

TISON'S LANDING
Community Development District

April 5, 2018

Tison's Landing

Community Development District

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

Phone: 904-940-5850 - Fax: 904-940-5899

March 28, 2018

Board of Supervisors
Tison's Landing
Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the Tison's Landing Community Development District will be held Thursday, April 5, 2018 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida 32218. Following is the advance agenda for this meeting:

Audit Committee Meeting

- I. Roll Call
- II. Review and Ranking of Audit Proposals for Fiscal Year 2018
- III. Other Business
- IV. Adjournment

Board of Supervisors Meeting

- I. Roll Call
- II. Public Comment
- III. Consideration of Resolution 2018-02, Approving the Proposed Budget for Fiscal Year 2018 and Setting a Public Hearing Date for Adoption
- IV. Approval of Minutes of the January 4, 2018 Meeting
- V. Acceptance of Minutes of the January 4, 2018 Audit Committee Meeting
- VI. Acceptance of Recommendation from the Audit Committee
- VII. Other Business
- VIII. Staff Reports
 - A. Attorney
 - B. Engineer – Consideration of Work Authorization No. 11
 - C. Manager
 - D. Operations Manager – Report
- IX. Supervisor Requests / Audience Comments
- X. Financial Statements
 - A. Balance Sheet and Statement of Revenues & Expenditures
 - B. Assessment Receipt Schedule
 - C. Check Run Summary
- XI. Next Scheduled Meeting – July 5, 2018 at 11:00 a.m. at the offices of England Thims & Miller
- XII. Adjournment

An audit committee meeting will be held just prior to the Board of Supervisors meeting at which the committee will review and rank the proposals received in response to the RFP issued for FY 2018 audit services.

The third order of business consideration of resolution 2018-02, approving the proposed budget for Fiscal Year 2018 and setting a public hearing date for adoption. Copies of the resolution and budget are enclosed for your review.

Enclosed for your review and approval under the fourth order of business is a copy of the minutes of the January 4, 2018 meeting.

Enclosed for your acceptance under the fifth order of business is a copy of the minutes of the January 4, 2018 audit committee meeting.

Enclosed under the sixth order of business is the ranking sheet for the audit proposals.

Enclosed under the tenth order of business are copies of the balance sheet and income statement, assessment receipt schedule, and check run summary.

The balance of the agenda is routine in nature. Any additional support material will be presented and discussed at the meeting. If you have any questions, please contact me.

Sincerely,

David deNagy
District Manager

AGENDA

Tison's Landing
Community Development District
Agenda

Thursday
April 5, 2018
6:00 p.m.

Yellow Bluff Amenity Center
16529 Tison's Bluff Road
Jacksonville, Florida 32218
Call In # 1-800-264-8432 Code 964485
www.tisonslandingcdd.com

Audit Committee Meeting

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Board of Supervisors Meeting

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THIRD ORDER OF BUSINESS

RESOLUTION 2018-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2018/2019; 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, 2018, proposed operating and debt service budgets for Fiscal Year 2018/2019; 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 2018/2019 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 5, 2018

Hour: 11:00 a.m.

Place: Offices of England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258

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 5th day of April 2018.

**TISON'S LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Chairman / Vice Chairman

Secretary / Assistant Secretary

*Proposed Budget
Fiscal Year 2019*

*Tison's Landing Community
Development District*

April 5, 2018



Tison's Landing
Community Development District

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Tison's Landing

Community Development District

General Fund

Description	Adopted Budget FY 2018	Actual Thru 2/28/2018	Projected Next 7 Months	Total Projected 9/30/2018	Proposed Budget FY 2019
Revenues					
Maintenance Assessments	\$489,762	\$485,428	\$4,333	\$489,762	\$515,864
Clubhouse Income	\$3,000	\$3,163	\$5,535	\$8,698	\$3,000
Interest Income	\$0	\$1,217	\$1,400	\$2,617	\$0
TOTAL REVENUES	\$492,762	\$489,809	\$11,269	\$501,077	\$518,864
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$3,200	\$1,600	\$1,800	\$3,400	\$4,000
FICA Taxes	\$245	\$122	\$138	\$260	\$306
Engineering	\$5,000	\$2,663	\$2,337	\$5,000	\$5,000
Arbitrage Calculation	\$600	\$0	\$600	\$600	\$600
Dissemination	\$1,000	\$517	\$483	\$1,000	\$1,000
Assessment Roll	\$2,500	\$2,500	\$0	\$2,500	\$2,500
Attorney	\$15,000	\$2,900	\$5,800	\$8,700	\$15,000
Annual Audit	\$3,900	\$0	\$3,900	\$3,900	\$4,100
Trustee Fees	\$3,725	\$3,717	\$8	\$3,725	\$3,725
Management Fees	\$47,250	\$19,688	\$27,563	\$47,250	\$47,250
Computer Time	\$1,000	\$417	\$583	\$1,000	\$1,000
Telephone	\$100	\$8	\$13	\$21	\$100
Postage	\$1,000	\$109	\$153	\$262	\$1,000
Printing & Binding	\$1,575	\$245	\$343	\$588	\$1,575
Insurance	\$8,692	\$8,252	\$0	\$8,252	\$8,692
Legal Advertising	\$1,500	\$76	\$530	\$606	\$1,500
Other Current Charges	\$500	\$220	\$280	\$500	\$500
Office Supplies	\$150	\$38	\$75	\$113	\$150
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
TOTAL ADMINISTRATIVE	\$97,112	\$43,246	\$44,605	\$87,851	\$98,173
<i>Field</i>					
Insurance	\$13,064	\$11,612	\$0	\$11,612	\$13,064
Field Management & Administration	\$28,300	\$11,792	\$16,508	\$28,300	\$28,300
Recreation Center Attendant	\$47,478	\$20,199	\$27,280	\$47,478	\$48,902
Recreation Center Seasonal Assistant	\$7,680	\$0	\$7,680	\$7,680	\$11,000
Pool Maintenance	\$11,400	\$4,750	\$6,650	\$11,400	\$11,400
Pool Chemicals	\$6,000	\$1,077	\$4,923	\$6,000	\$6,000
Permit Fees	\$1,475	\$345	\$1,130	\$1,475	\$1,475
Landscape Maintenance	\$60,316	\$23,700	\$23,700	\$47,400	\$59,540
Landscape Contingency	\$2,000	\$220	\$1,780	\$2,000	\$6,855
Pest Control	\$500	\$1,913	\$2,010	\$3,922	\$340
Irrigation Maintenance	\$7,000	\$477	\$1,431	\$1,908	\$5,625
Lake Maintenance	\$8,580	\$2,860	\$5,720	\$8,580	\$9,000
General Facility Maintenance	\$25,000	\$8,332	\$16,668	\$25,000	\$25,000
Utilities-Electric	\$19,000	\$6,979	\$11,665	\$18,643	\$21,000
Utilities-Water	\$31,000	\$8,516	\$11,922	\$20,439	\$22,500
Utilities-Cable	\$3,100	\$1,282	\$1,795	\$3,077	\$3,300
Utilities-Telephone	\$1,752	\$651	\$1,302	\$1,953	\$2,100

Tison's Landing

Community Development District

General Fund

Description	Adopted Budget FY 2018	Actual Thru 2/28/2018	Projected Next 7 Months	Total Projected 9/30/2018	Proposed Budget FY 2019
<i>Field-continued</i>					
Refuse Service	\$2,944	\$823	\$1,152	\$1,975	\$2,300
Repairs and Maintenance	\$25,800	\$17,735	\$24,829	\$42,564	\$36,000
Janitorial Maintenance	\$7,140	\$2,975	\$4,165	\$7,140	\$7,140
Janitorial Supplies	\$3,000	\$504	\$1,513	\$2,018	\$3,000
Special Events	\$7,500	\$3,325	\$4,175	\$7,500	\$8,500
Amenity Supplies	\$3,350	\$839	\$1,678	\$2,518	\$3,350
Capital Outlay	\$32,271	\$0	\$32,271	\$32,271	\$25,000
Capital Reserve	\$40,000	\$6,740	\$33,260	\$40,000	\$60,000
TOTAL FIELD	\$395,650	\$137,644	\$245,208	\$382,853	\$420,691
TOTAL EXPENDITURES	\$492,762	\$180,890	\$289,813	\$470,703	\$518,864
FUND BALANCE	\$0	\$308,919	(\$278,544)	\$30,374	\$0

Product	Units	FY 2018 O&M per Unit (gross)		FY 2019 O&M per Unit (gross)	
SF	177	\$778.64	\$137,819.28	\$820.13	\$145,163.64
SF	111	\$778.64	\$86,429.04	\$820.13	\$91,034.82
SF	69	\$778.64	\$53,726.16	\$820.13	\$56,589.21
50'-55'	181	\$778.64	\$140,933.84	\$820.13	\$148,444.17
60'-65'	142	\$778.64	\$110,566.88	\$820.13	\$116,458.96
Total Gross Assessment	680		\$529,475.20		\$557,690.81
		Discounts 4%	\$21,179.01	Discounts 4%	\$22,307.63
		Commissions 3.5%	\$18,531.63	Commissions 3.5%	\$19,519.18
		Net Assessment	\$489,764.56	Net Assessment	\$515,864.00

Tison's Landing
COMMUNITY DEVELOPMENT DISTRICT
Exhibit "A"
Allocation of Operating Reserve

Description	Amount
Beginning Balance - Carry Forward Surplus (As of 10/1/2017)	\$44,303
Estimated Excess Revenues over Expenditures	\$30,374
Less:	
Funding for First Quarter Operating Expenses	(\$74,677)
Reserved for Capital Projects / Renewal and Replacement ⁽¹⁾	\$0
	(\$74,677)
Total Undesignated Cash as of 09/30/2018	\$0

⁽¹⁾ Excess funds above first quarter operating capital will be transferred to the Capital Reserves.

Tison's Landing
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2019

REVENUES:

Maintenance Assessments

The District will levy a non-advalorem maintenance assessment on the developable property within the District to fund the operating budget. The assessment may either be invoices collected directly or placed on the Duval County tax roll.

