

TISON'S LANDING
Community Development District

January 4, 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

December 27, 2017

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, January 4, 2018 at 11:00 a.m. at the office of England Thims & Miller, 14775 Old St. Augustine Road, Jacksonville, Florida 32258. Following is the advance agenda for this meeting:

Audit Committee Meeting

- I. Roll Call
- II. Consideration of Auditor Evaluation Criteria
- III. Other Business
- IV. Adjournment

Board of Supervisors Meeting

- I. Roll Call
- II. Public Comment
- III. Organizational Matters
 - A. Acceptance of Resignation from Fitch King
 - B. Consideration of Filling Seat No. 2
 - C. Oath of Office of Newly Appointed Supervisor
 - D. Consideration of Resolution 2018-01, Election of Officers
- IV. Approval of Minutes of the October 5, 2017 Meeting
- V. Acceptance of Recommendation from Audit Committee
- VI. Other Business
- VII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - D. Operations Manager – Report
- VIII. Supervisor Requests / Audience Comments
- IX. Financial Statements
 - A. Balance Sheet and Statement of Revenues & Expenditures
 - B. Assessment Receipt Schedule
 - C. Check Run Summary

- X. Next Scheduled Meeting – April 5, 2018 at 6:00 p.m. at the Yellow Bluff Amenity Center
- XI. Adjournment

An audit committee meeting will be held just prior to the Board of Supervisors meeting at which the audit evaluation criteria will be considered.

The third order of business is organizational matters. The board will accept the resignation from Fitch King. After which, the board can consider filling the vacant seat, an oath of office will be administered to the newly appointed officer and the board can then consider restructuring the slate of officers with resolution 2018-01.

Enclosed under the fourth order of business is a copy of the minutes of the October 5, 2017 meeting.

Enclosed under the fifth order of business is the audit evaluation criteria.

Enclosed under the ninth 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
January 4, 2018
11:00 a.m.

England Thims & Miller
14775 Old St. Augustine Road
Jacksonville, Florida 32258
Call In # 1-800-264-8432 Code 964485
www.tisonslandingcdd.com

Audit Committee Meeting

- I. Roll Call
- II. Consideration of Auditor Evaluation Criteria
- III. Other Business
- IV. Adjournment

Board of Supervisors Meeting

- I. Roll Call
- II. Public Comment
- III. Organizational Matters
 - A. Acceptance of Resignation from Fitch King
 - B. Consideration of Filling Seat No. 2
 - C. Oath of Office of Newly Appointed Supervisor
 - D. Consideration of Resolution 2018-01, Election of Officers
- IV. Approval of Minutes of the October 5, 2017 Meeting
- V. Acceptance of Recommendation from Audit Committee and Authorization to Issue an RFP
- VI. Other Business
- VII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager

- D. Operations Manager – Report
- VIII. Supervisor Requests / Audience Comments
- IX. Financial Statements
 - A. Balance Sheet and Statement of Revenues & Expenditures
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- XI. Adjournment

THIRD ORDER OF BUSINESS

A.

From: Courtney Hogge chogge@gmsnf.com
Subject: Fwd: Tison's Landing Board Seat
Date: October 12, 2017 at 10:18 AM
To:

CH

On Oct 12, 2017, at 9:34 AM, Fitch King <fitch@moralesgroup.com> wrote:

Daniel and Dave – following up on our board meeting last week, please accept this email as my notice to resign my seat on the Tison's Landing Board effective immediately. It has been a pleasure to work with you on this board and I look forward to keeping in touch regarding future opportunities.

With best regards, Fitch

T. Fitch King, III
Morgar Realty, Inc.

6950 Phillips Hwy, Suite 15
Jacksonville, FL 32216
904-296-3232
904-296-5846 - fax
fitch@moralesgroup.com

B.

Monica Wilson-Taylor

Objective

I am a highly skilled and determined individual who seeks to be designated as a **Board member** within the Tison's Landing Community Development District. My desire is to assist Tison's Landing CDD board with facilitating and voting on needed budgets and changes related to the common areas designed within the contractual obligations of the CDD as a representative for the Yellowbluff Landing residents.

Professional Summary

SUMMARY

- Jacksonville based Project Manager, Release Manager, Senior Business Analyst, and Quality Assurance Tester with excellent data analysis skills.
- SDLC expertise and strong leadership skills.
- Has led major Software/Systems Implementations for fortune 500 clients.
 - Guidewire Suite 8.0 - Gosu
 - Majesco Mastech STG Suite
 - iSeries Mainframe – AS400 RPG/Cobol
 - EDW – Dataland: Product, Enrollment, Technical, and Sales datasets
 - Finance
 - Hadoop
 - Time and Attendance - Kronos
- Enterprise Change Management and Release Management process and procedures experience.
- Use of Scrum/Agile methodologies for all application development projects.
- Skilled in facilitating JAD sessions with business leads and stakeholders.
- Drafts high level project plan based off of estimates from technical teams.
- Skilled in COTS, MS Office tools, Sharepoint, Majesco Mastech, Guidewire Suite, AS400, WebSphere/Webservices, RALLY, JIRA, TOAD, Members Edge, CIP, Diamond, Customer Connect, Touchpoint, Perforce, Jenkins, Subversion, Redgate, Octopus, CSC, e-PAS, Toad, Team-Track, ALM /Quality Center, Snag-It, COBOL, .NET, RPG, Peoplesoft/Fiserv, Reporting Applications: Clarity, JIRA - Confluence, Daptiv; Exceed, SQL, HR Applications: ADP, SumTotal/ Atlas, Kronos, Retail applications: MDM, NARS Strategy, Strategy Lite, and RAP.
- Bayview Elementary PTA President 2017

Experience

Professional Experience:

City of Jacksonville

Jacksonville, Florida

July 2017 – Present

Sr. Software Quality Assurance Analyst / Product Owner – Agile Team

- I am responsible for QA fiscal budget related to HPE Suite, Unified Functional Tester, and Storm runner load applications' yearly contracts.
- I am responsible for analyzing project requirements and for developing, implementing, and maintaining test plans, test scripts, and test methods.
- As a SQA test analyst, I review and utilize system requirements for the

Areas of Expertise

- **HPE / ALM Applications**
- **Guidewire Suite 8.0**
- Majesco Mastech STG
- Ratabase
- Thunderhead
- Perforce
- Jenkins
- Kronos
- ADP
- IBM / Mainframe / iSeries / RPG / Cobol
- Subversion
- Redgate
- TOAD
- Octopus
- CSC
- Daptiv
- Word, Excel
- ImageRight
- Release
- E-PAS
- Team-Track
- COTS
- HP: ALM /Quality Center
- Snag-It
- COBOL / COBOL II
- .NET Framework
- RPG
- Peoplesoft / Fiserv
- Clarity
- JIRA – Confluence
- Exceed
- SQL Scripting
- Release Management
- MS SQL
- Office 2010

Education

Boston University, Master of Computer Science
concentration in Programming, Currently
enrolled

Jacksonville University Davis College of
Business - Bachelor's Degree: Business
Management, Social Science & Sociology
2016

Douglas Anderson School of Arts

- Diploma, **June 2000**

Professional Training

PMP – ASPE Training

ASPE Technologies – BA Boot-Camp 2009

ASPE Technologies – QA Boot-Camp 2007

Florida State College of Jacksonville – Fla.

Licensed Customer Service License: 440 - August
2008 -Certification

Florida State College of Jacksonville – Fla.

Accredited Claims Adjuster License-620 SCRUM

Master, Training ASPE

PMP, Coursework Sept 2017

purpose of project knowledge, script development and requirement assessment and verification. In addition, I will define test strategies, manage defects, communicate issues, and document test results by fully utilizing defect tracking software.

- As an analyst I am responsible for communicating test results to Project Managers, Business Analysts, and Developers alike.
- I perform integrated and interface testing in regards to both commercial-off-the-shelf (COTS) and in-house developed applications; ensuring that applications are fully and thoroughly tested in all areas. Responsible introducing automated testing where feasible and develop or work with developers to develop test data for use during test execution. In addition, I will perform load test along with the ability to analyze test results. I am responsible for analyzing and testing all web applications within the City of Jacksonville infrastructure and web applications. Those applications are JAXREADY, JAX Happenings, Civil plans /plats, Land Use application, COJ.net, City Council sites, and ERP/CRM (CARE).

