

TISON'S LANDING
Community Development District

April 4, 2019

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, 2019

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 4, 2019 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:

- I. Roll Call
- II. Public Comment
- III. Affidavits of Publication
- IV. Discussion of Envera Security System
- V. Staff Reports (1)
 - A. Landscape
 - B. District Engineer
- VI. Approval of Minutes
 - A. January 3, 2019 Meeting
 - B. February 7, 2019 Special Meeting
- VII. Public Hearing to Amend the Amenity Policies
 - A. Consideration of Resolution 2019-03
- VIII. Acceptance of the FY 2018 Audit Report
- IX. Consideration of Resolution 2019-04, Approving the Proposed Budget for Fiscal Year 2020 and Setting a Public Hearing Date for Adoption
- X. Ratification of Agreement with Yuro & Associates for ADA Facility Inspection
- XI. Staff Reports (2)
 - A. District Counsel
 - B. District Manager
 - C. Operations Manager
 1. Memorandum
 2. Proposal for Pressure Washing
 3. Proposal for Dog Park Sod
 4. Proposal for Tennis Court Lighting
 - D. Amenity Manager

- XII. Supervisor Requests / Audience Comments
- XIII. Financial Statements
 - A. Balance Sheet and Statement of Revenues & Expenditures
 - B. Assessment Receipt Schedule
 - C. Check Run Summary
- XIV. Next Scheduled Meeting – June 20, 2019 at 6:00 p.m. at the Yellow Bluff Amenity Center
- XV. Adjournment

Enclosed under the third order of business are the affidavits of publication.

Enclosed for your review and approval under the sixth order of business are copies of the minutes of the January 3, 2019 meeting and February 7, 2019 special meeting.

The seventh order of business is the public hearing to amend the amenity policies. Enclosed for your review and approval is resolution 2019-03 detailing the revisions.

The eighth order of business is acceptance of the FY 2018 audit report. A copy of the audit report is enclosed for your review.

The ninth order of business is consideration of resolution 2019-04, approving the proposed budget for fiscal year 2020 and setting a public hearing date for adoption. Copies of the budget and resolution are enclosed for your review and approval.

The tenth order of business is ratification of agreement with Yuro & Associates for the ADA facility inspection. A copy of the agreement is enclosed for your review.

Multiple proposals are enclosed under staff reports for your review and approval, along with the operations memorandum.

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,

Ernesto Torres

Ernesto Torres
District Manager

AGENDA

Tison's Landing
Community Development District
Agenda

Thursday
April 4, 2019
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

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THIRD ORDER OF BUSINESS

(Published daily except Saturday, Sunday and legal holidays)
Jacksonville, Duval County, Florida

STATE OF FLORIDA, }
 } S.S.
COUNTY OF DUVAL, }

Before the undersigned authority personally appeared Rhonda Fisher, who on oath says that she is the Publisher's Representative of JACKSONVILLE DAILY RECORD, a daily (except Saturday, Sunday and legal holidays) newspaper published at Jacksonville, in Duval County, Florida; that the attached copy of advertisement, being a Notice of Rulemaking for the Purpose of Amending the Amenity Center Policies

in the matter of Tison's Landing Community Development District

in the Court of Duval County, Florida, was published in said newspaper in the issues of March 1, 2019

Affiant further says that the said JACKSONVILLE DAILY RECORD is a newspaper at Jacksonville, in said Duval County, Florida, and that the said newspaper has heretofore been continuously published in said Duval County, Florida, each day (except Saturday, Sunday and legal holidays) and has been entered as periodicals matter at the post office in Jacksonville, in said Duval County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

*This notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.



Rhonda Fisher

Sworn to and subscribed before me this 1st day of March, 2019 A.D. by Rhonda Fisher who is personally known to me.

**NOTICE OF RULEMAKING
FOR THE PURPOSE OF
AMENDING THE AMENITY
CENTER POLICIES OF THE
TISON'S LANDING
COMMUNITY
DEVELOPMENT DISTRICT**

A public hearing will be conducted by the Board of Supervisors of the TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT (the "District") on Thursday, April 4, 2019, at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida 32218. The public hearing will provide an opportunity for the public to address the proposed amendment to section G entitled "Fitness Center Policies", subsection (5) titled "Eligible Users" of the Amended and Restated Policies Regarding Use of the District's Amenity Center (the "Amenity Policies") relating to the use of the District's Fitness Center. The purpose and effect of the proposed amendment is to provide that certain minor patrons to the Fitness Center are authorized to bring one guest per access card and provide clarifying language. Prior notice of rule development was published in the *Jacksonville Daily Record* on February 28, 2019.

Specific legal authority for the rule includes Sections 190.012(3), and 120.054, Florida Statutes. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty one (21) days after publication of this notice.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the District's Board of Supervisors with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors may participate in the public hearing by telephone. Any person requiring special accommodations at the hearing because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. A copy of the rule may be obtained by contacting the District Manager at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, or by calling (904) 940-5850.

Ernesto Torres
District Manager

Mar. 1 00(19-02028D)

SIXTH ORDER OF BUSINESS

A.