EXPENDITURES:

ADMINISTRATIVE:

Supervisor Fees

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4800 in one calendar year. The amount for the fiscal year is based upon the five paid supervisors attending the estimated 4 meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

Engineering Fees

The District's engineering firm, England, Thims & Miller, Inc., will be providing general engineering services to the District, including attendance and preparation for monthly board meetings, review invoices, etc.

Arbitrage

The District is required to have an Arbitrage Rebate Calculation on the districts 2016A-1 and 2016A-2 Special Assessment Bonds.

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.

Assessment Roll Administration

Represents cost associated with annually levying and collection Non-Ad Valorem Assessments utilized to fund the operating and debt service cost of the District.

Attorney Fees

The District's legal counsel, Billing, Cochran, Lyles, Mauro & Ramsey, will be providing general legal services to the District, including attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

Trustee Fees

The District issued Series 2016A-1 and 2016A-2 Special Assessment Bonds which are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between US Bank and the District.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC.

Tison's Landing
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2019

Computer Time

The District processes all of its financial activities, including accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services, LLC. And ensures statutory website compliance.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Insurance

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance (FIA)). They specialize in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc in the Florida Times Union.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Tison's Landing
Community Development District
 GENERAL FUND BUDGET
 Fiscal Year 2019

FIELD:

Insurance

The District's Property Insurance policy (Amenity Center) is with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Field Management & Administration

The District has contracted with Governmental Management Services for on-site field management of contracts for District services such as landscaping, amenity & pool facilities, lake maintenance and security.

Recreation Center Attendant

The District will be providing a Recreational Director who will coordinate special events and miscellaneous programs for the District.

Recreation Center Seasonal Assistant

The District will be providing a seasonal (swim season) Assistant to work with the Recreation Center Attendant.

Pool Maintenance

The District currently has a contract with Crystal Clean Pools to maintain the pool at the Amenity Center. The budgeted amount is based upon the following:

<u>Description</u>	<u>Monthly</u>	or	<u>Annually</u>
Crystal Clean Pool Service	\$950		\$11,400

Pool Chemicals

The District has contract with Crystal Clean Pool Service for the placement of chemicals in the Amenity Center Swimming Pool. The amount budgeted is based on usage and should not exceed \$6,000.

Permit Fees

Represents Permit Fees paid to the Department of Health for the swimming pools.

Landscape Maintenance

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

<u>Description</u>	<u>Monthly</u>	<u>Annually</u>
Lawnboy Lawn Services, Inc.	\$3950	\$47,400
Nader's Pest Raiders	\$1,011.45	\$12,137
Total		\$59,537

Landscape Contingency

Any unanticipated landscape improvement expenses to the District.

Pest Control

Any unanticipated pest control expense to the District.

<u>Description</u>	<u>Annually</u>
Nader's Pest Raiders	\$340

Tison's Landing
Community Development District
 GENERAL FUND BUDGET
 Fiscal Year 2019

Irrigation Maintenance

Cost of routine repairs and maintenance of the District's irrigation system.

Lake Maintenance

The District currently has a contract to maintain the lakes within the District. The budgeted amount is based upon the following:

<u>Description</u>	<u>Monthly</u>	<u>Annually</u>
Clear Waters Inc.	\$750	\$9,000

General Facility Maintenance

Cost of routine repairs and maintenance of the District's Amenity Center, Recreational Facilities, Parks, and other common areas.

Utilities

The District has several utility accounts for telephone, water, electric and wastewater. The budgeted amount is based upon the following accounts:

<u>Description</u>	<u>Monthly</u>	<u>Annually</u>
JEA (Electric)	\$1,1750	\$21,000
JEA (Water)	\$1,875	\$22,500
Comcast	\$275	\$3,300
AT&T	\$175	\$2,100
Total		\$48,900

Refuse

This item includes the cost of garbage disposal for the District.

Repairs and Maintenance

Unscheduled repairs and maintenance to the District's Facilities throughout the community.

Janitorial Maintenance

Weekly cleaning of the clubhouse, restrooms, and pool area.

Janitorial Supplies

Cost of janitorial supplies.

Special Events

Monthly events and organized functions provided for all residents.

Amenity Supplies

Miscellaneous supplies needed for the Clubhouse.

Capital Outlay

Represents any minor capital expenditures the District may need to make during the Fiscal Year.

Capital Reserve

Funds set aside for future replacements of capital related items.

Tison's Landing
Community Development District

Capital Reserve Fund

<i>Description</i>	<i>Adopted Budget FY 2018</i>	<i>Actual Thru 2/28/2018</i>	<i>Projected Next 7 Months</i>	<i>Total Projected 9/30/2018</i>	<i>Proposed Budget FY 2019</i>
Revenues					
<i>Interest Income</i>	\$0	\$188	\$263	\$450	\$0
<i>Capital Reserve-Transfer In</i>	\$72,271	\$0	\$72,271	\$72,271	\$85,000
<i>Carry Forward Surplus</i>	\$84,275	\$76,421	\$0	\$76,421	\$149,142
TOTAL REVENUES	\$156,546	\$76,609	\$72,534	\$149,142	\$234,142
Expenditures					
<i>Repairs and Replacements-Kiddie Pool Resurfacing</i>	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0	\$0
EXCESS REVENUES	\$156,546	\$76,609	\$72,534	\$149,142	\$234,142

Tison's Landing

Community Development District

Debt Service Fund

Description	Adopted Budget FY 2018	Actual Thru 2/28/2018	Projected Next 7 Months	Total Projected 9/30/2018	Proposed Budget FY 2019
Revenues					
Special Assessments - On Roll	\$384,344	\$380,273	\$4,349	\$384,622	384,344
Interest Income	\$500	\$1,077	\$750	\$1,827	750
Carry Forward Surplus ⁽¹⁾	\$107,875	\$107,894	\$0	\$107,894	97,735
TOTAL REVENUES	\$492,719	\$489,244	\$5,099	\$494,344	482,829
Expenditures					
<i>Series 2016-1</i>					
Interest - 11/01	\$65,043	\$65,043	\$0	\$65,043	63,163
Special Call - 11/01	\$0	\$10,000	\$0	\$10,000	0
Interest - 05/01	\$65,043	\$0	\$64,863	\$64,863	63,163
Principal - 05/01	\$170,000	\$0	\$170,000	\$170,000	170,000
<i>Series 2016-2</i>					
Interest - 11/01	\$25,498	\$25,498	\$0	\$25,498	24,675
Interest - 05/01	\$25,498	\$0	\$25,498	\$25,498	24,675
Principal - 05/01	\$35,000	\$0	\$35,000	\$35,000	35,000
TOTAL EXPENDITURES	\$386,081	\$100,541	\$295,361	\$395,901	380,676
Other Sources and Uses					
Interfund Transfer	\$0	(\$707)	\$0	(\$707)	0
TOTAL OTHER SOURCES AND USES	\$0	(\$707)	\$0	(\$707)	0
EXCESS REVENUES	\$106,638	\$387,996	(\$290,261)	\$97,735	102,153

⁽¹⁾ Carry forward surplus is net of reserve fund.

Interest 11/1/2019 2016-1	61,643
Interest 11/1/2019 2016-2	23,853
	<u>85,496</u>

Lot Size	# of Units	Per Unit	Assessment
SF-Phase 1			
50'SF	47	\$ 779	36,596
55' SF	47	\$ 779	36,596
60' SF	88	\$ 779	68,520
65' SF	109	\$ 779	84,872
SF-Phase 2			
50'SF	139	\$ 779	108,231
55' SF	104	\$ 779	80,979
60' SF	50	\$ 779	38,932
65' SF	96	\$ 779	74,749
Total Assessment	680		529,475
		Less: Disc. & Coll. (7.5%)	-145,131
Total Net Assessment (Maximum Annual Debt)			384,344