Blue Cross & Blue Shield

Jacksonville, Florida – Consultant

October 2015 –November 2015

December 2016 – Present

Sr. System Analyst / Product Owner – Agile Team

- As a Product Owner, I was responsible with budget prioritization, estimation of fiscal budgets, drafting of RFP's as well as selection process for bids submitted. I was responsible for back-log refinement of back-logged Features and user story task within Rally. Assist with prioritization of enhancement tickets with business teams and IT Agile Teams. As a System Analyst within the Agile EDW team, I am responsible to meet with business resources to discuss newly requested application (Diamond, RBMS, Sapphire, NASCO, CIP, Customer Connect, Guidewell Connect, and JSON) changes for data-sets, I create system requirements, work closely with data modelers, architects, and developers to ensure the successful mapping review sessions. I assist with QA test cases and execution via ALM. Manipulate data using large datasets and multiple data sources for Member services, Medicare (Over 65), Affordable Care Act - ACA, Touchpoint – Customer Connect for all data attachments. Review newly submitted service desk tickets for Production support. Participate in working groups on scope and white boarding processes to produce flow maps and workflows. Assist with acceptance criteria of Rally features and task.
- Act as primary Analyst for large projects and proactively identify topics for analysis
- Analyze or assist in the analysis of processes and programs in achieving stated goals. Provide analyses and recommendations if corrections are needed. Investigates and discovers areas of opportunity.
- Develop advanced Excel-based models and spreadsheets containing advanced functions that are used to evaluate historical trends and forecasts and to identify best practices.
- Write advanced SAS and/or SQL programs for data extraction. Integrate data across multiple areas. Modifies existing programs for data extraction
- Apply risk adjusters when applicable
- Accountable for developing insightful and actionable summaries and recommending actions
- Monitor and evaluate patterns, costs and trends.
- Recommend new analytical processes; partner with Information Management in the development of new analytical tools such as power pivots and analytical cubes to enhance analytical capabilities.
- Train team members on analytical tools and techniques. Provide guidance and review work of team members.
- Perform other duties as assigned
- Managed large matrixes teams (up to 30 resources). Facilitated and led proof of concept demo review sessions for Strong analytical and problem solving experience
- Produce required documentation, presentation and reporting skills
- Able to work in virtual teams and a matrixed organization
- Able to work in fast-paced environment
- Able to commit and prioritize work duties and tasks
- Able to develop relationships with internal clients to understand and address their needs

Acosta Sales and Marketing

Jacksonville, Florida – Consultant

July 2016 – December 2016

IT Sr. Business Analyst – Kronos

- As a Senior Business Analyst, I was able to facilitate Stand-up meetings, Backlog refinement, Sprint planning for Scrum teams

- Business System Analyst will be responsible for providing system-level support Lawson HCM/Payroll and Kronos. Responsibilities to include installation, configuration, maintenance, training, reporting and production support for time and attendance.
- Develop effective systems to manage trade-marketing funds at the assigned customers in accordance with Acosta guidelines and policies, as well as those of the principal. Work to minimize Sales Related Deductions.
- Responsible for QA deliverables and User acceptance testing review sessions. Coordinate on-going communication between the General Managers and key principals, and between principals and Account Managers.
- Collaborate with Retail Sales Managers on all major retail initiatives (new product introductions, selling drives, contests, etc.).
- Effectively use knowledge of customer, market, and principal to successfully sell principals' specific programs and initiatives as well as Company objectives and initiatives – involve Marketing, Technology, and Administrative resources as needed to accomplish the objectives.
- Facilitate and work with various business groups to conduct data traceability
- Support the Product Control Specialists/Managers to onboard and prioritize requests
- Review business case(s) outlining issue, impact and ensures the creation of supporting documentation e.g. process flow maps
- Responsible for Quality Assurance of project deliverables
- Ensure consistent implementation of processes
- Ensure business and regulatory requirements are met in the process
- Utilize Senior Vice President, General Manager, Team Leaders, and Senior Business Managers to understand and leverage customer strategies, and to develop conceptual Sales presentations that can deliver principals' objectives.
- Provide feedback on the effectiveness of principals' strategies, selling programs, and initiatives to the Principal and the General Manager.
- Maintain current understanding of key industry initiatives and trends (ECR, Channel incursion, etc.) on an on-going basis. Excellent "fact-based" (conceptual) selling skills result in improved results. Concepts might include: average transaction size, tier migration, expandable consumption/HH penetration, store loyalty (demographics), brand and category loyalty, etc.
- Demonstrate leadership qualities consistent with Acosta's culture with the result being increased business results.

Capital Insurance Group – Nova Management

Monterey, California (Remote) – Consultant

March 2016 – May 2016

IT Sr. Business Analyst / Project Manager Training - Hybrid

March 2016 – May 2016

- Evaluated moderate to complex business requirements.
- Performed process analysis of customer activities to determine alternative business solutions or process improvement opportunities.
- Trained internal and external staff ERP application
- Produced LMS training plans
- Analyzed and documented moderate to complex business problems and provided recommendations based on research of industry trends, business products, competitors and performance analysis for optimal business solutions.
- Developed business client testing strategies, plans cases and conditions traceable to business requirements. Tested and monitored testing efforts.
- Communicated project objectives, scope and direction to project team.

- Educated IT employees on business vision and plan and both IT and business employees on the impact of change.
- Created and implemented business process standards and procedures.
- Consulted on complex business issues and design considerations.
- Analyzed data to assess quality and anticipated challenges utilizing data to fulfill business requirements.
- Provided technical training and user support to business groups.
- Developed communication plans and related activities.

Vistakon J&J, Jacksonville, FL

Brooksource Consulting Firm – Consultant

Functional Analyst (BA) / Quality Assurance Tester – Contractor

November 2015 – February 2016

- Gathered requirements from IT leads as it relates to writing use cases for system integration, deployments, infrastructure request and enhancements for the Perfect Pick implementation
- Software implementation specialist for enhancements, defects, and patch deployments
- Create test scripts for QA test sets
- Drafted test plans for picking system devices validation
- Drafted context diagrams for logistics equipment
- Facilitated release planning meetings with PM, business teams, and sponsor/ stakeholders
- Provided detail meeting minutes and next steps Drafted implementation plans of Go- Live initiatives for deployments
- Mapped Test Cases to Requirements (traceability Metrics).
- Facilitated status meetings related to systematic changes
- Service delivery liaison for newly developed code changes and code mergers
- Lead and managed multiple projects within a 4 - 8 week sprint schedule
- Provided analysis of failed deployments
- Defined hours work and detailed plans through project and deployment plans

ALFA Insurance (VCarve) – Consultant

Montgomery, AL

Build and Release Manager

03/2015 – 09/2015

- As a Build and Release Manager, I was able to facilitate Stand-up meetings, Backlog refinement, Sprint planning for Scrum teams regarding code review sessions and application releases.
- Gathered requirements from IT leads as it related to writing use cases for system integration, deployments, infrastructure request and enhancements.
- Software implementation specialist; handled enhancements, defects, and patch deployments.
- Facilitated release planning meetings with PM, business teams, and sponsor/ stakeholders.
- Provided detail meeting minutes and next steps Drafted implementation plans of Go- Live initiatives for deployments.
- Mapped Test Cases to Requirements (traceability Metrics).
- Service delivery liaised for newly developed code changes and code mergers.
- Led and managed multiple projects within a 4 - 8 week sprint schedule.

Cypress Property and Casualty Insurance Company (CSI Tech)

Jacksonville, FL

Release Manager

07/13 – 01/15

- As a Release Manager, I was able to facilitate Stand-up meetings, Backlog refinement, Sprint planning for Scrum teams
- Managed large matrixes teams (up to 30 resources). Facilitated and led proof of concept demo review sessions for stakeholders and internal business partners at the end of each 4 week sprint. Facilitated JAR sessions with stakeholders. Created workflows of business processes.
- Produced Business Requirement Documents for application enhancements. Reviewed and analyzed defect logs with business owners for prioritization.
- Produced Functional Requirement Documents to support business use cases
- Wrote user stories for 4 week sprints for Claims and Policy Center within the Guidewire ERP application.
- Facilitated review sessions with business owners and stakeholders of newly drafted BRDs, FRDs, and Use cases for approval and /or revisions to meet specifications outlined within JIRA enhancement / defect tickets.
- Lead back-log refinement meetings with Product Owners and Scrum teams, updated features in Rally and created new task for scrum team members.
- Drafted User acceptance test cases for business owners
- Review business requirements and draft user acceptance test cases.
- Execute test scripts and record failed test cases back to the developer assigned to the change
- Managed enhancement IT projects. Agile (Hybrid) methodologies for all application development projects related to Majesco.
- Produced project plan with assigned resources and hours of work for estimates.
- Presented newly assigned project before the CAB committee for IT support and approval.
- Created Statement of Work for new projects. Isolated the resources that would be intricate in successful completion of new work once approved.
- Managed on and off-site employees and contractors.
- Gathered requirements from business leads and stakeholders and produced UAT test plans.
- Code review facilitator / Peer review of requirements and test plans.

Citizens Property Insurance Corporation
Jacksonville, FL
Business Analyst II
Quality Assurance II
06/04 – 05/13

- Personal and commercial lines SME for the business. Wrote user stories and requirements for pay-plan initiative. Assisted with QA testing of CORE.
- Worked closely with Product Development and IT for underwriting forms changes related to Guidewire implementation and legislative changes.
- Facilitated the development and maintenance of end-user manuals and systems documentation. Provided subject matter expertise in the development of system enhancements.
- Provided early notification of issues potentially affecting work flow efficiency, end user functionality, system interoperability, etc.
- Assist in retrieving information from application data sources for end users.

- Analyze manual processes and recommend automated and alternative process recommendations, identifying necessary triggers and dependent events.
- Research, evaluate and recommend technical solutions that may include: commercial-off-the-shelf (COTS) software, customized messaging protocols, internal application development, data transformations and migrations, and reporting solutions.
- Participate in development of corporate standards for Business Design Documents (BDD), Systems Development Lifecycle (SDLC), and System Design Methodology (SDM). Responsible for designing analytical models (BPEL/BPMN) and Technical specifications

D.

RESOLUTION 2018-01

**A RESOLUTION DESIGNATING OFFICERS OF THE
TISON'S LANDING COMMUNITY DEVELOPMENT
DISTRICT**

WHEREAS, the Board of Supervisors of the Tison's Landing Community Development District at a regular business meeting held on January 4, 2018 desires to elect the below recited persons to the offices specified.