MINUTES OF MEETING
TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Tison's Landing Community Development District was held Thursday, January 3, 2019 at 6:00 p.m. at Yellow Bluff Amenity Center, 16529 Tison's Bluff Road, Jacksonville, FL.

Present and constituting a quorum were:

Brandon Kirsch	Chairman
Monica Timmons	Vice Chairperson
Brian Richardson	Supervisor
Dan Plourde	Supervisor
Linda Waldhauer	Supervisor

Also present were:

Ernesto Torres	District Manager
Gerald Knight	District Counsel
Christopher Hall	Riverside Management
Amanda Ferguson	Riverside Management
Brian Stephens	Riverside Management
Leo Dickinson	LawnBoy
Bobbi Nagel	Unicorn Web Development (by phone)
VB Joshi	VGlobalTech (by phone)

FIRST ORDER OF BUSINESS

Roll Call

Mr. Torres 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

Staff Reports (1)

A. Landscape

Mr. Dickinson stated to recap since our last meeting, we have mowed the area underneath the power lines. Since then it's been maintenance as normal. We're currently on an every other week schedule and in April we will go back to a weekly schedule. We recently cut down the ligustrum on the edge of the community center to allow more visibility on the security camera for the parking lot. There was also a dead oak on the sidewalk by the pond. We had a couple of irrigation issues we fixed.

Mr. Plourde asked why did it take three months to fill in the hole?

Mr. Dickinson stated that was the first I had heard of it and we hadn't noticed it ourselves so someone brought it to our attention.

Mr. Hall stated I was sent pictures and I notified him immediately. After the December 13th meeting I received meeting notes saying there was a hole up by the front entrance.

Mr. Plourde stated that was the October meeting.

Mr. Torres stated it was mentioned in the December meeting notes as well.

Mr. Plourde stated yeah, because I brought it up again. I just think you should be notified when it's brought to their attention.

Mr. Kirsch stated from a LawnBoy perspective, I think the response has been great and you've stepped up since the bidding went out and you've done more than what was asked for so I appreciate what's been done so far.

Mr. Dickinson stated thank you. Our next scheduled flower rotation is going to be the third week of January. The current flowers have lasted us pretty well, it's just that time. The next board meeting is going to be the first week of April. Typically we wait until the second or third week of April to put the summer flowers in because we can get frost up until that time period.

Ms. Waldhauer asked do you know what flowers are planted for summer?

Mr. Dickinson responded we haven't decided yet. We know the next rotation for cold weather is going to be violas but we haven't made a decision about April yet.

A resident asked why are we using more perennials than annuals? It just doesn't seem cost effective. We're constantly doing the same ones and they're horrible.

Mr. Dickinson stated we're simply following the contract so we're open if you want to change the rotation basis. You're getting a high PH out of the groundwater so that limits our palate on what flowers we can put in.

Ms. Waldhauer asked what's the PH of the groundwater?

Mr. Dickinson responded we paid for a test ourselves last year and it's running about a 7.8 or 7.9 so if we put something in and we don't pay any attention to it, it will last a month so we have to find flowers that will survive in a high PH environment.

Ms. Waldhauer stated in my experience perennials seem to do better.

Mr. Kirsch stated I'll say on Leo's behalf, prior to his contract renewal it was a cost to us to rotate the flowers but I believe with the new contract he's including it with his services so if we opt for a pricier option it might be a cost that would be passed along to us because of that.

B. District Engineer

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

Consideration of ADA Related Proposals

A. ADA Website Accessibility

Mr. Torres stated we have two presenters on the phone regarding consideration of website accessibility. The presenters are Unicorn and VGlobalTech. If you recall a few months ago I brought forward a proposal from VGlobalTech to make our website compliant with ADA standards. The Board then directed me to obtain a second proposal that would accommodate more of a resident-friendly look that some of the other communities have. Currently, we have one website that is compliance with Chapter 190. There are two proposals in your agenda packet. Unicorn's proposal is more of a custom design to what the community wants. The design fee is \$2,495 and it will also provide you with an ADA-compliant website. To maintain the website there is an additional cost per year. VGlobalTech's proposal for converting the website is also included. Once they convert the website GMS will continue to maintain compliance, which is what you pay for right now at a charge of \$83 a month.

Mr. Kirsch asked does VGlobalTech include the customization because their quote looks the same as what was in the October agenda.

Mr. Torres responded yes, it's the same quote.

Mr. Kirsch asked we have to make it compliant no matter what?

Mr. Torres responded absolutely.

Mr. Kirsch asked so the extra is what we asked you for at the last meeting?

Mr. Torres responded yes, that would be Unicorn's. We have a similar community going through the same transition as this one would be using Unicorn and what happens is we meet with Unicorn, staff, and possibly a designated board member to explain what you want the website to look like and Bobbi then creates it and will give you a sort of draft look before it goes live. GMS has worked with both of these vendors in the past it's just what you prefer.

Mr. Plourde asked did you say VGlobalTech will enhance your website?

Mr. Torres responded they will make the website you have currently ADA compliant.

Mr. Plourde asked whereas the other one is going to create a whole new website?

Mr. Torres responded yes. Every CDD has to have a website by law with required documents.