Tison's Landing

Community Development District

Series 2016-1 Senior Special Assessment Revenue Refunding and Improvement Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
05/01/18	\$ 4,345,000.00	2.000%	\$ 170,000.00	\$ 64,863.13	\$ -
11/01/18	\$ 4,175,000.00	2.000%	\$ -	\$ 63,163.13	\$ 298,026.26
05/01/19	\$ 4,175,000.00	2.000%	\$ 170,000.00	\$ 63,163.13	\$ -
11/01/19	\$ 4,005,000.00	2.000%	\$ -	\$ 61,463.13	\$ 294,626.26
05/01/20	\$ 4,005,000.00	2.000%	\$ 175,000.00	\$ 61,463.13	\$ -
11/01/20	\$ 3,830,000.00	2.000%	\$ -	\$ 59,713.13	\$ 296,176.26
05/01/21	\$ 3,830,000.00	2.000%	\$ 180,000.00	\$ 59,713.13	\$ -
11/01/21	\$ 3,650,000.00	2.000%	\$ -	\$ 57,913.13	\$ 297,626.26
05/01/22	\$ 3,650,000.00	2.000%	\$ 185,000.00	\$ 57,913.13	\$ -
11/01/22	\$ 3,465,000.00	2.000%	\$ -	\$ 56,063.13	\$ 298,976.26
05/01/23	\$ 3,465,000.00	2.200%	\$ 185,000.00	\$ 56,063.13	\$ -
11/01/23	\$ 3,280,000.00	2.200%	\$ -	\$ 54,028.13	\$ 295,091.26
05/01/24	\$ 3,280,000.00	2.400%	\$ 190,000.00	\$ 54,028.13	\$ -
11/01/24	\$ 3,090,000.00	2.400%	\$ -	\$ 51,748.13	\$ 295,776.26
05/01/25	\$ 3,090,000.00	2.600%	\$ 195,000.00	\$ 51,748.13	\$ -
11/01/25	\$ 2,895,000.00	2.600%	\$ -	\$ 49,213.13	\$ 295,961.26
05/01/26	\$ 2,895,000.00	2.875%	\$ 200,000.00	\$ 49,213.13	\$ -
11/01/26	\$ 2,695,000.00	2.875%	\$ -	\$ 46,338.13	\$ 295,551.26
05/01/27	\$ 2,695,000.00	3.000%	\$ 205,000.00	\$ 46,338.13	\$ -
11/01/27	\$ 2,490,000.00	3.000%	\$ -	\$ 43,263.13	\$ 294,601.26
05/01/28	\$ 2,490,000.00	3.125%	\$ 215,000.00	\$ 43,263.13	\$ -
11/01/28	\$ 2,275,000.00	3.125%	\$ -	\$ 39,903.75	\$ 298,166.88
05/01/29	\$ 2,275,000.00	3.375%	\$ 220,000.00	\$ 39,903.75	\$ -
11/01/29	\$ 2,055,000.00	3.375%	\$ -	\$ 36,191.25	\$ 296,095.00
05/01/30	\$ 2,055,000.00	3.375%	\$ 230,000.00	\$ 36,191.25	\$ -
11/01/30	\$ 1,825,000.00	3.375%	\$ -	\$ 32,310.00	\$ 298,501.25
05/01/31	\$ 1,825,000.00	3.375%	\$ 235,000.00	\$ 32,310.00	\$ -
11/01/31	\$ 1,590,000.00	3.375%	\$ -	\$ 28,344.38	\$ 295,654.38
05/01/32	\$ 1,590,000.00	3.375%	\$ 245,000.00	\$ 28,344.38	\$ -
11/01/32	\$ 1,345,000.00	3.375%	\$ -	\$ 24,210.00	\$ 297,554.38
05/01/33	\$ 1,345,000.00	3.600%	\$ 250,000.00	\$ 24,210.00	\$ -
11/01/33	\$ 1,095,000.00	3.600%	\$ -	\$ 19,710.00	\$ 293,920.00
05/01/34	\$ 1,095,000.00	3.600%	\$ 260,000.00	\$ 19,710.00	\$ -
11/01/34	\$ 835,000.00	3.600%	\$ -	\$ 15,030.00	\$ 294,740.00
05/01/35	\$ 835,000.00	3.600%	\$ 270,000.00	\$ 15,030.00	\$ -
11/01/35	\$ 565,000.00	3.600%	\$ -	\$ 10,170.00	\$ 295,200.00
05/01/36	\$ 565,000.00	3.600%	\$ 275,000.00	\$ 10,170.00	\$ -
11/01/36	\$ 290,000.00	3.600%	\$ -	\$ 5,220.00	\$ 290,390.00
05/01/37	\$ 290,000.00	3.600%	\$ 290,000.00	\$ 5,220.00	\$ 295,220.00
			\$ 4,345,000.00	\$ 1,572,854.49	\$ 5,917,854.49

Tison's Landing

Community Development District

Series 2016-2 Senior Special Assessment Revenue Refunding and Improvement Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
05/01/18	\$ 1,085,000.00	4.700%	\$ 35,000.00	\$ 25,497.50	\$ -
11/01/18	\$ 1,050,000.00	4.700%	-	\$ 24,675.00	\$ 85,172.50
05/01/19	\$ 1,050,000.00	4.700%	\$ 35,000.00	\$ 24,675.00	\$ -
11/01/19	\$ 1,015,000.00	4.700%	-	\$ 23,852.50	\$ 83,527.50
05/01/20	\$ 1,015,000.00	4.700%	\$ 35,000.00	\$ 23,852.50	\$ -
11/01/20	\$ 980,000.00	4.700%	-	\$ 23,030.00	\$ 81,882.50
05/01/21	\$ 980,000.00	4.700%	\$ 40,000.00	\$ 23,030.00	\$ -
11/01/21	\$ 940,000.00	4.700%	-	\$ 22,090.00	\$ 85,120.00
05/01/22	\$ 940,000.00	4.700%	\$ 40,000.00	\$ 22,090.00	\$ -
11/01/22	\$ 900,000.00	4.700%	-	\$ 21,150.00	\$ 83,240.00
05/01/23	\$ 900,000.00	4.700%	\$ 40,000.00	\$ 21,150.00	\$ -
11/01/23	\$ 860,000.00	4.700%	-	\$ 20,210.00	\$ 81,360.00
05/01/24	\$ 860,000.00	4.700%	\$ 45,000.00	\$ 20,210.00	\$ -
11/01/24	\$ 815,000.00	4.700%	-	\$ 19,152.50	\$ 84,362.50
05/01/25	\$ 815,000.00	4.700%	\$ 45,000.00	\$ 19,152.50	\$ -
11/01/25	\$ 770,000.00	4.700%	-	\$ 18,095.00	\$ 82,247.50
05/01/26	\$ 770,000.00	4.700%	\$ 50,000.00	\$ 18,095.00	\$ -
11/01/26	\$ 720,000.00	4.700%	-	\$ 16,920.00	\$ 85,015.00
05/01/27	\$ 720,000.00	4.700%	\$ 50,000.00	\$ 16,920.00	\$ -
11/01/27	\$ 670,000.00	4.700%	-	\$ 15,745.00	\$ 82,665.00
05/01/28	\$ 670,000.00	4.700%	\$ 55,000.00	\$ 15,745.00	\$ -
11/01/28	\$ 615,000.00	4.700%	-	\$ 14,452.50	\$ 85,197.50
05/01/29	\$ 615,000.00	4.700%	\$ 55,000.00	\$ 14,452.50	\$ -
11/01/29	\$ 560,000.00	4.700%	-	\$ 13,160.00	\$ 82,612.50
05/01/30	\$ 560,000.00	4.700%	\$ 60,000.00	\$ 13,160.00	\$ -
11/01/30	\$ 500,000.00	4.700%	-	\$ 11,750.00	\$ 84,910.00
05/01/31	\$ 500,000.00	4.700%	\$ 60,000.00	\$ 11,750.00	\$ -
11/01/31	\$ 440,000.00	4.700%	-	\$ 10,340.00	\$ 82,090.00
05/01/32	\$ 440,000.00	4.700%	\$ 65,000.00	\$ 10,340.00	\$ -
11/01/32	\$ 375,000.00	4.700%	-	\$ 8,812.50	\$ 84,152.50
05/01/33	\$ 375,000.00	4.700%	\$ 70,000.00	\$ 8,812.50	\$ -
11/01/33	\$ 305,000.00	4.700%	-	\$ 7,167.50	\$ 85,980.00
05/01/34	\$ 305,000.00	4.700%	\$ 70,000.00	\$ 7,167.50	\$ -
11/01/34	\$ 235,000.00	4.700%	-	\$ 5,522.50	\$ 82,690.00
05/01/35	\$ 235,000.00	4.700%	\$ 75,000.00	\$ 5,522.50	\$ -
11/01/35	\$ 160,000.00	4.700%	-	\$ 3,760.00	\$ 84,282.50
05/01/36	\$ 160,000.00	4.700%	\$ 80,000.00	\$ 3,760.00	\$ -
11/01/36	\$ 80,000.00	4.700%	-	\$ 1,880.00	\$ 85,640.00
05/01/37	\$ 80,000.00	4.700%	\$ 80,000.00	\$ 1,880.00	\$ 81,880.00
			\$ 1,085,000.00	\$ 614,525.00	\$ 1,699,525.00

FOURTH ORDER OF BUSINESS

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, January 4, 2018 at 11:00 a.m. at Yellow Bluff Amenity Center, 16529 Tison's Bluff Road, Jacksonville, FL.

Present and constituting a quorum were:

Doug Maier	Chairman
Brian Richardson	Supervisor
Brandon Kirsch	Supervisor

Also present were:

Daniel Laughlin	GMS
Gerald Knight	District Counsel
Preston Doub	District Engineer
Scott Lockwood	ETM
Brian Stephens	Riverside Management
Rich Whetsel	Riverside Management
Christopher Hall	Riverside Management
Dave deNagy	GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order at 11:00 a.m.

SECOND ORDER OF BUSINESS

Public Comments

There were no audience members in attendance.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation from Fitch King

Mr. Laughlin stated he had mentioned at the last meeting he would be resigning. His email is located behind Tab III-A of the agenda package. I need a motion to accept his resignation.

On MOTION by Mr. Maier seconded by Mr. Richardson with all in favor to accept the resignation of Fitch King was approved.

B. Consideration of Filling Seat No 2 – Monica Wilson

Mr. Laughlin stated we received one application. She was going to be here, but she emailed me today stating she had another meeting at City Hall she had to attend. Her application is located in the agenda package behind Tab III-B.

Mr. deNagy stated the resume in the agenda package is from Monica Wilson-Taylor and is a resident of Tison's Landing.

Mr. Richardson asks will she be able to make the next meeting?

Mr. Laughlin responded yes, and I told her if we can appoint her now, then I can swear her in before the meeting starts next time so she can actually participate in the next meeting. I talked with her a little bit at the last meeting. She works in government, so she knows how meetings run. She was happy with how everything went. This is for Seat 2, and it expires in 2018.

Mr. Maier stated so she will have to quality to fun for this seat. In June she will run in November, and if she has no competition, she will be automatically elected.

Mr. deNagy stated the seats that expire this year are Seat 4, which is Doug Maier; Seat 2, which we just spoke about, Fitch King; and Seat 5, which is Brandon Kirsch. You need to get to the Supervisor of Elections offices to put your name in the hat if you are interested in running in this year's general election

Mr. Kirsch asked what is the expiration month?

Mr. deNagy responded November, the date of the general election.

On MOTION by Mr. Maier seconded by Mr. Richardson with all in favor to appoint Monica Wilson-Taylor to Seat 2 was approved.

C. Oath of Office for Newly Appointed Supervisor

This will be conducted at the next meeting.

D. Consideration of Resolution 2018-01, Election of Officers

Mr. Laughlin stated this is to set the slate of officers on who is Chairman, Vice-Chairman, Secretary & Treasurer. Currently Doug Maier is the Chairman. The Vice-Chair slot is open, which was Fitch King. We have Dan Plourde as Assistant Secretary, Brian Richardson as Assistant Secretary, Brandon Kirsch as Assistant Secretary, GMS employees

Dave deNagy as Secretary/Treasurer, James Oliver as Assistant Treasurer, James Perry as Assistant Treasurer/Secretary, and Patti Powers as an Assistant Treasurer.