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

1. The following persons were elected to the offices shown, to wit:

_____	Chairman
_____	Vice-Chairman
_____	Secretary
_____	Treasurer
_____	Assistant Treasurer
_____	Assistant Secretary
_____	Assistant Secretary

PASSED AND ADOPTED THIS 4th DAY OF JANUARY 2018

Chairman / Vice Chairman

Secretary / Assistant Secretary

MINUTES

MINUTES OF MEETING
TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Tison's Landing Community Development District was held Thursday, October 5, 2017 at 6:00 p.m. at Yellow Bluff Amenity Center, 16529 Tison's Bluff Road, Jacksonville, FL.

Present and constituting a quorum were:

Fitch King	Vice-Chairman
Dan Plourde	Supervisor
Brian Richardson	Supervisor
Brandon Kirsch	Supervisor

Also present were:

Daniel Laughlin	GMS
Gerald Knight	District Counsel
Brian Stephens	Riverside Management
Emma Dobrie	Riverside Management

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order at 6:00 p.m.

SECOND ORDER OF BUSINESS

Public Comments

There being none, the next item followed

THIRD ORDER OF BUSINESS

Discussion of I-9 Agreement

Mr. Laughlin stated Dave Ramsey with I-9 Sports is here to address the board. As of now the contract goes through the end of this year, and I-9 wants to extend it to February 28.

Mr. Plourde stated there were a lot of concerns with the parking along the road. There doesn't seem to be any discipline at all. Also, there were some concerns where I-9 was coming in and using our facility. They were uncontrolled. We were saying you guy would have to provide somebody to allow them to come in. It is not our responsibility to have Emma police your people coming in and out of our building. Also in the agreement that I have read, I-9 was responsible for repairs and maintenance on the years that you have been using it. There hasn't

been any repairs, funds, anything given to the community for repairs over the years, thus, that is why it is in the state it is in right now. I saw an email from Dave that you are willing to give a certain amount of money toward the repair. Is that negotiable? What is going on here? What is the offer?

Mr. Ramsey stated I couldn't agree more. I have staff here, and I told Emma I have some training to do. I have plenty of staff here that is supposed to be managing the parking issues and things of that nature. That has been and will be addressed. As far as the maintenance and things like that, over the years I have offered in speaking with the landscaping company. I like operating under the radar. I don't like to be at these board meetings. I want to do what I am supposed to do and stay out of your hair. When I come out here on Fridays I have met with the landscapers. Can I pay for dirt? I will bring it out and pay you guys. I want to work with Riverside and get it done. Unfortunately I have never gotten any response, and I don't know where he is on the food chain. The gentleman who is here all the time, I forget his name. I have had a couple of discussions over the years. I know for a couple of years we had no irrigation, so that is part of the issue of why the fields are in such disrepair. We are talking 25 kids weighing 110 pounds for 7-week increments. They are not chewing up that field that bad. Most of those kids barely break a blade of grass when they are running around they are so little, but I do realize that we use that more than anybody. I am more than willing to participate. I enjoy the relationship here, and it provides a service to the community that most don't have. Fifty-two percent of my registrations for this location come from the 32218 zip code. Unfortunately I don't have the ability to dive in deeper by address, by street per se. They are coming from the community and here. I know we have employed in the past residents as referees and as site coordinators to help supplement their income or just get involved with kids as coaches. This is not a huge revenue generator. I charge \$79 to play for seven weeks. It goes up to \$99 if you wait to the last minute to play. It costs me anywhere from \$55 to \$60 a kid to play. So there is not a lot of net revenue coming out of this thing. I played professional baseball years ago, and I have worked with kids. I coach high school baseball now and high school golf, so I have worked with kids for a long time. As far as a proposal, what I propose, I saw a number of somewhere \$27,000 to \$28,000. I propose to pay basically \$5,000, which would be \$2,500 at the start and the remaining \$2,500 after completion of work and next season start.

Mr. Plourde asked how about down the road for future seasons, what do you propose? Is this just a one-time deal of \$5,000 or you are looking at if you want to do so much for the next couple of years.

Mr. Ramsey stated to be honest, \$5,000 is a pretty generous offer. I have never been asked this before by a CDD. But it has always been handled on a case-by-case basis. If something comes up that needs to be repaired, I will be happy to chip in as I can. It has to be economically feasible for me. I make \$1,000 a season if that. I didn't get in the business to get rich, I did it to work with kids. I have a 14-year-old son that is extremely active, and he has an opportunity to play collegiate sports, so I can chase him around. I can handle those things on a case-by-case basis if need be. I don't see a whole lot of issue to replace that two years from now, I would hope that would not be the case. If there is a situation and there are holes we need to patch and dirt fill, absolutely. I have offered that in the past and will offer it in the future. If my programs are damaging the facility, I will do it. I have no issues with that.

Mr. Richardson asked how many programs do you run at other communities like this?

Mr. Ramsey responded I have five different locations.

With any of those programs, do you have any commitment to participate in the regular contributions to the facilities and/or periodic?

Mr. Ramsey responded it is all handled case-by-case. I pay a \$5 per person registration fee. That fluctuates season to season. Summer season is typically 45 kids. The winter season and spring season are typically the bigger seasons. There may be 125 to 150. I pay them a per-person fee. One of the schools I work at, I pay them \$100 a day to rent one of the fields. It depends on what the school or community is looking for.

Mr. Plourde stated so with the other CDDs, there is no cost sharing or anything going on with maintenance or upkeep?

Mr. Ramsey responded no, not on a permanent scale. If something breaks, and I can help, I want to contribute. We utilize the fields. I will do what I can to assist with that program. To me, \$5,000 is a pretty big chunk of change.

Mr. Plourde stated I understand you are trying to make a living too, but there is also a lot of people in this neighborhood that don't have kids or are older and don't have anything to do with that program. Where is my money going? Why do I have to subsidize kids from another neighborhood? That is what a lot of people are looking at also. And we agree, it does

help our neighborhood. It helps us sell our houses when we are ready to move or make a better community – I agree, but I can't see footing the bill for everything.

Mr. Ramsey stated I know for a fact that at least 3 who came out here to play in our program purchased a home here. We are a marketing tool for you guys. I don't know about footing the bill, whether I am here or not, they are paying for the grounds to be kept. I am willing to contribute and do what I can within reason because I don't want to go anywhere. I feel like I have a decent relationship with the team here. I understand it is your community and not mine, and that we are guests.

Mr. Richardson asked how many kids are registered per season?

Mr. Ramsey responded it fluctuates anywhere between – in the summertime there will be 60 kids, and right now I am at 150 or so. We have four 7-week seasons.

Mr. Kirsch stated in regards to the contract we just signed August 4, 2017 that is good through the end of 2017, I am good with going through February 18. We have a CDD meeting scheduled April 2018 as well, and you will probably be right there starting.

Mr. Ramsey stated we will be starting or have just started at that point.

Mr. Kirsch asked at that time can we go through and negotiate terms and conditions of any kind of I-9 new contract or renewal?

Mr. Knight stated you should probably start before it expires.

Mr. Ramsey stated when production is complete, and I am allowed to come back on the field, I will write a check for the remaining \$2,500 plus whatever the amount is for the \$5 per child rental fee for the upcoming season.

In agreement with another resident who spoke in opposition of having I-9 in the community, Mr. Ronald Jones, a resident, stating it is costing the neighborhood more money to actually keep them here and pay for kids that actually don't live here, then I don't want to pay it either. It is costing me \$38, and we are only getting half of that back. With that being the case, I agree it has everything to do with the extension of the I-9 contract. All I have heard is he has guaranteed us \$2,500 out of \$26,000 and is still charging us for 100 kids to come tear up the parks and fields that our kids play on. It is not reasonable for us to actually keep hosting the guest that is costing the neighborhood more money than anything else. Is it going to be \$26,000 the next year and the year after that?

Mr. Kirsch stated the re-sod wasn't to accommodate the soccer team. That project had to be done.

Another audience member stated what all does I-9 cover? If we are paying \$26,000, I don't care what is going on, I just want to know what \$26,000 is covering and why I am giving you extra money to cover it? Does it need to be re-sodded every year or does it need to be re-sodded because we have the activity that is going on?

Mr. Stephens responded that a large portion of the problems we are having is a weed issue. Those weeds were brought on many years ago. There was an irrigation shortfall out there, and a lot of the turf didn't survive. The weeds that came in thrived with little or no water. That is probably 90% of the problem. That has nothing to do on whether there was one person or 1,000 people a day on the field. Once that is resolved, it should last another 10 years.

The audience member asked are you saying if we re-sod it, that is going to fix it because ideally weeds don't just grow on the top, they have roots that are underneath. If we are not treating the ground, and we are not maintaining by spraying it and keeping it, then just re-sodding it isn't going to get it. Have we done just a poor job at this point? What is happening?

Mr. Stephens responded if we were to go out there and kill the weeds right now without plans to upgrade it and re-sod it, it would be a dirt field because it is probably 80% weed. Part of that \$26,000 is multiple applications of herbicide, which will kill what is out there now. They will come in, grade it, level it out, bring in dirt as needed, and then come back in with Bermuda sprigs as opposed to sod. Sprig it, fertilization, water, and the next thing you know you have a pretty field.