Mr. Plourde asked what do we do with the other website once this one is created?

Mr. Torres responded we would just merge them into one website.

Mr. Plourde asked so if we go with VGlobalTech they will just go through you guys and our website would be through your management website?

Mr. Torres responded we would maintain the website monthly and post the agenda packages, minutes, etc.

Ms. Waldhauer asked why are we making the website ADA accessible if we haven't done the study yet?

Ms. Timmons responded because the website has to be ADA compliant for all government entities ASAP. If you're not compliant you open yourself up to lawsuits.

Mr. Kirsch stated what triggered this is there is a law firm in South Florida that has been going through government websites.

Ms. Timmons stated we want to get ahead and do this now.

Mr. VB Joshi stated VGlobalTech is a company based out of Orlando started in 2010 out of University of Central Florida. We've built about 500 websites to date and we've made about 73 ADA compliant, including about 30 for GMS.

Mr. Kirsch stated the quote that we're looking at in the agenda is just to bring our website up to compliance, not to add any customizations, correct?

Mr. VB Joshi stated we will check your current website and do a before and after and we have an employee that runs through the design and coding standards, any image issues, and a bunch of things that ADA and WCAG necessitates. Most of the GMS websites are pretty basic so what we've done is turn around and built a new template-based website. We will convert the documents from your current PDF format to an ADA compliant format and build a new customized website. I say customized but we are working with some of the folks at GMS for a template.

Ms. Timmons asked you'll make sure that the screen reader will be accessible, right? If I want industry standard software like Jaws, I will still be able to read those Adobe documents, right?

Mr. VB Joshi responded absolutely. We worked with an agency that employs the disabled, blind people specifically, and they use a reader like you said and we tested the website. There are about 35 things we have to make compliant such as ratios, contracts, readability of the text, ability to zoom in, ability to skip navigation and bunch of other things.

Ms. Timmons stated we want to make sure that skip navigation is available as well as the double aide because we want to at least meet the minimum requirements so if I want an application like an AI application, I'm able to run it and I can see the lettering as far as the font is showing up with the coloring. We don't want white on top of grey, things like that.

Mr. VB Joshi responded yes, absolutely.

Mr. Kirsch stated so customizing this where we have a community calendar or anything like that, that is not part of the site now is not figured into this quote, right?

Mr. VB Joshi stated correct. I don't know how much customization we're talking about here but we can definitely work with you. If you're talking about simple customization we can get it done but if you want extensive customization I think we'd have to get another proposal.

Mr. Kirsch stated I think the customization in regards to adding things that aren't there now is going to be an ongoing now so to try to give you a scope of what we're looking for would be preliminary at first and then it would be ongoing.

Mr. VB Joshi we would absolutely be able to do any customization you would need. A big part of the maintenance is every new document that has to be put on the website has to be converted to be compliant.

Mr. Kirsch asked can the representative from Unicorn give us a rundown on what the proposal includes?

Ms. Nagle stated our proposal is a complete redo of the website and complete redevelopment to make it ADA compliant. We would rebuild the whole site from the bottom up, all of the documents would be ADA and Statute 190 compliant. We would provide a custom designed home page for the community, navigation, a link to an online calendar of events and anything that the community would need as part of this build out. Our maintenance would be in addition to the build out and it would be contingent on what level of service you

wanted. With what we have going with posting the new packets and other documents it's between \$150 and \$175 a month, with an annual hosting fee of \$395. The \$395 is if you had somebody onsite that was going to do it. We have two levels. We have a level where we build the website and turn it over to you to maintain with some help, or we do a monthly maintenance fee for the \$150 to \$175 depending on what the nature of the work is on a monthly basis.

Ms. Timmons stated when you talk about someone to make those updates on a monthly basis, would you already have it coded in for them to have all of the necessary ADA compliance?

Ms. Nagle responded with all of the CDDs and HOAs that I maintain right now, I actually do the monthly updates and maintenance. When I say monthly maintenance it's anything from putting your meeting packet up there, your minutes and your budgets to if it's a community website, updating what's going on Friday night on a weekly basis. I have three websites that I update weekly with what's going on in their community. Last Friday night we put a trailer on the website that told the community their movie was cancelled because of rain and that was put up within two minutes of notification and taken down the next morning.

Ms. Timmons stated my question is you said you have two levels, so what are those two levels?

Ms. Nagle stated let's just take the one off the table because it doesn't sound like you're going to have someone do it onsite so I might have confused you. If you have somebody onsite that does it and they call me and need help we bill that out on an hourly rate. Most communities don't use that because they don't have someone dedicated in their community to do the website.

Mr. Kirsch stated usually when minutes are posted it's a scanned document. They're going to convert that to be ADA compliant?

Ms. Nagle responded yes. You would send them to me in a Dropbox that we would provide to you and I would make them ADA compliant and post them to the website. That would be with any document that you have. Let's say you have bylaws with pool regulations that change. That also has to be ADA compliant because it has to be on the website so you would just send that to me, I would make it ADA and Statute 190 compliant and we would replace the old version with the new one and do that on an ongoing maintenance.

Mr. Kirsch asked so the monthly maintenance of \$150-\$175 would include any help we need or any changes to the website as well as the conversion of the documents to ADA compliant?