Mr. deNagy stated we need to decide who will be the new Vice-Chair, or the board can change the slate of officers and have a new Chair and Vice-Chair.

Mr. Maier stated I am glad to continue as the Chair. I'll stay until November so that when the re-election happens, I will step aside at that time. If you want me to be chair, I am fine with that.

Mr. Kirsch stated I will serve as Vice-Chair.

On MOTION by Mr. Richardson seconded by Mr. Maier with all in favor to have Brandon Kirsch serve as Vice-Chair was approved.

Mr. deNagy stated now we look for a motion to have Doug Maier serve as Chair; Brandon Kirsch serve as Vice-Chair; Dan Plourde, Brian Richardson, and Monica Wilson-Taylor serve as Assistant Secretary; and have the GMS employees continue to serve in their respective slots as Daniel noted earlier.

On MOTION by Mr. Maier seconded by Mr. Kirsch with all in favor Resolution 2018-01, Election of Officers, was approved. Doug Maier is Chairman, Brandon Kirsch is Vice-Chair, Dan Plourde is Assistant Secretary, Brian Richardson is Assistant Secretary, Monica Wilson-Taylor is Assistant Secretary, Dave deNagy is Secretary/Treasurer, James Oliver is Assistant Treasurer, James Perry is Assistant Treasurer/Secretary, and Patti Powers is Assistant Treasurer.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the October 5, 2017 Meeting

Mr. Laughlin stated a copy of the minutes is in your agenda package.

On MOTION by Mr. Richardson seconded by Mr. Kirsch with all in favor the Minutes of the October 5, 2017 meeting were approved.

FIFTH ORDER OF BUSINESS

Acceptance of Recommendation from Audit Committee and Authorization to Issue an RFP

Mr. Laughlin stated we are looking for a motion to basically accept what we did earlier about the criteria when we chose to use that as the criteria.

On MOTION by Mr. Kirsch seconded by Mr. Richardson with all in favor the recommendation from the Audit Committee and Authorization to issue an RFP for auditing services was approved.

SIXTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Knight stated I have nothing to report.

B. Engineer

Mr. Doub stated I am retiring the end of February, and Scott Lockwood is going to be taking over for me on Tison's Landing. Scott has seven years of experience with this project in engineering and construction and stuff like that. I know he did some of the annual reports for the last couple of years. We working through the permit for the radar signs' solar light, and I expect to get that next week. We had to move the light back behind the sidewalk because you don't have enough clear zone area behind the curb to put between the sidewalk and curb. We are moving forward with that and will probably have it next week.

The board concurred with the placement of the lamp as recommended by the Engineer.

C. Manager

Mr. Laughlin stated he had not report.

D. Operations Manager

Mr. Stephens' report is located in the agenda package behind Tab VII-D. Both the women's and men's restrooms have been repainted, and we converted all the lighting in the men's room and women's room to LED. We have installed both of the message boards at

Yellow Bluff and Main Street entrances. A new pressure tank was installed for the irrigation pump at the Amenity Center. That seems to be working quite well. We also purchased a new Christmas Tree as well as a bunch of replacement lights. We are trying to replace some of the old inoperable lighting that we had for the holidays.

The field resodding project will be underway by our next meeting.

EIGHTH ORDER OF BUSINESS Supervisor Request / Audience Comments

Mr. Richardson stated we had talked briefly about pruning trees, and I was wondering when that was going to happen,

Mr. Whetsel said it should have started last week, but they asked if they could push it back to not this week but the following week.

Mr. Richardson stated on the signage for free announcements, the posts on the Main Street entrance seemed not shaped correctly.

Mr. Whetsel stated it came that way. We are going to be lowering that message board in particular because it is just too tall. I think when we take it down, it will get rid of a lot of that bow.

Mr. Richardson stated at the other entrance, the sign is angled away from the street instead of being angled toward to the street. It makes it harder to read.

Mr. Whetsel responded we can certainly look at it.

Mr. Kirsch stated last meeting we spoke about looking for proposals on entry cameras.

Mr. Whetsel stated we are scheduled to meet Kentronics next week. They wanted to wait until the first of the year because there is supposedly new technology being released the first of the year. Kentronics is the company we use to do the security system that we just did at the Amenity Center. When we gathered proposals before, they were the cheapest, and we have had zero issues. They have been great to work with.

Audience Comments

There were no audience members in attendance

NINTH ORDER OF BUSINESS Financial Statements

A. Balance Sheet and Statement of Revenue & Expenditures

Mr. Laughlin stated these are as of November 30, 2017.

B. Assessments Receipt

This item is located in the agenda package.

C. Check Run Summary

Mr. Laughlin stated the total of the check run summary is \$879,153.69.

On MOTION by Mr. Richardson seconded by Mr. Maier with all in favor the Check Run Summary in the amount of \$879,153.69 was approved.

Mr. Richardson asked are there any meetings where we go through and audit the services and any contracts that we have that are coming up or are currently in place?

Mr. deNagy stated for landscape, we have an annual or a three-year contract with them. Typically, whatever the term is, we bring it to the board when the time comes unless there is an issue with a contractor, any of the contractors, and then the board can take action on that. I don't think we have any contracts that are big enough to warrant a full RFP process although we do like to get typically three bids on any service work we have done.

Mr. Richardson stated it would be good to have a schedule of the contracts we have in place and when their expiration dates are.

Mr. deNagy stated that is a good idea. Mr. Laughlin will make a schedule of contracts to include with agenda package as part of the Manager's report.

TENTH ORDER OF BUSINESS

Next Scheduled Meeting

Mr. Laughlin stated the next scheduled meeting is April 5, 2018 at 6:00 p.m. at Yellow Bluff Amenity Center. It will be our budget approval meeting.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Richardson seconded by Mr. Kirsch with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

MINUTES OF MEETING
TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT

The Audit Committee meeting of the Board of Supervisors of the Tison's Landing Community Development District was held Thursday, January 4, 2018 at 11:00 a.m. at England-Thims & Miller, Inc. 14775 Old St. Augustine Road, Jacksonville, Florida 32258.

Present and constituting a quorum were:

Doug Maier	Chairman
Brian Richardson	Supervisor
Brandon Kirsch	Supervisor

Also present were:

Daniel Laughlin	GMS
Gerry Knight	District Counsel
Dave deNagy	GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order at 11:00 a.m.

SECOND ORDER OF BUSINESS

Consideration of Auditor Evaluation Criteria

Mr. Laughlin stated we currently have McDirmitt Davis as our auditor, which ended FY17. We need to select a new auditor for FY18. Behind Tab 5 in the agenda package is the Auditor Selection Criteria. We are asking the board to take a look at the evaluation criteria. We will put out requests for proposals, and this will be the Audit Committee's criteria for evaluating. This is used for evaluating proposals for audits. The five criteria are ability of personnel, 20 points; proposer's experience, 20 points; understanding scope of work, 20 points; ability to furnish the required service, 20 points; and price, 20 points. Unless there are questions, we look for a motion to accept the evaluation criteria and ask staff to go ahead and issue an RFP.

On MOTION by Mr. Richardson seconded by Mr. Kirsch with all in favor to accept the auditor evaluation criteria was approved.
--

THIRD ORDER OF BUSINESS

Other Business

There was no other business.

FOURTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Maier seconded by Mr. Kirsch with all in favor the meeting was adjourned.

SIXTH ORDER OF BUSINESS

Tison's Landing Community Development District
Auditor Selection Evaluation Criteria

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

EIGHTH ORDER OF BUSINESS

B.

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
 WORK AUTHORIZATION NO. 11
 2018 GENERAL CONSULTING SERVICES
 (GENERAL FUND)**

Scope of Work

England, Thims & Miller, Inc. shall provide general consulting services for the Tison's Landing Community Development District as directed by the Board of Supervisors or their designee. General consulting services shall include, but not be limited to:

- Attendance at Meetings
- Preparation of Engineering Reports and Studies
- Preparation of Cost Estimates and Budgets
- Technical Support for Community Development District Staff
- Development and Analysis of District Projects
- Operation and Maintenance Reports
- Preparation of Documents for District Meetings

The outlined services shall be performed on a time and materials basis at the currently approved rates and expense schedule. The estimated fee shall not be exceeded without further authorization. This estimated fee is not a guaranteed maximum cost.

Part 1 2018 GENERAL CONSULTING SERVICES

Estimated Fee Hourly
 ETM Project Number 02-005-17..... (Budget Estimate - \$7,500.00)

Basis of Estimated Fee

Hourly Fee Schedule

Principal – CEO/CSO/President.....	\$259.00/Hr.
Principal – Vice President	\$244.00/Hr.
Chief Engineer.....	\$244.00/Hr.
Senior Engineer.....	\$194.00/Hr.
Engineer	\$151.00/Hr.
Project Manager	\$178.00/Hr.
Assistant Project Manager	\$146.00/Hr.
Chief Planner	\$244.00/Hr.
Senior Planner	\$178.00/Hr.
Planner.....	\$146.00/Hr.
CEI Senior Engineer	\$211.00/Hr.
Senior Inspector	\$146.00/Hr.
Inspector	\$118.00/Hr.
Senior Landscape Architect	\$163.00/Hr.
Landscape Architect.....	\$146.00/Hr.
Senior Graphics Technician.....	\$146.00/Hr.
GIS Programmer	\$156.00/Hr.
GIS Analyst	\$130.00/Hr.
Senior Engineering Designer / Senior LA Designer	\$146.00/Hr.
Engineering/Landscape Designer	\$125.00/Hr.
CADD/GIS Technician	\$118.00/Hr.
Administrative Support	\$81.00/Hr.

Expenses shall be invoiced in accordance with the previously approved General Consulting Services Contract and District Policy. Sub-consultant fees shall be invoiced at cost plus 15%.

Approval

Submitted by: _____ Date: _____
England-Thims & Miller, Inc.

Approved by: _____ Date: _____
Tison's Landing Community Development District

D.