Mr. Laughlin stated the minutes are on-line. You will see that in April it was approved for \$26,000. The budget is also on-line. The board is elected by the residents, and the board makes the decisions.

Resident Erica Smith asked are you saying all these years the maintenance has not been done until now because we have a 90% weed infestation?

Mr. Stephens responded the weed infestation was multiple years ago, long before we came on board. The weeds came in when there was the irrigation issue years and years ago. I had the option last year, I could have gone in and killed off all the weeds, but it would have left us with dirt. There was not money in budget to come in and do sod.

Mr. Kirsch stated it is something that has to be done over time. When the pool needed to be resurfaced – we maintain the pool daily – but it is something that has to be done. Unfortunately, this is the year it had to happen.

Resident Amanda Kirsch asked how long after the field is re-sodded before we are allowed to go back on it?

Mr. Stephens stated in an idea world, it could as short as four months, or it could be eight or nine months.

Mr. Plourde stated another thought is to charge the people outside the neighborhood more to kick into the field. They can share part of the burden too. They are coming from across the street to play on our field for the same price of \$5 or \$10, and that is not fair. If you can charge other kids outside the neighborhood more, that might satisfy the neighborhood.

Mr. Kirsch stated if I-9 was here or not, the field would still have to be maintained. So the amount he is already paying us is going toward something. Without him there, it is really on us at that point. What is the damage done to the field caused by the usage of it? You have to weigh it out.

Mr. Laughlin stated right now, this is to extend the agreement to February, and that is what we are discussing at this moment. In the future, before the next contract, we will have another meeting to decide if we want to keep going with the contract. This is just until the end of February.

Mr. Knight stated the new contract may not take effect until September. He is not going to be using the field for months. We have lots of time to work out the new contract.

On MOTION by Mr. Kirsch seconded by Mr. Plourde with all in favor to extend the agreement with I-9 until February 28, 2018 contingent on receiving \$2,500 for repairs to the field was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the July 6, 2017 Meeting

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

On MOTION by Mr. Plourde seconded by Mr. King with all in favor the Minutes of the July 6, 2017 meeting were approved.

FIFTH ORDER OF BUSINESS**Selection of Audit Committee**

Mr. Laughlin stated this is something that I would recommend the board serve as the Audit Committee. This is to find a firm to perform the audits. Right now we use McDirmitt, so at the next meeting we will put together RFP. This past year was the last one for the current contract we have, so now we are putting a committee together, which will be the board. The will put out a Request for Proposal, and companies will come back and give us bids. I am looking for a motion for the board to serve a the Audit Committee.

On MOTION by Mr. King seconded by Mr. Plourde with all in favor to have the board serve as the Audit Committee was approved.

SIXTH ORDER OF BUSINESS**Other Business**

Mr. Plourde asked why does it take so long from when we pass something like the solar lights and the speed sign. Some of these things don't get done quickly. It has been almost four months, and still nothing has been done. We have already approved for funds to be spent on this, and we don't see it.

Mr. Stephens stated once the approval is made, I request an invoice from said company, whether it be the radar sign company or the solar power. They give it to me, and then we send it to our accountant. They cut a check and mail it to said company. Once it is processed, then they start making it. Once they finish making it, then they mail it to us. The last part of the solar light came in today, and the radar sign came in last week. Your radar sign would be up, but at the last board meeting we talked about multiple possibilities. We decided it would be best to wait for the board to all get together to confirm where you wanted it since it isn't very mobile. We didn't want to put it in the wrong place. The radar sign came from California, and the solar light came from south Florida, which Hurricane Irma substantially affected. The playground should have been installed two weeks ago, and they are approximately three weeks behind because of Irma. It is scheduled to be installed next week.

SEVENTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. Knight stated behind Tab VII-A is a memo from our firm regarding a couple of pieces of legislation that passed last session. One has to do with the Public Records law and when attorney's fees should be paid by the government for a public records request that wasn't met by the agency. You all can read it. It was a crackdown on law firms generating public records requests, and trying to get the agency to make a mistake and then suing and getting attorney's fees. This is remedial legislation to address that. The other one has to do with public works projects. The legislature essentially prohibited political subdivisions, which would include special tax deductions in this case, from adopting policies that would require any contractor working for the government to pay a certain wage to their workers. This would apply to projects where at least 50% of the cost comes from state appropriation. It would not affect CDDs that much because we don't get participation by the state in our projects. I will be happy to answer any questions after you read it, but I won't go through it in detail now.

B. Engineer

There was no Engineer's report.

C. Manager**1. Clarification on Filled Seat Vacancies**

Mr. Laughlin stated last time you were wondering what seat number you had and when they expire. Seat 1 expires in 2020, and is held Brian Richardson. Seat 2 expires 2018, and is held by Fitch King. Seat 3 expires 2020, and is held by Daniel Plourde. Seat 4 expires 2018, and is held by Doug Maier. Seat 5 expires 2018, and is held by Brandon Kirsch.

2. Discussion Regarding Obtaining Bids to Conduct a Reserve Study

Mr. Laughlin stated I highly recommend you go out and get bids for the reserve study. Most of the Districts have them. It breaks down all of your assets, and it tells you when it is expected they should be replaced. You can go ahead and put a good Capital Reserve plan together. In four years, you might need to get new AC units, so you can start budgeting for that and putting money away as opposed to just having a big expenditure come at you. I can go out and get bids from different reserve companies and bring it back to the next meeting. Things like the field would have been in the Capital Reserve study. I will bring some proposals back to the next meeting.

D. Operations Manager**1. Report**

Mr. Stephens' report is located in the agenda package behind Tab VII-D. All of the patio doors have been repainted. The men's restroom has been repainted. The window and door have been replaced. We have installed three pallets of sod back by the playground. The new treadmills, ellipticals, and recumbent bike have been delivered and installed. There is a sinkhole at the bus stop on Pond Run. I reported it back in August when it first happened. I followed up again the first of September, and I have followed up again since the hurricane. They seem to respond better to residents calling, so I would recommend someone calling 630-CITY and report that. The banner flags at the front entrance were destroyed during the hurricane. I will pull everything out. Also, the city came in and painted all the lines around the roundabout but the triangles. I would like to go in and paint yellow around the barriers of them like we did on the steps. Also, we need to talk about the light location, the solar light and radar, and finalize everything on that.

There was discussion about where to put the solar light. It will be at the bus stop. Mr. Stephens will put a flag next week at the spot discussed so the board members can look at it and confirm it is in the right location.

There was general discussion with resident input about where to put the radar sign. There is a pavilion area where the sign can be rotated in three different directions. If it is successful, more can be added. Mr. Stephens will put a flag at the spot discussed.

Mr. Plourde asked how has the new camera system been working?

Ms. Dobrie responded beautifully, I haven't had any issues. We had the lightning storm, cameras went out, they came out the next day and got us new equipment. We haven't had anybody jump the fence. We had someone bend the top of one of the pickets, but it got straightened back out.

Mr. Plourde asked any damages to any of our facilities that are covered by the camera system. I know we had a problem last year where they were rubbing fecal matter in the bathrooms, in the pools and on the walls. Mr. Dobrie responded no.

Mr. Plourde asked if there were any problems with the gates, and Mr. Dobrie responded no.

2. Proposal from East Coast Wells & Pump Service

Mr. Stephens stated there is a proposal in the agenda package from East Coast Wells to convert the existing pump for the Amenity Center over to a water tank and pressurized system. What we currently have is a pump start. The problem we are having is a lot of our wiring for the original system is old, and we are having failures. Because a lot of the wires are under pool deck pavers, plants, etc., we are installing battery valves in a couple of key locations. In order to do that on the existing system, I have to fool the pump to come on by programming dummy zones into the clock. It is an accident waiting to happen. With this system, it will be a constant pressurized system, so they would come on at any point. With the system getting older, it is thin wall pipe. Every time that pump comes on, the water compresses the air, the air compresses just so far, and if it doesn't come out an irrigation head, it ends up breaking the pipe. With a permanently pressurized system, that is a non-issue. It would be my recommendation to do the pressurized system. The amount is \$2,922, and it includes installing a cycle stop, which keeps that pump from kicking on and off all the time. The cycle stop needs to be replaced. Even if we didn't do this, I would still have to replace that. That also includes replacing the control box.

On MOTION by Mr. Kirsch seconded by Mr. Plourde with all in favor the proposal from East Coast Wells & Pump Service in the amount of \$2,922.00 was approved.

EIGHTH ORDER OF BUSINESS

Supervisor Request / Audience Comments

Mr. Kirsch stated I would like to look at getting bids and proposals on entry cameras. There is a lot of crime in the neighborhood. North Creek, the subdivision across the street from the high school, has entry cameras that record license plates in and out. They have them off to the side, so it is not in the median where we don't have power. They have them attached to a city light pole. I think things are doable. I tried to figure out who the contact person for their HOA was to see if we can get any success stories for them hopefully and maybe the name of the contractor. If you have other contacts, maybe you can bring a couple of bids to the next meeting.

Mr. Stephens stated I did get proposals about a year and a half ago for such a system. Obviously pricing has changed substantially I am sure with new technology and whatnot, but it was decided then it was too expensive, but I will get proposals again and bring them back.

Mr. Kirsch stated I think the residents would be happy to see something like that come out of their CDD fees. Also, there is a lot of overgrowth right down Main Street before we get to the entrance that is blocking the signage a little bit. The first two streetlamps are not working. Is there any way to either add more lighting to brighten that whole area?