Ms. Nagle responded correct.

Mr. VB Joshi stated the same is true for VGlobalTech. We have software that converts these documents.

Mr. Kirsch asked that would be left to us with you VGlobalTech?

Mr. VB Joshi responded no. We have given the software for people that want to use it but we use it internally for conversion so you would do the same thing and put it in a Dropbox. With our software you put the document in a Dropbox folder and it will convert and keep the file there for you to access it.

Mr. Kirsch stated on your proposal it says \$300 for PDF document conversion process. Is that per incident?

Mr. VB Joshi responded no that's the software. Anything above that would be the annual maintenance. If you were doing the annual maintenance it would be \$1,250.

Mr. Kirsch asked you're proposal is a one-time cost, there's no monthly?

Mr. VB Joshi responded that's the annual but you could divide it by twelve and pay it monthly.

Mr. Kirsch stated Bobbi, with your quote I see its \$2,495 and then \$395 after the first year for the hosting. Is that on top of the \$150-\$175 per month?

Ms. Nagle responded take the hosting fee out of the equation because it does not apply if I would be doing the monthly maintenance.

Mr. Plourde asked is there a list of features for VGlobalTech like they have with Unicorn?

Mr. Torres responded no what's in front of you is what we have for the proposal. He said they don't do customization like that. They have a standard website that they use for all of the Districts.

Mr. VB Joshi we're very familiar with what's needed for GMS' websites.

Ms. Timmons stated VGlobalTech won't be providing us anything like how we try to have the HOA and CDD stuff all together. Is that what he stated?

Mr. VB Joshi stated the HOA is tricky. A lot of communities use software for HOA management, which includes a bunch of features like auto-email and the ability to log a request. There is a certain part of the HOAs that is only public facing. We have worked on those kind of CDDs that are combined with HOAs and just made the front end compliant because the idea is the back end will not be accessible by the disabled so this proposal does not include any HOA ADA compliance. This is just for the CDD.

Mr. Torres stated as a bulk rate because of this requirement and through your insurance company we can't escape this so VGlobalTech gives you a bulk reduced rate with a very generic website that just meets the standard with no customization whatsoever. That's why we provided a second proposal to give you all the bells and whistles.

Mr. Knight stated HOAs are not subject to the public records law so if they merge with the CDD website they're going to all of the sudden be subject to the public records law.

Mr. Kirsch stated I don't think it's so much us looking for HOA stuff, just community stuff that Mandy would be responsible for.

Mr. VB Joshi stated that's a very valid point and that's why my advice is to keep HOAs and CDDs separate because once you start merging them, everything that is on the CDD site becomes open to compliance. They can link it off the CDDs website but keep it separate.

On MOTION by Mr. Kirsch seconded by Mr. Plourde with all in favor Unicorn Web Development, LLC's proposal was approved.

Mr. Knight stated we will be doing an agreement with Unicorn making sure that it includes all of the provisions that need to be included because they are agreeing to provide the service to a public agency so it needs provisions related to public records and everything. It won't necessarily need to come back to the Board. It will be consistent with the other small project agreements you've seen for other vendors. I would suggest we put it on the April agenda for ratification by the Board. If you find any provisions you want modified at that point I'm sure unicorn would cooperate. We will have a termination provision included.

B. ADA Facility Inspection

Mr. Torres stated this came from a request from the Board. I reached out to several inspectors and they said they have to put work on their plates so the one proposal that I received is from a small engineering firm, Mike Yuro. I've done some work with him before in Turnbull Creek. He provided a proposal for \$2,850 and he will make recommendations as to what corrections we should make.

Mr. Kirsch asked so this is just his fee to come out here and do the audit?

Mr. Torres responded yes.

Mr. Plourde asked what about our satellite parks? You've got benches and pavilions. Do those need to be inspected also?

Mr. Torres responded he was very clear it was just the facility. There will be an additional cost for the rest but I can't tell you what that cost is.

Mr. Plourde stated I'd hate to do an inspection and find out we missed anything. Do we have to inspect those satellite properties?

Mr. Knight responded if they are owned by the CDD, open for public use and have facilities on them then they should be inspected.

Mr. Torres stated it says on the proposal it is for the swimming pool, fitness room, tennis courts, basketball courts, volleyball courts and playground. I think we should have the satellite properties looked at if they're owned by the CDD.

Mr. Plourde stated if we do this inspection and pay this amount of money and we didn't do all of the properties and someone went to one of the benches and can't get in or out because it's not paved or up to ADA standards then we wasted our money.

Mr. Kirsch asked can we go back to Yuro and ask him to include everything?

Mr. Torres responded we can.

A resident asked did I hear you say he was the only person locally who bid?

Mr. Kirsch stated yes. If you guys have more options we are open to it.

A resident stated David Corey based out of Yulee specializes in handicap accessibility.

Mr. Kirsch stated I always like to see three bids and if we run into roadblocks as a board, please speak up and let us know if you have anyone in mind. It's our money so let's do it right.