Tison's Landing Community Development District
9655 Florida Mining Blvd., Bldg. 300, Suite 305, Jacksonville, FL 32257

Memorandum

Date: April 5, 2018

To: Rich Whetsel via email
Operations Director

From: Brian Stephens / Chris Hall Mandy Ferguson
Operations Managers Facility Manager

Re: Tison's Landing CDD
Monthly Managers Report

The following is a summary of items/activities related to the facility and field operations for Tison's Landing Community Development District.

Access Cards:

- Twenty-four (24) access cards have been issued to new residents.
- Two (2) replacement cards have been issued.

Special Events:

- Tison's Landing hosted Food Truck Friday Nights in January, February and March.
- Food Truck Yard Signs were ordered from Giglio Signs and will be placed at both entrances on Food Truck Nights.
- Zumba continues to be held in the social room on Monday's from 6:30 p.m. to 7:30 p.m.
- A Dinner and a Movie Event was held on Friday, March 23rd from 5:00 p.m. to 10:00 p.m. What's Smokin Food Truck attended and a blow-up movie screen and projector were set up on the outside patio for residents to watch the movie E.T. Snacks and refreshments were also served.
- Every other Friday night, we are welcoming two food trucks to our Food Truck Friday's from 5:00 p.m. to 8:00 p.m.
- An Easter Event will be held on Saturday, March 31st from 10:30 a.m. to 3:00 p.m. The Easter Egg Hunt will begin at 10:30 a.m. with three different age groups. The event will also have a mechanical bull, ferris wheel, foam pit, slide, speed pitch, football toss, bungee run, a petting zoo, face painters, Dunkin Donuts and Hazelnut Grill Food Truck. A free luncheon was

provided to volunteers who have signed up to help at the Easter event on Thursday, March 22nd at 12:00 p.m. There are 14 volunteers for the event.

- The social room was reorganized, and the furniture was restaged to provide a more appealing atmosphere.
- Marquee Boards are being updated as needed.
- An email blast company called Constant Contact was engaged for a year service. All resident email addresses have been entered into the system to provide an even better way of notifying residents of community information and events.
- The office hours at Yellow Bluff Amenity Center have been posted on the doors of the social room. The office hours are 9:00 a.m. to 8:00 p.m. on Monday's and 9:00 a.m. to 5:00 p.m. on Tuesday through Friday. Staff is also being present on the weekends on an as needed basis and will continue to modify the schedule as summer approaches.
- Staff is researching the option of combining internet, phone and cable services to provide a savings to the District.

RMS Maintenance - Amenity Center/ Common Areas/ Pool Area:

- All the light bulbs in the fitness center were changed to match existing lights.
- Replaced a defective fluorescent light connector.
- Lowered the front marquis board 12 inches.
- Adjusted the rear marquis board more toward the road for a better view.
- Three (3) 250-watt bulbs were replaced in the parking lot.
- The sidewalk by the front bus stop has been ground down to eliminate trip hazard.
- New dog waste bag dispenser has been installed.
- Hinges on the park gate have been replaced and adjusted to close properly.
- The wooden post for the "Children at Play" signs have been painted.
- The contactor for the tennis lights have been repaired.
- Paint on the playground fence has been touched up.
- Hinge on the kid's pool fence has been replaced and adjusted to close properly.
- The green trash can lids have been painted.
- Replaced all the kitchen cabinet hardware in the social room.
- Chains for the pool showers have been replaced.
- Three (3) ball valves were replaced on the family pool filtration system.
- Azaleas were planted into the empty flower pots on the pool deck.
- The speed radar sign has been installed.
- New umbrellas and stands have been installed on the pool deck.
- Nadar's Pest Radars treated the amenity center for insects/cockroaches.
- Trashcan liners are being replaced weekly.
- The Pocket Parks are being cleaned and inspected weekly.

Lakes:

- Clear Waters continues to treat lakes monthly.
- RMS is inspecting and cleaning the lakes and outfall structures monthly.

Landscaping and Irrigation:

- East Coast Wells installed a new irrigation pump at the amenity center.
- Lawn Boy has installed annuals at the entrances.
- Lawn Boy has cut back all the ornamental grasses.
- An irrigation break has been repaired by the basketball courts.
- Nader's continues to monitor the turf and ornamentals and is treating as needed.
- Lawn Boy has done a good job keeping the property cut, trimmed and weeded.
- RMS and Lawnboy continue to perform monthly irrigation inspections.
- Riverside Management continues to perform bi-weekly landscape inspections with Lawn Boy.

Fitness Center:

- Fitness Pro repaired the treadmill under warranty.
- Fitness Pro continues to perform quarterly preventative maintenance on fitness equipment.

Should you have any questions or comments regarding the above information, please feel free to contact Brain Stephens (904) 627-9271 or Rich Whetsel at (904) 759-8923.

TENTH ORDER OF BUSINESS

A.

*Tison's Landing
Community Development District*

*Unaudited Financial Statements
as of
February 28, 2018*

*Board of Supervisors Meeting
April 5, 2018*

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
February 28, 2018

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS:				
Cash	\$32,056	---	---	\$32,056
Due From Other Funds	---	\$5,360	\$50,000	\$55,360
Investments:				
SBA-Surplus Funds	\$401,217	---	\$26,421	\$427,638
Series 2016-1				
Reserve	---	\$149,668	---	\$149,668
Revenue	---	\$375,317	---	\$375,317
Prepayment	---	\$10	---	\$10
Construction	---	---	\$56,114	\$56,114
Series 2016-2				
Reserve	---	\$43,761	---	\$43,761
Prepayment	\$345	\$7,310	---	\$7,655
Deposits	\$4,202	---	---	\$4,202
TOTAL ASSETS	\$437,821	\$581,425	\$132,535	\$1,151,781
LIABILITIES:				
Accounts Payable	\$9,109	---	---	\$9,109
Due to other Funds	\$55,360	---	---	\$55,360
TOTAL LIABILITIES	\$64,469	\$0	\$0	\$64,469
FUND BALANCES:				
Nonspendable:				
Prepaid items and deposits	\$4,202	---	---	\$4,202
Restricted for:				
Debt service	---	\$581,425	---	\$581,425
Capital Projects	---	---	\$132,535	\$132,535
Unassigned	\$369,149	---	---	\$369,149
TOTAL FUND BALANCES	\$373,352	\$581,425	\$132,535	\$1,087,312
TOTAL LIABILITIES & FUND BALANCES	\$437,821	\$581,425	\$132,535	\$1,151,781

TISON'S LANDING

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 02/28/2018	ACTUAL THRU 02/28/2018	VARIANCE
REVENUES:				
Maintenance Assessments - On Roll	\$489,762	\$485,428	\$485,428	\$0
Clubhouse Income	\$3,000	\$1,250	\$3,163	\$1,913
Interest Income	\$0	\$0	\$1,217	\$1,217
TOTAL REVENUES	\$492,762	\$486,678	\$489,809	\$3,130
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	\$3,200	\$1,333	\$1,600	(\$267)
FICA Taxes	\$245	\$102	\$122	(\$20)
Engineering	\$5,000	\$2,083	\$2,663	(\$580)
Arbitrage Calculation	\$600	\$250	\$0	\$250
Dissemination	\$1,000	\$417	\$517	(\$100)
Assessment Roll	\$2,500	\$2,500	\$2,500	\$0
Attorney	\$15,000	\$5,000	\$2,900	\$2,100
Annual Audit	\$3,900	\$1,625	\$0	\$1,625
Trustee Fees	\$3,725	\$3,725	\$3,717	\$8
Management Fees	\$47,250	\$19,688	\$19,688	\$0
Computer Time	\$1,000	\$417	\$417	\$0
Telephone	\$100	\$42	\$8	\$34
Postage	\$1,000	\$417	\$109	\$308
Printing & Binding	\$1,575	\$656	\$245	\$411
Insurance	\$8,692	\$8,692	\$8,252	\$440
Legal Advertising	\$1,500	\$625	\$76	\$550
Other Current Charges	\$500	\$208	\$220	(\$12)
Office Supplies	\$150	\$63	\$38	\$25
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$97,112	\$48,017	\$43,246	\$4,771

TISON'S LANDING

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 02/28/2018	ACTUAL THRU 02/28/2018	VARIANCE
<i>Field:</i>				
Insurance	\$13,064	\$13,064	\$11,612	\$1,452
Field Management & Administration	\$28,300	\$11,792	\$11,792	\$0
Recreation Center Attendant	\$47,478	\$19,783	\$20,199	(\$416)
Recreation Center Seasonal Assistant	\$7,680	\$3,200	\$0	\$3,200
Pool Maintenance	\$11,400	\$4,750	\$4,750	\$0
Pool Chemicals	\$6,000	\$2,500	\$1,077	\$1,423
Permit Fees	\$1,475	\$615	\$345	\$269
Landscape Maintenance	\$60,316	\$25,132	\$23,700	\$1,432
Landscape Contingency	\$2,000	\$833	\$220	\$613
Pest Control	\$500	\$208	\$1,913	(\$1,704)
Irrigation Maintenance	\$7,000	\$2,917	\$477	\$2,440
Lake Maintenance	\$8,580	\$3,575	\$2,860	\$715
General Facility Maintenance	\$25,000	\$10,417	\$8,332	\$2,085
Utilities-Electric	\$19,000	\$7,917	\$6,979	\$938
Utilities-Water	\$31,000	\$12,917	\$8,516	\$4,400
Utilities-Cable	\$3,100	\$1,292	\$1,282	\$10
Utilities-Telephone	\$1,752	\$730	\$651	\$79
Refuse Service	\$2,944	\$1,227	\$823	\$404
Repairs and Maintenance	\$25,800	\$10,750	\$17,735	(\$6,985)
Janitorial Maintenance	\$7,140	\$2,975	\$2,975	\$0
Janitorial Supplies	\$3,000	\$1,250	\$504	\$746
Special Events	\$7,500	\$3,125	\$3,325	(\$200)
Amenity Supplies	\$3,350	\$1,396	\$839	\$557
Capital Outlay	\$32,271	\$13,446	\$0	\$13,446
Capital Reserve	\$40,000	\$16,667	\$6,740	\$9,927
TOTAL FIELD	\$395,650	\$172,475	\$137,644	\$34,831
TOTAL EXPENDITURES	\$492,762	\$220,492	\$180,890	\$39,602
EXCESS REVENUES (EXPENDITURES)	\$0		\$308,919	
FUND BALANCE - Beginning	\$0		\$64,433	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$373,352</u>	