Mr. Stephens responded I can look at changing out the two existing light fixtures that shine up on the sign. They can do something a little bit brighter there and make it look more visible. That would be the cheapest route if we want to do that first and see how that looks. If we need to add more, we can certainly do that.

Mr. King stated I am going to let the board know and the residents know that I have been serving on the board for a long time, but I will be submitting my resignation after this meeting, which will open up a position for a resident. I have been doing this since this board was formed, and it has been a pleasure. It has been great to see this community come together.

Audience Comments

Ms. Monica Wilson-Taylor stated I know we purchased some new equipment for the gym, and it is beautiful, but it is so tight in there. It is very very small. I know that was on one of the notes a while back, it was like \$200,000 set aside. Where are we on that decision? I know we tabled it to bring it back up, but I want to keep that in the ear.

Mr. Plourde asked how much do we have left in our coffers?

Mr. Laughlin responded I would have to look at the Capital Reserve.

Mr. Stephens stated we have the play set, the camera system, the fencing around the amenity center, both pools, and mulching that came out of that.

Mr. Laughlin stated that money wasn't for the gym per se, it was just for improvements. That was one of the options that could have been put towards. We still have \$91,000 of that money left.

Ms. Angela Taylor asked about the parking on the street.

Mr. Plourde stated you have to address your HOA. You can take a picture of the car in front of the house and email it to the HOA, and they will take action. That is not a CDD action.

Mr. Laughlin stated if it on a county road, then the county can be the only one to tow it. If it is CDD property, like this parking lot, then we can have it towed. We can't put speed bumps in because it is county operated.

A resident commented on the flowerbeds and doesn't feel like the flowers are being rotated.

Mr. Plourde stated he has heard comments also.

Mr. Stephens stated this year everybody looked pretty bad because we were inundated with rain after rain after rain. It was a very problematic year.

NINTH ORDER OF BUSINESS

Financial Statements

A. Balance Sheet and Statement of Revenue & Expenditures

Mr. Laughlin stated these are as of August 31, 2017.

B. Assessments Receipt

This item is located in the agenda package. We are 100% collected

C. Check Run Summary

Mr. Laughlin stated the total of the check run summary is \$126,971.38.

On MOTION by Mr. Plourde seconded by Mr. Richardson with all in favor the Check Run Summary in the amount of \$126,971.38 was approved.

TENTH ORDER OF BUSINESS

Next Scheduled Meeting

Mr. Laughlin stated the next scheduled meeting is January 4, 2018 at 11:00 a.m. at England Thims & Miller.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

TISON'S LANDING CDD

AUDITOR SELECTION EVALUATION CRITERIA

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

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

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

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

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

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

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

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

5. *Price.* (20 Points)

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

SEVENTH ORDER OF BUSINESS

D.

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

Memorandum

Date: **January 4, 2018**

To: **Rich Whetsel via email**
 Operations Director

From: **Brian Stephens Emma Dobrie**
 Operations Manager 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.

Amenity Usage

- | | |
|--------------------|-----|
| • Pool | 10 |
| • Tennis Court | 16 |
| • Fitness Center | 120 |
| • Athletic Field | 12 |
| • Basketball Court | 66 |
| • Playground | 45 |
| • Facility Rentals | 13 |
| • HOA/CEC Meetings | 4 |

Access Cards:

- Thirty-two (32) access cards have been issued to new residents.
- Five (5) replacement cards have been issued.

Special Events:

- Tison's Landing hosted food trucks in October, November and December.
- A "Paint Night" was held on December 1st 2017.
- Two (2) Kid's events were held on October 21st and December 16th.
- Two (2) Adult events were held on October 28th & December 9th.

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

- The Men's and Women's restrooms have been painted.
- The lighting in the Men's and Women's restroom has been converted to LED.
- The Amenity Center and entry signs have been decorated for the Holiday Season.
- Replacement Holiday Lighting was purchased to replace old or damaged lights.
- A new Christmas Tree was purchased.
- Four (4) light bulbs were replaced around the pool.
- The Basketball backboards have been cleaned.
- All of the Basketball nets were replaced.
- The Basketball posts have been cleaned and painted.
- Two (2) new message boards have been installed.
- Two (2) hinges were replaced on the pool gate.
- All Playground and Spray Feature structures are being inspected monthly.
- New Playground equipment has been installed on the playground.
- A photocell was replaced at the Yellow Bluff Entrance.
- Four (4) asphalt repairs have been made on Pond Run Lane.
- 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:

- Nader's continues to monitor the turf and ornamentals and is treating as needed.
- Lawnboy 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 Lawnboy.
- A new Pressure Tank was installed on the pump system for the Amenity Center Irrigation.
- An irrigation repair was made at the bus stop on Pond Run.

Fitness Center:

- A new Sanitary Wipe dispenser was installed.
- 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.

NINTH ORDER OF BUSINESS

A.

Tison's Landing
Community Development District

Unaudited Financial Statements
as of
November 30, 2017

Board of Supervisors Meeting
January 4, 2018

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
November 30, 2017

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS:				
Cash	\$69,041	---	---	\$69,041
Due From Other Funds	---	\$10,905	\$50,000	\$60,905
Assessments Receivable	\$462,802	\$362,548	---	\$825,350
Investments:				
SBA-Surplus Funds	\$46	---	\$26,317	\$26,363
Series 2016-1				
Reserve	---	\$149,668	---	\$149,668
Prepayment	---	\$9	---	\$9
Construction	---	---	\$55,523	\$55,523
Series 2016-2				
Reserve	---	\$43,761	---	\$43,761
Prepayment	---	\$7,293	---	\$7,293
Deposits	\$4,202	---	---	\$4,202
TOTAL ASSETS	\$536,092	\$574,185	\$131,840	\$1,242,116
LIABILITIES:				
Accounts Payable	\$22,392	---	---	\$22,392
Due to other Funds	\$60,905	---	---	\$60,905
TOTAL LIABILITIES	\$83,297	\$0	\$0	\$83,297
FUND BALANCES:				
Nonspendable:				
Prepaid items and deposits	\$4,202	---	---	\$4,202
Restricted for:				
Debt service	---	\$574,185	---	\$574,185
Capital Projects	---	---	\$131,840	\$131,840
Unassigned	\$448,593	---	---	\$448,593
TOTAL FUND BALANCES	\$452,795	\$574,185	\$131,840	\$1,158,819
TOTAL LIABILITIES & FUND BALANCES	\$536,092	\$574,185	\$131,840	\$1,242,116

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2017

ADOPTED BUDGET	PRORATED BUDGET THRU 11/30/17	ACTUAL THRU 11/30/17	VARIANCE
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REVENUES:

Maintenance Assessments - On Roll	\$489,762	\$476,722	\$476,722	\$0
Clubhouse Income	\$3,000	\$500	\$2,890	\$2,390
Interest Income	\$0	\$0	\$46	\$46

TOTAL REVENUES	\$492,762	\$477,222	\$479,659	\$2,436
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EXPENDITURES:

ADMINISTRATIVE:

Supervisor Fees	\$3,200	\$533	\$600	(\$67)
FICA Taxes	\$245	\$41	\$46	(\$5)
Engineering	\$5,000	\$833	\$722	\$112
Arbitrage Calculation	\$600	\$100	\$0	\$100
Dissemination	\$1,000	\$167	\$167	\$0
Assessment Roll	\$2,500	\$2,500	\$2,500	\$0
Attorney	\$15,000	\$2,500	\$1,550	\$950
Annual Audit	\$3,900	\$650	\$0	\$650
Trustee Fees	\$3,725	\$3,725	\$3,717	\$8
Management Fees	\$47,250	\$7,875	\$7,875	\$0
Computer Time	\$1,000	\$167	\$167	\$0
Telephone	\$100	\$17	\$0	\$17
Postage	\$1,000	\$167	\$92	\$75
Printing & Binding	\$1,575	\$263	\$87	\$175
Insurance	\$8,692	\$8,692	\$8,152	\$540
Legal Advertising	\$1,500	\$250	\$0	\$250
Other Current Charges	\$500	\$83	\$94	(\$11)
Office Supplies	\$150	\$25	\$20	\$5
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0

TOTAL ADMINISTRATIVE	\$97,112	\$28,762	\$25,964	\$2,798
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TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2017

ADOPTED BUDGET	PRORATED BUDGET THRU 11/30/17	ACTUAL THRU 11/30/17	VARIANCE
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Field:

Insurance	\$13,064	\$13,064	\$11,612	\$1,452
Field Management & Administration	\$28,300	\$4,717	\$4,717	\$0
Recreation Center Attendant	\$47,478	\$7,913	\$8,329	(\$416)
Pool Maintenance	\$11,400	\$1,900	\$1,900	\$0
Pool Chemicals	\$6,000	\$1,000	\$516	\$484
Permit Fees	\$1,475	\$246	\$345	(\$99)
Landscape Maintenance	\$60,316	\$10,053	\$8,969	\$1,084
Landscape Contingency	\$2,000	\$333	\$0	\$333
Pest Control	\$500	\$83	\$86	(\$3)
Irrigation Maintenance	\$7,000	\$1,167	\$363	\$804
Lake Maintenance	\$8,580	\$1,430	\$1,430	\$0
General Facility Maintenance	\$25,000	\$4,167	\$4,166	\$1
Utilities-Electric	\$19,000	\$3,167	\$2,914	\$253
Utilities-Water	\$31,000	\$5,167	\$4,753	\$414
Utilities-Cable	\$3,100	\$517	\$746	(\$229)
Utilities-Telephone	\$1,752	\$292	\$239	\$53
Refuse Service	\$2,160	\$360	\$328	\$32
Repairs and Maintenance	\$25,800	\$4,300	\$10,551	(\$6,251)
Janitorial Maintenance	\$7,140	\$1,190	\$1,190	\$0
Janitorial Supplies	\$2,500	\$417	\$32	\$385
Special Events	\$7,500	\$1,250	\$1,771	(\$521)
Amenity Supplies	\$3,350	\$558	\$376	\$182
Capital Outlay	\$32,271	\$5,379	\$0	\$5,379
Capital Reserve	\$40,000	\$6,667	\$0	\$6,667

TOTAL FIELD	\$386,686	\$75,334	\$65,333	\$10,002
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TOTAL EXPENDITURES	\$483,798	\$104,096	\$91,297	\$12,800
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EXCESS REVENUES (EXPENDITURES)	\$8,964	\$388,362		
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FUND BALANCE - Beginning	\$0	\$64,433		
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FUND BALANCE - Ending	<u>\$8,964</u>	<u>\$452,795</u>		
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TISON'S LANDING

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL RESERVE FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2017

	ADOPTED BUDGET	PRORATED BUDGET THRU 11/30/17	ACTUAL THRU 11/30/17	VARIANCE
Revenues				
Capital Reserve-Transfer In	\$72,271	\$120	\$120	\$0
TOTAL REVENUES	\$72,271	\$120	\$120	\$0
Expenditures				
Repairs and Replacements	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES	\$72,271		\$120	
FUND BALANCE - Beginning	\$84,275		\$76,197	
FUND BALANCE - Ending	\$156,546		\$76,317	

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

*Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2017*

AMENDED BUDGET	PRORATED THRU 11/30/17	ACTUAL THRU 11/30/17	VARIANCE
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REVENUES:

Special Assessments - On Roll	\$384,344	\$373,453	\$373,453	\$0
Interest Income	\$500	\$83	\$198	\$114

TOTAL REVENUES	\$384,844	\$373,536	\$373,651	\$114
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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)
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OTHER SOURCES AND (USES)

Interfund Transfer In / (Out)	\$0	\$0	(\$248)	(\$248)
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TOTAL OTHER SOURCES AND (USES)	\$0	\$0	(\$248)	(\$248)
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EXCESS REVENUES (EXPENDITURES)	(\$1,237)	\$272,862		
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FUND BALANCE - Beginning	\$107,875	\$301,323		
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FUND BALANCE - Ending	\$106,638	\$574,185		
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**TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
Long Term Debt Report
FY 2018**

Series 2016A-1, Senior Special Assessment Revenue Refunding and Improvement Bonds		
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
Series 2016A-2, Subordinate Special Assessment Revenue Refunding and Improvement Bonds		
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 November 30, 2017

	ADOPTED BUDGET	PRORATED THRU 11/30/17	ACTUAL THRU 11/30/17	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$49	\$49
TOTAL REVENUES	\$0	\$0	\$49	\$49
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$36,410	(\$36,410)
Cost of Issuance	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$36,410	(\$36,410)
<u>OTHER FINANCING SOURCES AND (USES):</u>				
Interfund Transfer In / (Out)	\$0	\$0	\$248	\$248
TOTAL OTHER FINANCING SOURCES & (USES)	\$0	\$0	\$248	\$248
EXCESS REVENUES (EXPENDITURES)	\$0		(\$36,113)	
FUND BALANCE - Beginning			\$91,636	
FUND BALANCE - Ending			\$55,523	

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	\$476,722	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$476,722
Clubhouse Income	\$0	\$2,890	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,890
Interest Income	\$46	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46
Total Revenues	\$46	\$479,612	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$479,659
Supervisor Fees	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600
FICA Taxes	\$46	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46
Engineering	\$409	\$313	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$722
Arbitrage Calculation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$167
Assessment Roll	\$2,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500
Attorney	\$1,050	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,550
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,875
Computer Time	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$167
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$8	\$84	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$92
Printing & Binding	\$86	\$2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$87
Insurance	\$8,152	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,152
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$30	\$64	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$94
Office Supplies	\$20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$20,898	\$5,066	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,964

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
FIELD:													
Insurance	\$11,612	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,612
Field Management & Administration	\$2,358	\$2,358	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,717
Recreation Center Attendant	\$3,957	\$4,373	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,329
Pool Maintenance	\$950	\$950	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,900
Pool Chemicals	\$516	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$516
Permit Fees	\$345	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$345
Landscape Maintenance	\$5,019	\$3,950	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,969
Landscape Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pest Control	\$86	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$86
Irrigation Maintenance	\$305	\$58	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$363
Lake Maintenance	\$715	\$715	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,430
General Facility Maintenance	\$2,083	\$2,083	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,166
Utilities-Electric	\$1,449	\$1,465	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,914
Utilities-Water	\$2,413	\$2,340	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,753
Utilities-Cable	\$497	\$249	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$746
Utilities-Telephone	\$113	\$127	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$239
Refuse Service	\$167	\$162	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$328
Repairs and Maintenance	\$6,164	\$4,387	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,551
Janitorial Maintenance	\$595	\$595	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,190
Janitorial Supplies	\$0	\$32	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32
Special Events	\$1,771	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,771
Amenity Supplies	\$179	\$197	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$376
Capital Outlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Field Expenditures	\$41,293	\$24,039	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$65,333
Subtotal Operating Expenditures	\$62,191	\$29,105	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$91,297
Interfund Transfers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Excess Revenues (Expenditures)	(\$62,145)	\$450,507	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$388,362

Tison's Landing

Series 2016 Special Assessment Revenue and Refunding Capital Improvement Bonds

Opening Balance in Construction Account	\$547,212.92
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Source of Funds:	Interest Earned	\$699.63
	Interfund Transfer	(\$9,412.00)

<i>Disbursements:</i>	<i>Fitness Equipment</i>	<i>(\$25,565.00)</i>
	<i>Fitness Room Improvements</i>	<i>\$0.00</i>
	<i>Security Room Improvements</i>	<i>(\$8,379.00)</i>
	<i>Pool Improvements</i>	<i>(\$108,244.29)</i>
	<i>Tennis Court Improvements</i>	<i>\$0.00</i>
	<i>Basketball Court Improvements</i>	<i>\$0.00</i>
	<i>ADA Improvements</i>	<i>\$0.00</i>
	<i>Cost Of Issuance</i>	<i>(\$336,770.56)</i>
	<i>Professional Fees</i>	<i>(\$4,019.00)</i>

Adjusted Balance in Construction Account at November 30, 2017 **\$55,522.70**

<i>Book Balance of Construction Fund at November 30, 2017</i>	<i>\$55,522.70</i>
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Construction Funds available at November 30, 2017	\$55,522.70
---	-------------

November 30, 2017	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.10%		\$55,522.70	\$55,522.70

Contracts Payable	\$0.00
Balance at 11/30/17	<u>\$55,522.70</u>

B.

C.

Tison's Landing

Community Development District

Check Run Summary

January 4, 2018

<u>Date</u>	<u>Check Numbers</u>	<u>Amount</u>
09/28/17	1966	\$1,772.30
10/11/17	1967-1976	\$20,109.11
10/26/17	1977-1984	\$10,175.40
11/15/17	1985-1994	\$32,917.46
12/13/17	1995-2009	\$30,463.46
12/20/17	2010-2017	\$783,715.96
Total		<hr/> <hr/> \$879,153.69

AP300R
*** CHECK NOS. 001966-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/20/17
TISONS LANDING GF
BANK A TISON LANDING

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
9/28/17	00126	8/02/17 344925	201708 320-57200-46000	REPLACE 3 SWITCH/2 CAMERA KENTRONIX	*	1,772.30	1,772.30 001966
10/11/17	00081	8/31/17 144240	201708 310-51300-31500	SERVICE THRU 08/31/2017 BILLING, COCHRAN, LYLES, MAURO & RAMSE	*	789.00	789.00 001967
10/11/17	00030	9/25/17 0906133	201710 320-57200-41050	16529 TISON'S BLUFF RD COMCAST	*	248.52	248.52 001968
10/11/17	00012	9/25/17 17-07685	201709 310-51300-48000	NOTICE OF MTG 09/25/2017 DAILY RECORD	*	68.50	68.50 001969
10/11/17	00004	10/02/17 354	201710 320-57200-34400	OCT 17-CONTRACT ADMIN GOVERNMENTAL MANAGEMENTS SERVICES	*	2,358.33	2,358.33 001970
10/11/17	00015	9/28/17 89708215	201709 320-57200-43000	SEP 17-ELECTRIC SVC	*	1,290.60	
		9/28/17 89708215	201709 320-57200-43100	SEP 17-IRRIGATION	*	1,523.36	
		9/28/17 89708215	201709 320-57200-43100	SEP 17-SEWER	*	405.10	
		9/28/17 89708215	201709 320-57200-43100	SEP 17-WATER	*	172.48	
				JEA			3,391.54 001971
10/11/17	00052	10/03/17 6026	201709 320-57200-46201	FLOWER ROTATION-09/27/17	*	1,300.00	
		10/03/17 6027	201709 320-57200-46201	STORM CLEANUP-09/27/17	*	275.00	
		10/04/17 6020	201710 320-57200-46200	OCT 17-MAINT	*	3,950.00	
				LAWNBOY LAWN SERVICES, INC.			5,525.00 001972
10/11/17	00064	9/25/17 29211948	201709 320-57200-46202	SEP 17-PEST CONTROL SVC	*	88.00	
				NADER'S PEST RAIDERS			88.00 001973
10/11/17	00077	9/16/17 0687-843	201710 320-57200-43200	SERVICE THRU 10/31/2017	*	166.72	
				REPUBLIC SERVICES #687			166.72 001974