FIFTH ORDER OF BUSINESS**Discussion of Project Management and Board Expectations**

Mr. Torres stated this was brought up at the December meeting and a couple of the supervisors wanted to discuss this. I think the concern is that projects come up, things get approved, and the progress made on the project is lacking or delayed. We have representatives from Riverside here, as well as myself for whatever you want to talk about.

Mr. Kirsch stated this is strictly on the operational side, not on Mandy's end of things. In October we met with Atlantic Security in regards to the cameras at the front and the ADA thing for the side gate. Funding was approved at the meeting prior to that for the entry cameras and my question was if we could get these things installed by the holiday. I don't know if the delay was with Atlantic Security or on your end, but I found it very unsettling when I saw work finally being done the day of the meeting. This week, again, Atlantic Security showed up three days before the meeting. It seems like we're not seeing any movement until there's a meeting.

Mr. Hall stated I don't work for Atlantic and I don't schedule them. They told me when they were going to come out, I don't tell them when to come out. I have a whole timeline of emails and phone calls that I've made to them and I informed you at our meeting that stuff was on backorder. I don't install the cameras.

Mr. Plourde stated but at the same time, we are the customer and if he cannot provide services why are we even going with him?

Mr. Hall stated we can stop and go with another company.

Mr. Plourde stated if he said he was going to have it in by November and it's January then he did not fulfill his contract.

Ms. Waldhauer stated from the October meeting in the minutes it was stated by Mr. Knight that they basically had 28 days after they start the contract. It's been over 28 days so they are in breach of contract.

Mr. Hall stated that was a short-term contract that Gerry wrote up.

Mr. Plourde asked how are we holding them to our standard?

Mr. Hall stated the contract is up.

Mr. Plourde asked have we paid them anything?

Mr. Kirsch stated I think we're pretty far along into it. My big thing was catching it before the holidays to make sure our belongings and such are safe but we're already past that

so it is what it is at this point. I'm not sure if we need to start creating a weekly or monthly email to let us know where each project is at.

Mr. Hall stated I don't have a problem with that.

Mr. Kirsch stated that way we're not in the dark because when residents ask us the status I don't want it to be a phone call away. I'm just speaking on behalf of projects. There are other things I see like a lot of clean up being done the week of the meeting and I'm not here to see everything so I don't know if it's coincidence.

Mr. Hall stated there is no special emphasis on the week of the meeting. Ryan is here three times a week.

Mr. Kirsch stated the speed sign is completely opposite to what we just went through with the cameras. That was installed within a week of you asking me where it should go.

Mr. Hall stated yes and I ordered the sign and that's another issue we had with that sign because I ordered it on October 17th and it didn't show up until December. The cameras out here, RMS did their part and had an electrician come in, run the wiring and put in the post. I sent Atlantic the information on November 7th saying it was all ready for them.

Ms. Waldhauer asked what excuse did they give you for not completing it?

Mr. Hall responded the parts were on backorder. They finally got them in December.

Ms. Waldhauer asked so they have it, they just haven't installed it?

Mr. Hall responded they are installing them now.

Mr. Plourde asked wouldn't they have known that when they gave a quote?

Mr. Hall responded I don't know.

Mr. Plourde stated we need to follow up with them.

Mr. Kirsch stated I think we're going to take this as a learning adjustment in regards to big projects. With big projects we need to start doing weekly emails just to keep us abreast of what's going on. If the problem is Atlantic Security, we need to know it's Atlantic Security and if one of us wants to make a phone call and come at them from a CDD perspective that might be worth the time. Let's just do that with every project we have open right now so we're in clear communication with what's going on. Concerns that we have with things such as Dan's holes, I don't know where that was miscommunicated but I don't want to put it on Leo because I know he probably would have fixed it as soon as he heard about it.

Mr. Hall stated the first that I recall of it is after the December 13th meeting because I wasn't here. Ernesto sends out meeting notes stating what was said in the meeting and he said there was a hole at the front entrance so I walked the area and found a hole that some truck or something had run over and busted a pipe so I had Leo fix it that day and then we had the photos from you so I went and looked at them around the round-a-bout and I called Leo right away and it was fixed right away. I might have missed it in October and I apologize for that.

Ms. Waldhauer asked did Atlantic say when they were going to be done?

Mr. Hall responded I was here yesterday and there was one technician working and he's also installing the access point for the ADA gate. He didn't give me an exact date.

Ms. Timmons stated I have people complain about people stealing their items and we don't have any cameras. It's very frustrating. We represent the neighborhood so we need to know for sure when stuff is supposed to get done. When it's not done we want to know why because at this point if we hadn't already been invested they would have been fired. We've already invested our money so we have to move forward with them. For my peace of mind I'd like you to have a hard date.

A resident asked did we pay these people in full before the work was complete?

Mr. Kirsch responded there was a 50% deposit put down for the cameras.

A resident asked is there a clause in there for a penalty for breach of contract?

Mr. Knight responded we're entitled to any remedies available under the law, including damages and specific performance. We don't want to litigate with them even though we can recover attorney's fees under the terms of the agreement but we want to try to get the project completed.

A resident stated so maybe we should learn from this and pay for parts only in the future.

Mr. Knight stated that's what we've done so far. My understanding is the deposit is for the cameras.