TISON'S LANDING

COMMUNITY DEVELOPMENT DISTRICT CAPITAL RESERVE FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 02/28/2018	ACTUAL THRU 02/28/2018	VARIANCE
Revenues				
Interest Income	\$0	\$0	\$224	\$224
Capital Reserve-Transfer In	\$72,271	\$0	\$0	\$0
Carry Forward Surplus	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$72,271	\$0	\$224	\$224
Expenditures				
Repairs and Replacements	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES	\$72,271		\$224	
FUND BALANCE - Beginning	\$84,275		\$76,197	
FUND BALANCE - Ending	\$156,546		\$76,421	

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2016
DEBT SERVICE FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2018

	AMENDED BUDGET	PRORATED THRU 02/28/2018	ACTUAL THRU 02/28/2018	VARIANCE
REVENUES:				
Special Assessments - On Roll	\$384,344	\$380,273	\$380,273	\$0
Special Assessments - PPMT A1	\$0	\$0	\$0	\$0
Special Assessments - PPMT A2	\$0	\$0	\$0	\$0
Interest Income	\$500	\$208	\$1,077	\$869
TOTAL REVENUES	\$384,844	\$380,482	\$381,351	\$869
EXPENDITURES:				
Series 2016-1				
Interest - 11/01	\$65,043	\$65,043	\$65,043	\$0
Interest - 05/01	\$65,043	\$0	\$0	\$0
Principal - 05/01	\$170,000	\$0	\$0	\$0
Special Call - 11/01	\$0	\$0	\$10,000	(\$10,000)
Series 2016-2				
Interest - 11/01	\$25,498	\$25,498	\$25,498	\$0
Interest - 05/01	\$25,498	\$0	\$0	\$0
Principal - 05/01	\$35,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$386,081	\$90,541	\$100,541	(\$10,000)
OTHER SOURCES AND (USES)				
Interfund Transfer In / (Out)	\$0	\$0	(\$707)	(\$707)
TOTAL OTHER SOURCES AND (USES)	\$0	\$0	(\$707)	(\$707)
EXCESS REVENUES (EXPENDITURES)	(\$1,237)		\$280,103	
FUND BALANCE - Beginning	\$107,875		\$301,323	
FUND BALANCE - Ending	\$106,638		\$581,425	

**TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
Long Term Debt Report
FY 2018**

<i>Series 2016A-1, Senior Special Assessment Revenue Refunding and Improvement Bonds</i>		
Interest Rate:	2.000%	
Maturity Date:	5/1/2018	\$170,000.00
Interest Rate:	2.000%	
Maturity Date:	5/1/2019	\$170,000.00
Interest Rate:	2.000%	
Maturity Date:	5/1/2020	\$175,000.00
Interest Rate:	2.000%	
Maturity Date:	5/1/2021	\$180,000.00
Interest Rate:	2.000%	
Maturity Date:	5/1/2022	\$185,000.00
Interest Rate:	2.200%	
Maturity Date:	5/1/2023	\$185,000.00
Interest Rate:	2.400%	
Maturity Date:	5/1/2024	\$190,000.00
Interest Rate:	2.600%	
Maturity Date:	5/1/2025	\$195,000.00
Interest Rate:	2.875%	
Maturity Date:	5/1/2026	\$200,000.00
Interest Rate:	3.000%	
Maturity Date:	5/1/2027	\$205,000.00
Interest Rate:	3.125%	
Maturity Date:	5/1/2028	\$215,000.00
Interest Rate:	3.375%	
Maturity Date:	5/1/2032	\$930,000.00
Interest Rate:	3.600%	
Maturity Date:	5/1/2037	\$1,355,000.00
Reserve Fund Requirement:	50% Max Annual Debt Service	
Bonds outstanding - 8/12/2017		\$4,355,000.00
Less:	November 1, 2017 (Special Call)	(\$10,000.00)
	May 1, 2018 (Mandatory)	\$0.00
Current Bonds Outstanding		\$4,345,000.00
<i>Series 2016A-2, Subordinate Special Assessment Revenue Refunding and Improvement Bonds</i>		
Interest Rate:	4.700%	
Maturity Date:	5/1/2037	\$1,085,000.00
Reserve Fund Requirement:	50% Max Annual Debt Service	
Bonds outstanding - 9/30/2017		\$1,085,000.00
Less:	May 1, 2018 (Mandatory)	\$0.00
Current Bonds Outstanding		\$1,085,000.00
Total Current Bonds Outstanding		\$5,430,000.00

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2016-1
CAPITAL PROJECTS FUND

*Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2018*

	ADOPTED BUDGET	PRORATED THRU 02/28/2018	ACTUAL THRU 02/28/2018	VARIANCE
<u>REVENUES:</u>				
<i>Interest Income</i>	\$0	\$0	\$181	\$181
TOTAL REVENUES	\$0	\$0	\$181	\$181
<u>EXPENDITURES:</u>				
<i>Capital Outlay</i>	\$0	\$0	\$36,410	(\$36,410)
<i>Cost of Issuance</i>	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$36,410	(\$36,410)
<u>OTHER FINANCING SOURCES AND (USES):</u>				
<i>Interfund Transfer In / (Out)</i>	\$0	\$0	\$707	\$707
TOTAL OTHER FINANCING SOURCES & (USES)	\$0	\$0	\$707	\$707
EXCESS REVENUES (EXPENDITURES)	\$0		(\$35,522)	
<i>FUND BALANCE - Beginning</i>			\$91,636	
<i>FUND BALANCE - Ending</i>			<u>\$56,114</u>	

Tison's Landing
Community Development District
 General Fund
 Statement of Revenues and Expenditures (Month by Month)
 FY 2018

	OCT 2017	NOV 2017	DEC 2017	JAN 2018	FEB 2018	MAR 2018	APR 2018	MAY 2018	JUN 2018	JUL 2018	AUG 2018	SEP 2018	TOTAL
<i>Revenues</i>													
Maintenance Assessments - On Roll	\$0	\$13,920	\$466,537	\$3,420	\$1,551	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$485,428
Clubhouse Income	\$2,650	\$240	\$0	\$273	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,163
Interest Income	\$46	\$0	\$79	\$542	\$550	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,217
Total Revenues	\$2,696	\$14,160	\$466,616	\$4,235	\$2,101	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$489,809
<i>Expenditures</i>													
Supervisor Fees	\$600	\$0	\$0	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,600
FICA Taxes	\$46	\$0	\$0	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$122
Engineering	\$409	\$313	\$281	\$1,660	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,663
Arbitrage Calculation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination	\$83	\$183	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$517
Assessment Roll	\$2,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500
Attorney	\$1,050	\$500	\$500	\$850	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,900
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trustee Fees	\$3,717	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,717
Management Fees	\$3,938	\$3,938	\$3,938	\$3,938	\$3,938	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,688
Computer Time	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$417
Telephone	\$0	\$0	\$0	\$0	\$8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8
Postage	\$8	\$84	\$7	\$6	\$5	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$109
Printing & Binding	\$86	\$2	\$2	\$81	\$75	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$245
Insurance	\$8,152	\$0	\$0	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,252
Legal Advertising	\$0	\$0	\$76	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$76
Other Current Charges	\$30	\$64	\$71	\$8	\$47	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$220
Office Supplies	\$20	\$0	\$0	\$18	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$20,898	\$5,166	\$5,040	\$7,904	\$4,238	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43,246

General Fund
Statement of Revenues and Expenditures (Month by Month)
FY 2018

	OCT 2017	NOV 2017	DEC 2017	JAN 2018	FEB 2018	MAR 2018	APR 2018	MAY 2018	JUN 2018	JUL 2018	AUG 2018	SEP 2018	TOTAL
<i>FIELD:</i>													
Insurance	\$11,612	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,612
Field Management & Administration	\$2,358	\$2,358	\$2,358	\$2,358	\$2,358	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,792
Recreation Center Attendant	\$3,957	\$3,957	\$4,373	\$3,957	\$3,957	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,199
Recreation Center Seasonal Assistant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Maintenance	\$950	\$950	\$950	\$950	\$950	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,750
Pool Chemicals	\$280	\$236	\$561	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,077
Permit Fees	\$345	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$345
Landscape Maintenance	\$3,950	\$7,900	\$3,950	\$3,950	\$3,950	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,700
Landscape Contingency	\$0	\$0	\$0	\$0	\$220	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$220
Pest Control	\$1,155	\$0	\$88	\$670	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,913
Irrigation Maintenance	\$305	\$58	\$114	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$477
Lake Maintenance	\$715	\$715	\$715	\$715	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,860
General Facility Maintenance	\$2,083	\$2,083	\$2,083	\$2,083	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,332
Utilities-Electric	\$1,449	\$1,465	\$1,337	\$1,503	\$1,225	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,979
Utilities-Water	\$2,413	\$2,340	\$2,081	\$759	\$923	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,516
Utilities-Cable	\$249	\$249	\$249	\$263	\$273	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,282
Utilities-Telephone	\$0	\$239	\$127	\$157	\$127	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$651
Refuse Service	\$167	\$162	\$163	\$163	\$169	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$823
Repairs and Maintenance	\$6,164	\$4,387	\$80	\$6,929	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,735
Janitorial Maintenance	\$595	\$595	\$595	\$595	\$595	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,975
Janitorial Supplies	\$250	\$32	\$0	\$223	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$504
Special Events	\$1,771	\$0	\$1,553	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,325
Amenity Supplies	\$179	\$197	\$225	\$238	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$839
Capital Outlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Reserve	\$0	\$0	\$0	\$0	\$6,740	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,740
Total Field Expenditures	\$40,946	\$27,922	\$21,601	\$25,513	\$21,662	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$137,644
Subtotal Operating Expenditures	\$61,844	\$33,088	\$26,642	\$33,417	\$25,900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$180,890
Interfund Transfers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Excess Revenues (Expenditures)	(\$59,148)	(\$18,927)	\$439,974	(\$29,182)	(\$23,798)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$308,919