TISO TISON SROSINA

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YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/20/17
TISONS LANDING GF
BANK A TISON LANDING

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
10/11/17	00046	10/02/17 249	201710 320-57200-46601		*	595.00	
		OCT 17-JANITORIAL SVCS					
		10/02/17 249	201710 320-57200-45105		*	3,956.50	
		OCT 17-FACILITY MGMT SVCS					
				RIVERSIDE MANAGEMENT SERVICES INC.			4,551.50 001975
10/11/17	00084	10/10/17 29035	201710 320-57200-46000		*	2,922.00	
		INSTALL 85 GAL TANK					
				EAST COAST WELLS & PUMP SERVICE INC			2,922.00 001976
10/26/17	00017	10/14/17 90475760	201711 320-57200-41000		*	112.50	
		SERVICE THRU 11/13/2017					
				AT&T			112.50 001977
10/26/17	00018	10/12/17 M16693	201710 320-57200-46400		*	950.00	
		OCT 17 - POOL MAINTENANCE					
		10/12/17 M16693	201710 320-57200-46500		*	280.25	
		OCT 17 - POOL CHEMICALS					
				CRYSTAL CLEAN POOL SERVICE, INC			1,230.25 001978
10/26/17	00119	10/21/17 2017-043	201710 320-57200-49400		*	500.00	
		PETTING ZOO & PHOTO EXPR					
				DANA HARDEN DBA CAILE'S CRITTERS			500.00 001979
10/26/17	00052	10/09/17 6034	201710 320-57200-35000		*	305.00	
		REPAIR BUSTED MAIN LINE					
				LAWNBOY LAWN SERVICES, INC.			305.00 001980
10/26/17	00127	10/25/17 169	201710 320-57200-49400		*	350.00	
		HALLOWEEN DJ SERVICE					
				WILLIAM PEREIRA			350.00 001981
10/26/17	00077	10/16/17 0687-000	201711 320-57200-43200		*	161.62	
		SERVICE THRU 11/30/2017					
				REPUBLIC SERVICES #687			161.62 001982
10/26/17	00046	10/18/17 250	201709 320-57200-45105		*	912.00	
		RENTAL ATTENDANT-SEPT 17					
		10/18/17 251	201709 320-57200-46600		*	2,079.00	
		SEPT 17 - FACILITY MGMT					
		10/18/17 251	201709 320-57200-46000		*	619.00	
		SEPT 17 - REPAIRS/MAINT					
		10/18/17 251	201709 320-57200-52000		*	39.65	
		SEPT 17 - SUPPLIES					
		10/18/17 251	201709 320-57200-46602		*	149.00	
		SEPT 17 - JANITORIAL SUPP					
				RIVERSIDE MANAGEMENT SERVICES INC.			3,798.65 001983

TISO TISON SROSINA

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YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/20/17
TISONS LANDING GF
BANK A TISON LANDING

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
10/26/17	00016	9/25/17 4767441	201710 310-51300-31300	SERIES 2016 TRUSTEE FEES	*	3,717.38	
				US BANK			3,717.38 001984
11/15/17	00081	9/30/17 144857	201709 310-51300-31500	SERVICE THRU-9/30/17	*	500.00	
				BILLING, COCHRAN, LYLES, MAURO & RAMSE			500.00 001985
11/15/17	00020	9/05/17 84811	201709 320-57200-46800	YELLOW BLUFF LANDING	*	715.00	
		10/05/17 85418	201710 320-57200-46800	YELLOW BLUFF LANDING	*	715.00	
				CLEAR WATERS INC			1,430.00 001986
11/15/17	00030	10/25/17 8495 74	201710 320-57200-41050	16529 TISON'S BLUFF RD	*	248.55	
				COMCAST			248.55 001987
11/15/17	00003	10/02/17 70751	201710 310-51300-34000	FY18 ANNUAL DISTRICT FEE	*	175.00	
				DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00 001988
11/15/17	00101	10/27/17 15114	201710 320-57200-46000	PREVENTATIVE MAINTENACE	*	175.00	
				FITNESS PRO			175.00 001989
11/15/17	00004	9/19/17 352	201709 310-51300-31400	ASSESSMNT ROLL ADMIN FY18	*	2,500.00	
		10/02/17 353	201710 310-51300-34000	MGMT FEES-OCT 17	*	3,937.50	
		10/02/17 353	201710 310-51300-35100	IT SERVICES-OCT 17	*	83.33	
		10/02/17 353	201710 310-51300-31300	DISSEM AGNT SVCS-OCT 17	*	83.33	
		10/02/17 353	201710 310-51300-51000	SUPPLIES-OCT 17	*	20.00	
		10/02/17 353	201710 310-51300-42000	POSTAGE-OCT 17	*	8.28	
		10/02/17 353	201710 310-51300-42500	COPIES-OCT 17	*	85.50	
		11/01/17 355	201711 310-51300-34000	MGMT FEES-NOV 17	*	3,937.50	
		11/01/17 355	201711 310-51300-35100	IT SERVICES-NOV 17	*	83.33	
		11/01/17 355	201711 310-51300-31300	DISSEM AGNT SVCS-NOV 17	*	83.33	

TISO TISON SROSINA

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

RUN 12/20/17

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
11/01/17	355	201711 310-51300-42000			*	83.66	
		POSTAGE-NOV 17					
11/01/17	355	201711 310-51300-42500			*	1.65	
		COPIES-NOV 17					
11/01/17	356	201711 320-57200-34400			*	2,358.33	
		CONTRACT ADMIN-NOV 17					
9/19/17	352	201709 310-51300-31400			V	2,500.00-	
		ASSESSMNT ROLL ADMIN FY18					
10/02/17	353	201710 310-51300-34000			V	3,937.50-	
		MGMT FEES-OCT 17					
10/02/17	353	201710 310-51300-35100			V	83.33-	
		IT SERVICES-OCT 17					
10/02/17	353	201710 310-51300-31300			V	83.33-	
		DISSEM AGNT SVCS-OCT 17					
10/02/17	353	201710 310-51300-51000			V	20.00-	
		SUPPLIES-OCT 17					
10/02/17	353	201710 310-51300-42000			V	8.28-	
		POSTAGE-OCT 17					
10/02/17	353	201710 310-51300-42500			V	85.50-	
		COPIES-OCT 17					
11/01/17	355	201711 310-51300-34000			V	3,937.50-	
		MGMT FEES-NOV 17					
11/01/17	355	201711 310-51300-35100			V	83.33-	
		IT SERVICES-NOV 17					
11/01/17	355	201711 310-51300-31300			V	83.33-	
		DISSEM AGNT SVCS-NOV 17					
11/01/17	355	201711 310-51300-42000			V	83.66-	
		POSTAGE-NOV 17					
11/01/17	355	201711 310-51300-42500			V	1.65-	
		COPIES-NOV 17					
11/01/17	356	201711 320-57200-34400			V	2,358.33-	
		CONTRACT ADMIN-NOV 17					
9/19/17	352	201710 310-51300-31400			*	2,500.00	
		ASSESSMNT ROLL ADMIN FY18					
10/02/17	353	201710 310-51300-34000			*	3,937.50	
		MGMT FEES-OCT 17					
10/02/17	353	201710 310-51300-35100			*	83.33	
		IT SERVICES-OCT 17					
10/02/17	353	201710 310-51300-31300			*	83.33	
		DISSEM AGNT SVCS-OCT 17					
10/02/17	353	201710 310-51300-51000			*	20.00	
		SUPPLIES-OCT 17					
10/02/17	353	201710 310-51300-42000			*	8.28	
		POSTAGE-OCT 17					
10/02/17	353	201710 310-51300-42500			*	85.50	
		COPIES-OCT 17					