A resident stated often there is a deposit required. I do home modifications and they do require 50% or whatever it is but the contract should have some stipulation for on-time completion or something like that where it's a percentage off the final amount due and you can change the purchase order. If it doesn't maybe you need to consider that going forward because there is a project management tool and different applications that can be used. The backordered

piece should have been known up front because they have the ability to see what’s available. We have to have a better approach next time and consider this a lesson learned.

Mr. Kirsch asked Chris, can you get us a drop dead date from Atlantic Security and let us know?

Mr. Hall responded I’ll follow up.

Mr. Kirsch stated the take away from the cameras is we need a date and the take away from the conversation itself is let’s start looking at our open projects and start getting status updates.

Mr. Torres stated I recommend that any agreement drafted should have some sort of liquidated damages or timeline. I’ll get with Gerry.

Mr. Knight stated there is a timeline and it does provide for remedies in the event of default but we can put a penalty in there too.

SIXTH ORDER OF BUSINESS

Approval of Minutes

A. October 4, 2018 Meeting

B. December 13, 2018 Meeting

There were no comments on the minutes.

On MOTION by Mr. Plourde seconded by Ms. Timmons with all in favor the minutes of the October 4, 2018 and December 13, 2018 meetings were approved.

SEVENTH ORDER OF BUSINESS

Staff Reports (2)

A. District Counsel

There being none, the next item followed.

B. District Manager

Mr. Torres stated I spoke with Linda earlier and I want to make sure the supervisors that we sworn in at the last meeting have their Form 1’s completed.

Ms. Waldhauer asked even though they’re re-elected they have to do the paperwork again?

Mr. Torres responded yes.

C. Operations Manager

1. Memorandum

2. Consideration of Pool Filter Box Repair

Mr. Hall stated there is one proposal from Crown to replace the tank. It's the only one we have right now. I'm waiting to receive another proposal.

Mr. Torres stated if you recall last month we noticed all of the sand that's in the pool and from my understanding there is a leak in the fiberglass tank. There are remedies as far as you can consider possibly patching that but it comes with some risk, and then there is a total replacement. It wasn't done during the time the pool was resurfaced for whatever reason but there is this one proposal. It's a lot so if you want to wait to receive a second proposal to compare to we can perhaps continue this meeting.

Mr. Knight stated if you continue it would have to be within 10 days or you could call a special meeting later.

Mr. Torres stated it would just be that one agenda item or we could stack it with the Unicorn agreement too.

Ms. Waldhauer asked is the pool close until we make a decision and they come out and fix it?

Ms. Timmons responded yes.

A resident asked how is the box damaged?

Mr. Kirsch stated it's the buried filter box that is made out of fiberglass. Chris, do you know what the life of the box is supposed to be?

Mr. Hall responded they come with a one-year warranty.

Mr. Kirsch stated it holds all of the water and filter cartridges and the bottom of that tank is cracked so they have to bring it up and bury a new one.

Ms. Waldhauer stated it's like 6' deep and 4' wide by like 8' so it's huge.

Mr. Plourde stated the thing is it's \$25,000 just for the tank.

Mr. Kirsch stated we have one bid on this so if you guys know people we're open to any kind of vendor that wants to come out and bid that. He's got one that's done in concrete and he charged a fraction of what this is so I'm hoping he's going to make a phone call.

Mr. Plourde stated yes I'll make a phone call. I put in a coffin of cement and it's good for life.

Mr. Kirsch stated with one bid I'm not ready to make a decision about anything. When it's over \$10,000 I'm not going to do anything until we see other bids or solutions.

Ms. Waldhauer asked why can't you go swimming with sand in the pool?

Mr. Torres responded it's not sanitary.

Mr. Kirsch asked is it filtering correctly?

Mr. Hall responded the filters aren't in the pool right now. We could probably put the filters back in the pool but we're probably going to damage the filters.

Mr. Plourde asked do we want to do a quick patch and get the pool going again while we get bids?

Mr. Hall responded I got an estimate on patching it with a one-year warranty and it's \$6,000-\$8,000.

Mr. Ferguson stated and there's only one person that is using the pool.

Mr. Torres asked Chris, how soon can you get additional bids.

Mr. Hall responded Portofino is working on a proposal right now but they have called four installers and none of them want to do the work. There are only a couple of people that will actually do the work.

A resident asked did you try Crystal Clean?

Mr. Hall responded Crystal Clean won't do the work. They just can't do that kind of work.

Mr. Kirsch stated it's definitely something that's handled during the pool install so I would think the builder, not a maintenance person would be the proper fit for this type of work.

Mr. Hall stated I talked to the original installer and they won't even do the work.

Mr. Plourde stated the reason this one cracked is it seems it's on loose ground.

Mr. Hall stated I was told by Crown that it was more than likely installed incorrectly.

Mr. Kirsch stated it's twelve years old, we're not going to be able to get any money off of that.

Mr. Plourde stated we've got to fix the problem so it doesn't happen in the future. You need a cement foot.

Mr. Hall stated if they patch it they will cut a hole in the bottom and fill it and then patch that hole.

Mr. Kirsch stated let's wait for Portofino and Ernesto will gather any vendor information from anyone else. Did Crown say how long it would take them?

