply without warning after CLIENT has been notified that they are not in compliance with this agreement.*

NO WARRANTIES ON OWNER SUPPLIED MATERIALS – no exceptions

Owner acknowledges and agrees with the disclaimer above.

Signature

Date

C.

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TISON’S LANDING COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2024/2025; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of Tison’s Landing Community Development District (the “Board”) prior to June 15, 2024, proposed operating and debt service budgets for Fiscal Year 2024/2025; and

WHEREAS, the Board has considered the proposed budgets and desires to set the required public hearing thereon.

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

1. The operating and debt service budgets proposed by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** are hereby approved as the basis for conducting a public hearing to adopt said budgets.

2. A public hearing on said approved budgets is hereby declared and set for the following date, hour and place:

Date: July 11, 2024

Hour: 6:00 p.m.

Place: Yellow Bluff Amenity Center
16529 Tisons Bluff Road
Jacksonville, FL 32218

3. The District Manager is hereby directed to submit a copy of the proposed budget to the City of Jacksonville and Duval County at least 60 days prior to the hearing set above.

4. The District's Secretary is further directed to post this proposed budget on the District's website at least two days before the budget hearing date as set forth in Section 2.

5. Notice of this public hearing shall be published in the manner prescribed in Florida Law.

6. This Resolution shall take effect immediately upon adoption.

Passed and adopted this 11th day of April, 2024.

**TISON'S LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Chairman / Vice Chairman

Secretary / Assistant Secretary

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 2/29/24	Projected Next 7 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
<u>REVENUES:</u>					
Special Assessments - On Roll	\$781,492	\$777,576	\$7,981	\$785,557	\$854,540
Clubhouse Rentals	2,000	2,560	1,500	4,060	2,000
Interest income	4,000	10,845	15,342	26,187	10,000
Other Income	-	539	-	539	-
Carry Forward Surplus	-	-	-	-	-
TOTAL REVENUES	\$787,492	\$791,519	\$24,823	\$816,342	\$866,540

EXPENDITURES:

Administrative:

Supervisor Fees	\$12,000	\$3,800	\$7,000	\$10,800	\$12,000
FICA Taxes	918	291	536	826	918
District Engineer Fees	3,000	-	3,000	3,000	3,000
District Counsel Fees	15,000	12,104	12,897	25,000	15,000
Annual Audit	3,200	3,200	-	3,200	3,200
Assessment Administration	2,500	2,500	-	2,500	2,500
Arbitrage Rebate	1,200	-	1,200	1,200	1,200
Dissemination Agent	1,000	417	583	1,000	1,000
Trustee Fees	3,725	-	3,725	3,725	3,725
District Management Fees	45,000	18,750	26,250	45,000	45,000
Information Technology	1,400	583	817	1,400	1,600
District Website Administration	1,400	583	817	1,400	1,600
Telephone	350	18	332	350	350
Postage & Delivery	1,000	79	921	1,000	1,000
General Liability and Public Officials Insurance	11,340	10,203	-	10,203	11,733
Printing & Binding	2,000	160	224	385	2,000
Legal Advertising	1,000	1,780	880	2,660	2,500
Bank Fees and Other Charges	1,000	131	183	313	1,000
Office Supplies	500	1	50	51	500
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$107,708	\$54,774	\$59,413	\$114,188	\$110,001