TISO TISON SROSINA

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

RUN 12/20/17

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
11/01/17		355	201711 310-51300-34000		*	3,937.50	
			MGMT FEES-NOV 17				
11/01/17		355	201711 310-51300-35100		*	83.33	
			IT SERVICES-NOV 17				
11/01/17		355	201711 310-51300-31300		*	83.33	
			DISSEM AGNT SVCS-NOV 17				
11/01/17		355	201711 310-51300-42000		*	83.66	
			POSTAGE-NOV 17				
11/01/17		355	201711 310-51300-42500		*	1.65	
			COPIES-NOV 17				
11/01/17		356	201711 320-57200-34400		*	2,358.33	
			CONTRACT ADMIN-NOV 17				
				GOVERNMENTAL MANagements SERVICES			13,265.74 001990
11/15/17	00015	10/27/17 89708215	201710 320-57200-43000		*	1,448.76	
			ELECTRIC - OCT 17				
		10/27/17 89708215	201710 320-57200-43100		*	1,826.64	
			IRRIGATION - OCT 17				
		10/27/17 89708215	201710 320-57200-43100		*	385.35	
			SEWER - OCT 17				
		10/27/17 89708215	201710 320-57200-43100		*	201.22	
			WATER - OCT 17				
				JEA			3,861.97 001991
11/15/17	00052	11/03/17 6060	201711 320-57200-46200		*	3,950.00	
			INSTALLMENT MONTHLY SVC				
		11/03/17 6069	201711 320-57200-35000		*	58.00	
			IRRIGATION REPAIRS				
				LAWNBOY LAWN SERVICES, INC.			4,008.00 001992
11/15/17	00064	9/03/17 29074193	201709 320-57200-46202		*	1,169.75	
			PEST CONTROL-SEP 17				
		10/01/17 29339486	201710 320-57200-46202		*	583.89	
			LAWN SERVICE-OCT 17				
		10/01/17 29339487	201710 320-57200-46202		*	86.00	
			ORNAMENTAL SERVICE				
		10/10/17 26571492	201710 320-57200-46202		*	485.00	
			PEST CONTROL-OCT 17				
				NADER'S PEST RAIDERS			2,324.64 001993
11/15/17	00046	7/31/17 244	201707 320-57200-45105		*	656.00	
			RENTAL ATTENDANT-JUL 17				
		7/31/17 245	201707 320-57200-45105		*	800.00	
			FACILITY ASSISTANT-JUL 17				
		10/31/17 253	201710 320-57200-49400		*	215.48	
			ADULT EVENT 2017				

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		10/31/17 254	201710 320-57200-49400		*	705.58	
			HALLOWEEN EVENT				
		11/01/17 252	201711 320-57200-46601		*	595.00	
			JANITORIAL SVC-NOV 17				
		11/01/17 252	201711 320-57200-45105		*	3,956.50	
			FACILITY MGMT SVC-NOV 17				
				RIVERSIDE MANAGEMENT SERVICES INC.			6,928.56 001994
12/13/17 00109		10/20/17 50077708	201710 320-57200-54000		*	345.17	
			LICENSE FEE				
				ASCAP			345.17 001995
12/13/17 00017		11/14/17 904 757-	201711 320-57200-41000		*	126.91	
			SERVICE THRU-12/13/17				
				AT&T			126.91 001996
12/13/17 00081		10/31/17 145203	201710 310-51300-31500		*	1,050.00	
			OCT 17 - LEGAL SERVICES				
				BILLING, COCHRAN, LYLES, MAURO & RAMSE			1,050.00 001997
12/13/17 00030		11/25/17 8495 74	201711 320-57200-41050		*	248.56	
			16529 TISON'S LANDING				
				COMCAST			248.56 001998
12/13/17 00018		9/27/17 D16569	201709 320-57200-46400		*	50.00	
			HURRICANE DEBRIS PICKUP				
		11/13/17 M16973	201711 320-57200-46400		*	950.00	
			POOL MAINTENANCE				
		11/13/17 M16973	201711 320-57200-46500		*	236.00	
			POOL CHEMICALS				
				CRYSTAL CLEAN POOL SERVICE, INC			1,236.00 001999
12/13/17 00084		11/27/17 29348	201711 320-57200-46000		*	288.00	
			REPLACE CRACKED ADAPTER				
				EAST COAST WELLS & PUMP SERVICE INC			288.00 002000
12/13/17 00009		10/31/17 0185369	201710 310-51300-31100		*	409.25	
			SERVICE THRU-10/31/17				
				ENGLAND, THIMS & MILLER			409.25 002001
12/13/17 00004		12/01/17 357	201712 310-51300-34000		*	3,937.50	
			MGMT FEES-DEC 17				
		12/01/17 357	201712 310-51300-35100		*	83.33	
			INFO TECH-DEC 17				
		12/01/17 357	201712 310-51300-31300		*	83.33	
			DISSEM AGNT SVC-DEC 17				

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		12/01/17 357	201712 310-51300-42000		*	6.90	
		POSTAGE-DEC 17					
		12/01/17 357	201712 310-51300-42500		*	1.50	
		COPIES-DEC 17					
		12/01/17 358	201712 320-57200-34400		*	2,358.33	
		CONTRACT ADMIN-DEC 17					
				GOVERNMENTAL MANagements SERVICES			6,470.89 002002
12/13/17 00013		9/06/17 16016	201709 310-51300-31600		*	1,200.00	
		S2016 A-1/A-2 FYE 7/31/17					
				GRAU AND ASSOCIATES			1,200.00 002003
12/13/17 00015		11/29/17 89708215	201711 320-57200-43000		*	1,465.25	
		NOV 17 - ELECTRIC					
		11/29/17 89708215	201711 320-57200-43100		*	1,877.65	
		NOV 17 - IRRIGATION					
		11/29/17 89708215	201711 320-57200-43100		*	391.94	
		NOV 17 - SEWER					
		11/29/17 89708215	201711 320-57200-43100		*	147.27	
		NOV 17 - WATER					
		11/29/17 89708215	201711 320-57200-43100		*	77.25-	
		NOV 17 - OTHER ACTIVITIES					
				JEA			3,804.86 002004
12/13/17 00052		11/30/17 6099	201711 320-57200-46200		*	3,950.00	
		INSTALLMENT MONTHLY SVC					
		12/01/17 6105	201712 320-57200-35000		*	114.00	
		IRRIGATION REPAIRS					
				LAWNBOY LAWN SERVICES, INC.			4,064.00 002005
12/13/17 00127		12/09/17 DEC-17	201712 320-57200-49400		*	350.00	
		DJ SERVICE-12/09/17					
				WILLIAM PEREIRA			350.00 002006
12/13/17 00077		11/16/17 0687-000	201711 320-57200-43200		*	162.87	
		SERVICE THRU-12/31/17					
				REPUBLIC SERVICES #687			162.87 002007
12/13/17 00046		10/31/17 256	201710 320-57200-46600		*	2,083.00	
		DEC 17-GEN FAC MAINT					
		10/31/17 256	201710 320-57200-46000		*	2,417.00	
		DEC 17-REPAIRS/MAINT					
		10/31/17 256	201710 320-57200-52000		*	179.00	
		DEC 17-AMENITY SUPPLIES					
		10/31/17 256	201710 320-57200-46602		*	249.95	
		DEC 17-JANITOR SUPPLIES					

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		10/31/17 257	201710 320-57200-46000		*	650.00	
			PRESSURE WASH SVC				
		10/31/17 258	201710 320-57200-46601		*	595.00	
			DEC 17-JANITORIAL SVC				
		10/31/17 258	201710 320-57200-45105		*	3,956.50	
			DEC 17-FACILITY MGMT SVC				
		11/14/17 255	201711 320-57200-45105		*	416.00	
			PARTY RENTAL-OCT 17				
				RIVERSIDE MANAGEMENT SERVICES INC.			10,546.45 002008
12/13/17 00128		12/13/17 1009	201712 320-57200-49400		*	160.50	
			PHOTOGRAPHER-WINTER EVENT				
				PORTRAITS BY DENARD			160.50 002009
12/20/17 00061		12/13/17 1105555	201712 320-57200-52000		*	225.00	
			ACCESS CARDS				
				ATLANTIC COMPANIES			225.00 002010
12/20/17 00081		11/30/17 145837	201711 310-51300-31500		*	500.00	
			NOV 17 - LEGAL FEES				
				BILLING, COCHRAN, LYLES, MAURO & RAMSE			500.00 002011
12/20/17 00116		12/05/17 43768	201712 320-57200-46000		*	80.00	
			BACKFLOW TEST				
				BOB'S BACKFLOW & PLUMBING SERVICES			80.00 002012
12/20/17 00018		12/12/17 M17240	201712 320-57200-46400		*	950.00	
			NOV 17 - POOL MAINTENANCE				
		12/12/17 M17240	201712 320-57200-46500		*	324.50	
			NOV 17 - POOL CHEMICALS				
				CRYSTAL CLEAN POOL SERVICE, INC			1,274.50 002013
12/20/17 00009		12/07/17 0185670	201711 310-51300-31100		*	312.50	
			NOV 17 - ENGINEERING FEES				
				ENGLAND, THIMS & MILLER			312.50 002014
12/20/17 00046		12/13/17 259	201711 320-57200-46600		*	2,083.00	
			NOV 17 - FACILITY MAINT.				
		12/13/17 259	201711 320-57200-46000		*	4,099.00	
			NOV 17 - FACILITY MAINT.				
		12/13/17 259	201711 320-57200-52000		*	197.00	
			NOV 17 - FACILITY MAINT.				
		12/13/17 259	201711 320-57200-46602		*	31.50	
			NOV 17 - FACILITY MAINT.				
				RIVERSIDE MANAGEMENT SERVICES INC.			6,410.50 002015

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12/20/17	00038	12/20/17 12202017	201712 300-20700-10200	TISON'S LANDING CDD	*	374,913.46	
			TXFER TO 2016A REVENUE				
				TISON'S LANDING CDD			374,913.46 002016
12/20/17	00102	12/20/17 12202017	201712 300-15100-10000	TISON'S LANDING CDD	*	400,000.00	
			TXFER EXCESS FUNDS TO SBA				
				TISON'S LANDING CDD			400,000.00 002017
				TOTAL FOR BANK A		879,153.69	
				TOTAL FOR REGISTER		879,153.69	

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