Mr. Hall responded about a week.

Mr. Kirsch stated the last thing I want is that thing being down come April.

Mr. Plourde asked when does the use really start up again?

Ms. Ferguson responded spring break in March.

Mr. Torres stated Chris, I need an idea of when you can get that estimate because that will determine whether we advertise a special meeting or continue this one.

Mr. Hall stated I was told around the 14th.

Mr. Torres stated we will make a decision before we adjourn.

3. Update on Traffic Logix Signs and Data Box

Mr. Hall stated the Traffix Logix signs have been installed. I pulled data off of the new one but we're still not getting data off of the old one. We do have the software but we can't connect with it. Traffix Logix is supposed to set it up for me so I'm doing that tomorrow.

Mr. Kirsch asked how is that pulled? On a thumb drive or something?

Mr. Hall responded Bluetooth. I can send you the data from December 17th.

Mr. Plourde asked have you noticed any changes in the driving?

A resident stated people are slowing down when they get to it.

Mr. Kirsch stated there will be talk of more signs.

4. Consideration of Street Sign Proposal

Mr. Hall stated you all wanted a price to install speed limit signs and "slow, children at play" signs. We're at \$200 a sign and that includes labor and materials.

Mr. Kirsch stated we will talk about placement so if you want to contact us on where you think the speed limit and children at play signs should go, please let us know.

Mr. Torres stated we will bring that up on the next agenda.

5. Update on Sidewalk Additions

Mr. Hall stated I have proposals from two contractors. You all had mentioned places where the sidewalk stopped, there was grass, and then the sidewalk started up again. In one of those areas there is a JEA box but they can concrete around that. Another one has AT&T and some other stuff in it so they can't do anything with that. I noticed another sidewalk on Dowling that abruptly stops right past a property and they don't continue around and there are a few like that so all of those are included in this pricing. One of them goes right through the front of somebody's yard.

Mr. Knight stated we'd have to see if we have an easement on the plat.

Mr. Torres stated please send me the addresses for the affected properties and I will get with the District Engineer to confirm before we place any concrete anywhere.

Mr. Kirsch asked is there a reason why one is twice as much as the other?

Mr. Hall responded no.

A resident asked is there a plan to fix cracks in the sidewalk? Somebody is going to get hurt.

Mr. Kirsch responded no we have to bring that to JEA because they keep driving over it and cracking it. Emma had to battle with JEA to get them to fix it the first time. That's why where's a section that looks new. JEA paid for the repairs last time and I'm assuming they did it the cheapest way possible. Can we get a ticket put in with JEA for a claim?

Mr. Torres stated I will need a motion for approval. We're not going to complete any work until we verify with the engineer. In the event that we're clear do you want to approve this proposal for tonight?

Mr. Kirsch responded yes.

On MOTION by Mr. Kirsch seconded by Mr. Plourde with all in favor the proposal from Ernest's Concrete for sidewalk installation was approved.

6. Consideration of Lake Fountain Proposals

Mr. Hall stated there are three proposals for a fountain. The prices in them do not include the electrical work. The electrical work will be \$2,400-\$2,800 per fountain and these prices are per fountain. We have eight lakes and some lakes you'd probably want two because they are big lakes.

Mr. Kirsch asked are the fish not working?

Mr. Hall responded this is just something you all wanted. We terminated Clear Waters and Lake Doctors has taken over. They're putting the rest of the fish in, in addition to some more.

Mr. Kirsch asked what were they recommending?

Mr. Hall responded they're fine with the fish. Lake Doctors provided those proposals and would do the work.

Mr. Kirsch stated for those on lakes, we know it's been bad but we just changed companies so I'm hoping we will see some improvement with this new company. You're on a lake too, right?

Mr. Richardson responded yes but it was due not necessarily to the aeration, they weren't maintaining. The water is actually clear and my information is aeration with a fountain is where you have green water and you can't see into it. Unfortunately, in this community you have lakes that start at the highest point and come all the way down to the marsh here and they're all interconnected so there's actually movement of water between all of the lakes, which is a good thing. Where you want aeration is where you have a lake that's by itself that is stagnant with no water coming in or leaving except for storms. I was very upset with the previous company. Lake Doctors has a very good reputation and already I've seen a difference. I would definitely wait on doing something like this because it's very expensive and I don't think we have a problem that these would solve.

Mr. Kirsch stated I think the quotes help because we know what the worst case scenario is and it will help us with what we have in the capital reserves.

Mr. Stephens asked are you looking for something purely for aesthetics? You guys are talking about fish so it leads me to believe that you're looking for water quality conditions and aquatic midge control. If that is the case, I wouldn't do any fountains. I would do diffusers only. The diffusers almost look like a scuba diver under water blowing tiny little bubbles but from an aeration standpoint, they are three times more efficient than a fountain and substantially less in cost. It's about \$3,000 for a diffuser.

Mr. Richardson asked have the oxygen levels been low?

Mr. Stephens responded no but the oxygen levels being artificially high helps dissolve some of the organic matter. The organic matter is what harbors the mosquito larvae and I know there are a number of ponds out here that have that issue.