Tison's Landing
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 2/29/24	Projected Next 7 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
<i>Operations & Maintenance</i>					
<u>Community Operations</u>					
Property Insurance	\$23,214	\$20,615	\$-	\$20,615	\$24,738
Field Management & Administration (Vesta)	36,450	15,188	21,263	36,450	37,179
Security Off Duty (JSO)	2,500	-	2,500	2,500	2,500
Security Camera Monitoring (Envera)	16,376	3,195	13,181	16,376	16,377
Landscape Maintenance (LawnBoy)	52,980	21,270	29,778	51,048	55,100
Landscape Mulch	15,000	3,300	11,700	15,000	15,000
Landscape Fertilization (AgrowPro)	19,332	8,055	11,277	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	5,615	7,000	7,000
Lake Maintenance (The Lake Doctor)	11,428	4,020	6,928	10,948	11,428
Utilities-Cable (Comcast)	1,680	617	862	1,479	1,680
Utilities-Electric (JEA)	1,800	349	851	1,200	1,800
Utilities-Irrigation (JEA)	30,000	7,628	17,372	25,000	30,000
Community Repairs and Maintenance	20,000	4,872	15,128	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	35,894	118,394	150,000
Total Community Operations	\$357,760	\$180,404	\$202,438	\$382,842	\$429,634
<u>Amenity Operations</u>					
Amenity Manager (Vesta)	\$100,206	\$41,753	\$58,454	\$100,206	\$102,210
Pool Maintenance (Vesta)	32,500	13,542	18,958	32,500	33,150
Facility / Pool Monitoring Service (Vesta)	11,975	-	11,975	11,975	12,574
Janitorial Maintenance (Vesta)	32,450	13,521	18,929	32,450	33,099
Janitorial Supplies (Vesta)	3,978	1,675	2,303	3,978	4,058
Amenity Website (Vesta)	3,000	1,250	1,750	3,000	3,000
Seasonal Office Staffing (Vesta)	13,753	5,730	8,023	13,753	13,753
Security Camera Monitoring (Envera/High-Tech)	12,862	5,524	8,027	13,551	13,761
Pool Chemicals (Hawkins)	15,000	4,453	10,547	15,000	15,000
License / Permit Fees	600	-	600	600	600
Utilities-Cable (Comcast)	6,000	2,506	3,570	6,076	6,600
Utilities-Electric (JEA)	22,000	4,588	13,412	18,000	22,000
Utilities-Water/Sewer (JEA)	12,000	1,642	10,358	12,000	12,000
Refuse Services (Republic Services)	7,200	2,498	3,150	5,648	7,200
Pest Control	2,000	-	2,000	2,000	1,000
Amenity Repairs and Maintenance	15,000	3,803	11,197	15,000	15,400
Fitness Equipment Maintenance	1,000	1,088	500	1,588	1,000
Special Events	23,500	9,357	14,143	23,500	23,500
Amenity Supplies	5,000	735	4,265	5,000	5,000
Amenity Operations Contingency	2,000	-	3,488	3,488	2,000
Total Amenity Operations	\$322,024	\$113,666	\$205,646	\$319,312	\$326,904
TOTAL EXPENDITURES	\$787,492	\$348,844	\$467,498	\$816,342	\$866,540
EXCESS REVENUES (EXPENDITURES)	\$-	\$442,675	\$(442,675)	\$-	\$-

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

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.

Vendor	Monthly fee	Annual
Vesta Property Service	\$3,098.25	\$37,179

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.

Vendor		Monthly fee	Annual
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
	Total		\$16,377

Landscape Maintenance (LawnBoy)

The District currently has a landscape maintenance contract with LawnBoy Lawn Services, Inc. The budgeted amount is based upon the following:

Vendor		Monthly fee	Annual
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:

Vendor		Monthly fee	Annual
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:

Vendor		Monthly fee	Annual
The Lake Doctor		\$844.00	\$10,128
Contingency		\$108.33	\$1,300
	Total		\$11,428

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	\$8,517.50	\$102,210

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	\$2,762.50	\$33,150

Facility / Pool Monitoring Service (Vesta)

Additional staffing for 12 hours during the high season (26 weeks)

Vendor	Monthly fee	Annual
Vesta Property Service	\$1,047.83	\$12,574

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	\$2,758.25	\$33,099

Tison's Landing

Community Development District

Budget Narrative

Fiscal Year 2025

Expenditures – Amenity Operations (continued)
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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	\$338.17	\$4,058

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
Total			\$13,761

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)
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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 2/29/24	Projected Next 7 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
REVENUES:					
Interest Income	\$3,055	\$2,103	\$1,700	\$3,803	\$3,353
Capital Reserve-Transfer In	82,500	82,500	35,894	118,394	150,000
Carry Forward Balance	53,142	60,546	-	60,546	112,505
TOTAL REVENUES	\$138,697	\$145,149	\$37,594	\$182,743	\$265,858

EXPENDITURES:

Capital Outlay

Chain Link Fence 4 Ft	\$1,540	\$-	\$-	\$-	\$-
Fitness Equipment Allowance	2,000	-	-	-	-
Patio/Pool Furniture Allowance	4,000	-	-	-	-
Heat Pump 1	6,400	-	-	-	-
Heat Pump 2	6,400	-	-	-	-
Water Coolers-Fitness	2,400	-	-	-	-
Filtration	-	10,050	-	10,050	-
Miscellaneous	800	189	60,000	60,189	52,000
TOTAL EXPENDITURES	\$23,540	\$10,239	\$60,000	\$70,239	\$52,000

EXCESS REVENUES (EXPENDITURES)	\$115,157	\$134,911	\$(22,406)	\$112,505	\$213,858
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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	(\$6,180)
Anticipated Balance	\$226,883

Budget Fiscal Year 2025

Description	Budget FY 2025
Reserves Beginning of Year	112,505
Contributions	150,000
Interest Income	3,353
Expenditures	(52,000)
Anticipated Balance	213,858

Variance Reserve Study Vs Actual	(\$13,025)
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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 2/29/24	Projected Next 7 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
REVENUES:					
Special Assessments-On Roll	\$381,936	\$380,020	\$2,713	\$382,733	\$381,936
Interest Earnings	2,000	8,143	7,057	15,200	7,500
Carry Forward Surplus ⁽¹⁾	128,947	-	128,947	128,947	151,182
TOTAL REVENUES	\$512,883	\$388,163	\$138,717	\$526,880	\$540,617
EXPENDITURES:					
Series 2016-1					
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
Series 2016-2					
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
TOTAL EXPENDITURES	\$375,699	\$72,849	\$302,849	\$375,699	\$379,259
TOTAL EXPENDITURES	\$375,699	\$72,849	\$302,849	\$375,699	\$379,259
EXCESS REVENUES (EXPENDITURES)	\$137,184	\$315,314	\$(164,132)	\$151,182	\$161,359

⁽¹⁾ 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
Total			\$3,070,000	\$799,473	\$3,869,473

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
Total			\$775,000	\$278,945	\$1,053,945

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	\$1,358.57	\$1,242.44	\$116.13	\$417.64	\$417.64	\$0.00	\$1,776.21	\$1,660.08	\$116.13
Single Family - 50'-65'	111	111	\$1,358.57	\$1,242.44	\$116.13	\$421.26	\$421.26	\$0.00	\$1,779.83	\$1,663.70	\$116.13
Single Family - 50'-65'	68	68	\$1,358.57	\$1,242.44	\$116.13	\$436.63	\$436.63	\$0.00	\$1,795.20	\$1,679.07	\$116.13
Single Family - 50'-65'	177	177	\$1,358.57	\$1,242.44	\$116.13	\$728.62	\$728.62	\$0.00	\$2,087.19	\$1,971.06	\$116.13
Single Family - 50'-65'	142	142	\$1,358.57	\$1,242.44	\$116.13	\$946.48	\$946.48	\$0.00	\$2,305.05	\$2,188.92	\$116.13
Total	680	673									

D.



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March 15, 2024

Board of Supervisors
Tison's Landing Community Development District
475 West Town Place, Suite 114
St. Augustine, FL 32092

We are pleased to confirm our understanding of the services we are to provide Tison's Landing Community Development District, Duval County, Florida ("the District") for the fiscal year ended September 30, 2024, with the option of four (4) additional one-year renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Tison's Landing Community Development District as of and for the fiscal year ended September 30, 2024, with the option of four (4) additional one-year renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

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

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

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

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

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

Audit Objectives

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

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

Examination Objective

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

Other Services

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

Management Responsibilities

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

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

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

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

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

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

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

Audit Procedures—General

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

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

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

Audit Procedures—Internal Control

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

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

Audit Procedures—Compliance

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

Engagement Administration, Fees, and Other

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

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

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

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-NF LLC - 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FL 32092 - TELEPHONE: 904-940-5850

This agreement provides for a contract period of one (1) year with the option of four (4) additional, one-year renewals upon the written consent of both parties. Our fee for these services will not exceed \$3,200 for the September 30, 2024 audit. The fees for the fiscal years 2025, 2026, 2027 and 2028 will not exceed \$3,300, \$3,400, \$3,500 and \$3,600, respectively, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

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

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

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

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

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

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

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

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

By: _____

Title: _____

Date: _____



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