Tison's Landing
Community Development District
Series 2016 Special Assessment Revenue and Refunding Capital Improvement Bonds

1. Recap of Capital Project Fund Activity Through February 28, 2018

Opening Balance in Construction Account	\$547,212.92
Source of Funds:	
Interest Earned	\$831.80
Interfund Transfer	(\$8,953.08)
Use of Funds:	
Disbursements:	
Fitness Equipment	(\$25,565.00)
Fitness Room Improvements	\$0.00
Security Room Improvements	(\$8,379.00)
Pool Improvements	(\$108,244.29)
Tennis Court Improvements	\$0.00
Basketball Court Improvements	\$0.00
ADA Improvements	\$0.00
Cost Of Issuance	(\$336,770.56)
Professional Fees	(\$4,019.00)
Adjusted Balance in Construction Account at February 28, 2018	<u><u>\$56,113.79</u></u>

2. Funds Available For Construction at February 28, 2018

Book Balance of Construction Fund at February 28, 2018	\$56,113.79
Construction Funds available at February 28, 2018	<u><u>\$56,113.79</u></u>

3. Investments - US Bank

<u>February 28, 2018</u>	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.10%		\$56,113.79	\$56,113.79

Contracts Payable	\$0.00
Balance at 02/28/2018	<u><u>\$56,113.79</u></u>

B.

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2018

\$529,475.20 \$414,778.48 \$944,253.68
ASSESSED THROUGH COUNTY

56.07% 43.93% 100.00%
.36300.10000 .36300.10000

TOTAL ASSESSMENT LEVY

DATE	DESCRIPTION	AMOUNT	DISCOUNTS/PENALTIES	COMMISSIONS/PROP APP	INTEREST	NET RECEIPTS	O&M Portion	DSF Portion	Total
11/02/17	10/17/17-10/31/17	\$1,725.12	\$69.00	\$57.96	\$0.00	\$1,598.16	\$896.14	\$702.02	\$1,598.16
11/14/17	11/01/17-11/08/17	\$12,275.94	\$491.04	\$412.47	\$0.00	\$11,372.43	\$6,376.91	\$4,995.52	\$11,372.43
11/21/17	11/09/17-11/16/17	\$12,796.32	\$511.86	\$429.95	\$0.00	\$11,854.51	\$6,647.23	\$5,207.28	\$11,854.51
11/30/17	11/17/17-11/27/17	\$154,681.79	\$6,184.33	\$5,197.41	\$0.00	\$143,300.05	\$80,353.22	\$62,946.83	\$143,300.05
12/05/17	11/28/17-11/30/17	\$736,237.16	\$29,449.48	\$24,737.57	\$0.00	\$682,050.11	\$382,448.73	\$299,601.38	\$682,050.11
12/12/17	12/01/17-12/08/17	\$3,588.84	\$143.55	\$120.59	\$0.00	\$3,324.70	\$1,864.27	\$1,460.43	\$3,324.70
12/22/17	12/09/17-12/19/17	\$3,588.84	\$131.59	\$121.00	\$0.00	\$3,336.25	\$1,870.75	\$1,465.50	\$3,336.25
01/11/18	12/20/17-12/31/17	\$4,725.68	\$168.61	\$159.50	\$0.00	\$4,397.57	\$2,465.87	\$1,931.70	\$4,397.57
01/22/18	01/01/18-01/16/18	\$1,808.52	\$45.22	\$61.72	\$0.00	\$1,701.58	\$954.14	\$747.45	\$1,701.58
02/06/18	01/17/18-01/31/18	\$2,925.02	\$58.50	\$100.33	\$0.00	\$2,766.19	\$1,551.10	\$1,215.09	\$2,766.19
TOTAL		\$ 934,353.23	\$ 37,253.18	\$ 31,398.50	\$ -	\$ 865,701.55	\$485,428.35	\$380,273.21	\$865,701.55

Assessed on Roll:

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$529,475.20	56.0734%	\$485,428.35	(\$485,428.35)	\$0.00
DEBT SERVICE	\$414,778.48	43.9266%	\$380,273.21	(\$374,913.46)	\$5,359.75
TOTAL	\$944,253.68	100.00%	\$865,701.55	(\$860,341.81)	\$5,359.75

TRANSFERS TO DEBT SERVICE:		
DATE	CHECK #	AMOUNT
12/20/2017	2016	\$374,913.46
TOTAL		\$374,913.46
Amount due:		\$5,359.75

GROSS PERCENT COLLECTED 98.95%
GROSS REMAINING TO COLLECT \$9,900.45

C.

Tison's Landing Community Development District

Check Run Summary

April 5, 2018

<u><i>Date</i></u>	<u><i>Check Numbers</i></u>	<u><i>Amount</i></u>
<i>01/22/18</i>	<i>2018-2025</i>	<i>\$23,234.54</i>
<i>01/23/18</i>	<i>2026-2029</i>	<i>\$4,503.17</i>
<i>02/02/18</i>	<i>2030-2036</i>	<i>\$1,837.93</i>
<i>02/09/18</i>	<i>2037-2044</i>	<i>\$20,201.59</i>
<i>02/23/18</i>	<i>2045-2047</i>	<i>\$13,656.20</i>
<i>03/02/18</i>	<i>2048-2051</i>	<i>\$2,226.17</i>
<i>03/12/18</i>	<i>2052-2059</i>	<i>\$18,566.89</i>
<i>03/16/18</i>	<i>2060-2063</i>	<i>\$6,497.74</i>
<i>Total</i>		<u><u><i>\$90,724.23</i></u></u>

*** CHECK DATES 12/21/2017 - 03/19/2018 ***

TISONS LANDING GF
BANK A TISON LANDING

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/22/18	00109	12/20/17	50077708	201712	310	51300	54000		LICENSE FEE-500777087	*	345.17		
ASCAP													
												345.17	002018
1/22/18	00020	11/05/17	86018	201711	320	57200	46800		LAKES 1-8 - LAKES MGMT	*	715.00		
		12/05/17	86615	201712	320	57200	46800		LAKES 1-8 - LAKE MGMT	*	715.00		
		1/05/18	87184	201801	320	57200	46800		LAKES 1-8 LAKE MGMT	*	715.00		
CLEAR WATERS INC													
												2,145.00	002019
1/22/18	00012	12/21/17	17-10381	201712	310	51300	48000		NOTICE OF MTG 12/21/2017	*	75.50		
DAILY RECORD													
												75.50	002020
1/22/18	00034	1/22/18	6828	201801	310	51300	45000		SURETY BOND-FY 2018	*	100.00		
EGIS INSURANCE ADVISORS, LLC													
												100.00	002021
1/22/18	00004	1/02/18	359	201801	310	51300	34000		JAN 18-MGMT FEES	*	3,937.50		
		1/02/18	359	201801	310	51300	35100		JAN 18-IT SERVICES	*	83.33		
		1/02/18	359	201801	310	51300	31200		JAN 18-DISSEMINATION SVCS	*	83.33		
		1/02/18	359	201801	310	51300	51000		JAN 18-OFFICE SUPPLIES	*	17.50		
		1/02/18	359	201801	310	51300	42000		JAN 18-POSTAGE	*	5.52		
		1/02/18	359	201801	310	51300	42500		JAN 18-COPIES	*	81.15		
		1/02/18	359	201801	310	51300	49000		JAN 18-DOMAIN RENEWAL	*	8.44		
		1/02/18	360	201801	320	57200	34400		JAN 18-CONTRACT ADMIN	*	2,358.33		
GOVERNMENTAL MANagements SERVICES													
												6,575.10	002022
1/22/18	00015	12/29/17	89708215	201712	320	57200	43000		DEC 17 - ELECTRIC	*	1,336.88		
		12/29/17	89708215	201712	320	57200	43100		DEC 17 - IRRIGATION	*	1,669.66		
		12/29/17	89708215	201712	320	57200	43100		DEC 17 - SEWER	*	293.21		
		12/29/17	89708215	201712	320	57200	43100		DEC 17 - WATER	*	118.53		
JEA													
												3,418.28	002023

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TISONS LANDING GF
BANK A TISON LANDING

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/22/18	00064	12/14/17	29855695	201712	320-57200-46202		PEST CONTROL SVC 12/14/17 NADER'S PEST RAIDERS	*	88.00	88.00	002024
1/22/18	00046	1/02/18	260	201801	320-57200-46601		JAN 18-JANITORIAL SVCS	*	595.00		
		1/02/18	260	201801	320-57200-45105		JAN 18-FACILITY MGMT SVCS	*	3,956.50		
		1/12/18	261	201801	320-57200-46600		DEC 17-FACILITY MAINT	*	2,083.00		
		1/12/18	261	201801	320-57200-46000		DEC 17-REPAIRS & MAINT	*	3,457.72		
		1/12/18	262	201801	320-57200-46000		DEC 17-MAINT SUPPLIES	*	395.27		
							RIVERSIDE MANAGEMENT SERVICES INC.			10,487.49	002025
1/23/18	00017	12/14/17	60070010	201712	320-57200-41000		SERVICE THRU 01/13/2018 AT&T	*	126.91	126.91	002026
1/23/18	00030	12/25/17	0906133	201712	320-57200-41050		16529 TISON'S BLUFF RD COMCAST	*	263.29	263.29	002027
1/23/18	00052	1/01/18	6137	201712	320-57200-46200		DEC 17-MONTHLY SERVICES LAWNBOY LAWN SERVICES, INC.	*	3,950.00	3,950.00	002028
1/23/18	00077	12/16/17	0687-863	201801	320-57200-43200		JAN 18-REFUSE SERVICE REPUBLIC SERVICES #687	*	162.97	162.97	002029
2/02/18	00017	1/14/18	60070010	201801	320-57200-41000		SERVICE THRU 02/13/2018 AT&T	*	156.91	156.91	002030
2/02/18	00061	1/23/18	1111389	201801	320-57200-52000		50 ACCESS CARDS ATLANTIC COMPANIES	*	200.00	200.00	002031
2/02/18	00081	12/31/17	146677	201712	310-51300-31500		DEC 17-LEGAL SERVICES BILLING, COCHRAN, LYLES, MAURO & RAMSE	*	500.00	500.00	002032
2/02/18	00030	1/25/18	0906133	201801	320-57200-41050		16529 TISON'S BLUFF RD COMCAST	*	272.85	272.85	002033

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2/02/18	00018	1/26/18	S17655	201801	320-57200-46000		CRYSTAL CLEAN POOL SERVICE, INC	*	258.00	258.00	002034
2/02/18	00009	1/09/18	0185918	201712	310-51300-31100		ENGLAND, THIMS & MILLER	*	281.25	281.25	002035
2/02/18	00077	1/16/18	0687-870	201802	320-57200-43200		REPUBLIC SERVICES #687	*	168.92	168.92	002036
2/09/18	00042	1/17/18	A26578	201801	320-57200-46000		FLORIDA AIR SERVICE & ENGINEERING	*	108.00	108.00	002037
2/09/18	00004	2/01/18	361	201802	310-51300-34000		FEB 18-MGMT FEES	*	3,937.50		
		2/01/18	361	201802	310-51300-35100		FEB 18-IT SERVICES	*	83.33		
		2/01/18	361	201802	310-51300-31200		FEB 18-DISSEMINATION SVCS	*	83.33		
		2/01/18	361	201802	310-51300-42000		FEB 18-POSTAGE	*	4.60		
		2/01/18	361	201802	310-51300-42500		FEB 18-COPIES	*	75.30		
		2/01/18	361	201802	310-51300-41000		FEB 18-TELEPHONE	*	7.53		
		2/01/18	362	201802	320-57200-34400		FEB 18-CONTRACT ADMIN	*	2,358.33		
							GOVERNMENTAL MANagements SERVICES			6,549.92	002038
2/09/18	00015	1/30/18	89708215	201801	320-57200-43000		FEB 18-ELECTRICT SVCS	*	1,503.19		
		1/30/18	89708215	201801	320-57200-43100		FEB 18-IRRIGATION SVCS	*	245.41		
		1/30/18	89708215	201801	320-57200-43100		FEB 18-SEWER	*	372.19		
		1/30/18	89708215	201801	320-57200-43100		FEB 18-WATER	*	141.52		
							JEA			2,262.31	002039
2/09/18	00064	1/07/18	29959636	201801	320-57200-46202		JAN 18-SHRUB SERVICE	*	104.00		
		1/07/18	29959638	201801	320-57200-46202		JAN 18-LAWN SERVICE	*	479.89		

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CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
		1/07/18	29959639	201801	320	57200	46202			*	86.00			
			JAN 18-ORNAMENTAL SERVICE						NADER'S PEST RAIDERS				669.89	002040
2/09/18	00046	1/19/18	263	201801	300	36900	10000			*	304.00			
			DEC 17-RENTAL ATTENDANT											
		1/22/18	264	201801	300	36900	10000			*	368.00			
			NOV 17-RENTAL ATTENDANT											
		2/01/18	265	201802	320	57200	46601			*	595.00			
			FEB 18-JANITORIAL SVCS											
		2/01/18	265	201802	320	57200	45105			*	3,956.50			
			FEB 18-FACILITY MGMT SVCS											
		2/05/18	267	201712	320	57200	49400			*	955.22			
			2017 CHRISTMAS EVENT											
		2/05/18	268	201712	320	57200	49400			*	87.75			
			2017-ADULT XMAS EVENT						RIVERSIDE MANAGEMENT SERVICES INC.				6,266.47	002041
2/09/18	00084	2/02/18	29802	201802	320	57200	46201			*	220.00			
			CHECK PUMP SYSTEM						EAST COAST WELLS & PUMP SERVICE INC				220.00	002042
2/09/18	00101	2/11/18	15775	201802	320	57200	46000			*	175.00			
			FEB 18-PREVENTATIVE MAINT						FITNESS PRO				175.00	002043
2/09/18	00052	2/04/18	6169	201801	320	57200	46200			*	3,950.00			
			JAN 18-MAINT SERVICES						LAWNBOY LAWN SERVICES, INC.				3,950.00	002044
2/23/18	00018	1/12/18	M17496	201801	320	57200	46400			*	950.00			
			JAN 18-POOL MAINT											
		1/12/18	M17496-T	201712	320	57200	46500			*	236.00			
			TANK FILL 12/05/17											
		2/12/18	M17748	201802	320	57200	46400			*	950.00			
			FEB 18-POOL MAINT						CRYSTAL CLEAN POOL SERVICE, INC				2,136.00	002045
2/23/18	00084	2/22/18	29935	201802	320	57200	61000			*	6,740.00			
			REPLCE MOTOR						EAST COAST WELLS & PUMP SERVICE INC				6,740.00	002046
2/23/18	00046	2/13/18	269	201801	320	57200	46600			*	2,083.00			
			JAN 18-FACILITY MAINT											
		2/13/18	269	201801	320	57200	46000			*	2,436.00			
			JAN 18-REPAIRS/MAINT											

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		2/13/18	269	201801	320-57200-52000			*	38.20		
			JAN 18-AMENITY SUPP.								
		2/13/18	269	201801	320-57200-46602			*	223.00		
			JAN 18-JANITORIAL SUPP.								
							RIVERSIDE MANAGEMENT SERVICES INC.			4,780.20	002047
3/02/18	00017	2/14/18	904757-6	201802	320-57200-41000			*	127.45		
			SERVICE THRU 02/24/2018								
							AT&T			127.45	002048
3/02/18	00116	1/31/18	45231	201801	320-57200-46000			*	274.00		
			RPLC RV RUBBER KIT								
							BOB'S BACKFLOW & PLUMBING SERVICES			274.00	002049
3/02/18	00009	2/02/18	0186113	201801	310-51300-31100			*	1,660.25		
			JAN 18-ENGINEERING SVCS								
							ENGLAND, THIMS & MILLER			1,660.25	002050
3/02/18	00077	2/16/18	0687-876	201803	320-57200-43200			*	164.47		
			MAR 18-REFUSE SERVICE								
							REPUBLIC SERVICES #687			164.47	002051
3/12/18	00081	1/31/18	147398	201801	310-51300-31500			*	850.00		
			JAN 18-LEGAL SERVICES								
							BILLING, COCHRAN, LYLES, MAURO & RAMSE			850.00	002052
3/12/18	00030	2/25/18	0906133	201803	320-57200-41050			*	263.35		
			16529 TISON'S BLUFF RD								
							COMCAST			263.35	002053
3/12/18	00129	3/07/18	BK8DQR7A	201803	320-57200-49100			*	204.00		
			ONE YEAR SUBSCRIPTION								
							CONSTANT CONTACT			204.00	002054
3/12/18	00012	3/05/18	18-01730	201803	310-51300-48000			*	86.38		
			NTC FR ANNUAL AUDIT SVCS								
							DAILY RECORD			86.38	002055
3/12/18	00004	3/01/18	363	201803	310-51300-34000			*	3,937.50		
			MAR 18-MGMT FEES								
		3/01/18	363	201803	310-51300-35100			*	83.33		
			MAR 18-IT SERVICES								
		3/01/18	363	201803	310-51300-31200			*	83.33		
			MAR 18-DISSEMINATION SVCS								
		3/01/18	363	201803	310-51300-42000			*	22.75		
			MAR 18-POSTAGE								

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		3/01/18	363	201803	310-51300-42500				*	28.95			
			MAR 18-COPIES										
		3/01/18	364	201803	320-57200-34400				*	2,358.33			
			MAR 18-CONTRACT ADMIN										
			GOVERNMENTAL MANagements SERVICES									6,514.19	002056
3/12/18	00015	2/28/18	89708215	201802	320-57200-43000				*	1,224.51			
			FEB 18-ELECTRICT SVCS										
		2/28/18	89708215	201802	320-57200-43100				*	494.23			
			FEB 18-IRRIGATION SVCS										
		2/28/18	89708215	201802	320-57200-43100				*	306.37			
			FEB 18-SEWER										
		2/28/18	89708215	201802	320-57200-43100				*	122.36			
			FEB 18-WATER										
			JEA									2,147.47	002057
3/12/18	00052	3/02/18	6198	201802	320-57200-46200				*	3,950.00			
			FEB 18-LANDSCAPE MAINT										
			LAWNBOY LAWN SERVICES, INC.									3,950.00	002058
3/12/18	00046	3/01/18	270	201803	320-57200-46601				*	595.00			
			MAR 18-JANITORIAL SVCS										
		3/01/18	270	201803	320-57200-45105				*	3,956.50			
			MAR 18-FACILITY MGMT SVCS										
			RIVERSIDE MANAGEMENT SERVICES INC.									4,551.50	002059
3/16/18	00018	3/12/18	M18024	201803	320-57200-46400				*	950.00			
			MAR 18-POOL SERVICE										
			CRYSTAL CLEAN POOL SERVICE, INC									950.00	002060
3/16/18	00125	12/28/17	1	201711	310-51300-31200				*	100.00			
			AMORT.SCHEDULE S2016-1										
			DISCLOSURE SERVICES, LLC									100.00	002061
3/16/18	00064	3/12/18	30578546	201803	320-57200-46202				*	88.00			
			PEST CONTROL 03/12/2018										
			NADER'S PEST RAIDERS									88.00	002062
3/16/18	00038	3/16/18	03162018	201803	300-20700-10200				*	5,359.74			
			TXFER TO 2005A REVENUE										
			TISON'S LANDING CDD									5,359.74	002063
			TOTAL FOR BANK A									90,724.23	
			TOTAL FOR REGISTER									90,724.23	
			TISO TISON					MDELGADO					