Mr. Plourde asked the high oxygen doesn't affect the fish?

Mr. Stephens responded very high oxygen would but it would still be well within a level that would not affect them. In fact, I had a property that I had fish kill on recently that has 23 ponds and the three ponds that didn't have fish kill in it were the only three that had diffusers.

Mr. Kirsch stated I think most of our problem was one, the company, and two, we didn't have all of the fish so we have positive things happening on both ends and we will just use them as our trusted advisor for any future actions.

7. Consideration of Proposals to Re-Stripe the Parking Lot

Mr. Hall stated you have three proposals in your agenda package. The best price is The Stripe Zone.

Mr. Torres stated several months ago this is something your District Engineer highly recommended.

Mr. Kirsch asked do you recall anything on that report on when the parking lot needs to be resurfaced?

Mr. Torres responded I can find out.

Mr. Plourde stated I'd hate to re-stripe it and then find out we have to re-seal it.

Mr. Kirsch stated that's all original asphalt out there. We maintain this parking lot because it's not public. Were there any concerns from any of these companies about the condition of the parking lot when they came to bid it out?

Mr. Hall responded none of them expressed any concerns.

Mr. Plourde asked would re-striping the parking lot be part of the resurfacing?

Mr. Kirsch responded I would assume so. It is looking kind of weathered so I'm concerned about spending \$1,000 when they're just going to have to do it again.

Mr. Torres stated the recommended time period from the engineer to resurface is not until 2029.

Mr. Plourde stated Consolidated's proposal says 2,663 square feet where Rogers says 1,100 square feet. Where did they get that extra square footage? I'd say just go with the \$650 proposal.

On MOTION by Mr. Plourde seconded by Mr. Kirsch with all in favor the proposal from The Stripe Zone to re-stripe the parking lot was approved.

Mr. Kirsch asked Chris, can you get a budgetary number of what the re-seal would cost just to entertain us?

Mr. Hall responded yes.

8. Update on Atlantic Security Cameras Installation

This item was covered previously.

9. Consideration of Proposals for Handicap Lift

A resident stated I think we should table this until we get the report back from the ADA specialist.

Mr. Hall stated I agree with that.

D. Amenity Manager – Discussion of Proposed Fitness Center Guest Policies

Ms. Ferguson stated included in the agenda package is a change I've proposed to make to the fitness center guest policies because we are having problems with kids that are of age going in the fitness center but taking multiple people with them. I've suggested that we change "Children who are thirteen to fifteen years of age may use the Fitness Center only when accompanied by a parent or legal guardian." It previously said adult so it could have been anybody but I think having a kid in there with a parent makes a big difference. I added "Patrons eighteen years of age to thirteen years of age may only bring one guest per access card." That's limiting one card, one user, then you're not having 10 kids going in under one card.

Ms. Timmons stated it says, "No children twelve years of age and under are permitted in the Fitness Center." My child is eleven and she goes to the gym with me. If you have kids going to the gym as long as they're with their parent I'm cool with that, but I wouldn't want random kids in there.

Ms. Ferguson stated this was what policies were already in place and are typically used at other communities. At Pine Ridge Plantation CDD we do 14 years of age and under are not allowed in the fitness center. The fitness center is not huge, as we know, so I think limiting the age groups is a good thing but it's a board decision.

Mr. Kirsch asked is insurance a concern if we lower it?

Ms. Ferguson responded yes.

Mr. Kirsch stated we walk a fine line with insurance because it's already cluttered in there and if an insurance adjustor wants to reassess the policy because we want to lower the age limit they could tell us we need to remove equipment. We could be doing more damage to ourselves.

Ms. Timmons stated there shouldn't be an issue unless we're filing a claim. What I'm saying is if you read through this you're just saying a child can come with their parent.

Mr. Kirsch stated I don't disagree with you. If a kid wants to work out with their parent responsibly with their adult parent, I'm fine with that.

Ms. Timmons stated I've been in there where it's been a whole slew of kids and that's what we're trying to remedy.

Ms. Waldhauer stated I'm trying to play devil's advocate. We have a lot of very responsible young people in this community and I've benefitted from them on more than one occasion. We also have kids that are kids that don't belong around equipment that can hurt them. Twelve is a reasonable age.

Mr. Torres stated the policy is not changing the age, it's just clarifying kids should be accompanied by a parent or legal guardian instead of just an adult.

Ms. Timmons stated and that they only get one guest per card.

Mr. Kirsch stated Monica's concern, and I agree with her, is her daughter is younger than twelve so she wants to make additional changes to this.

Mr. Plourde stated your child is not going to come by herself and Mandy is saying she wants a guardian or parent to cut down on unaccompanied kids.

Ms. Timmons stated right and I'm not disputing that but what I'm saying is teenagers are the ones going in with a card.

A resident stated that's why she's saying only one. Don't come in with five of your friends.

Mr. Kirsch stated let me just focus this conversation. We're talking about the second green line, we're not talking about the age of twelve.

Ms. Timmons stated no, it's going to be based on the parent. I'd just leave it the way it is.

Mr. Plourde stated I would rather see more supervisor of kids in here. I'd rather have no 18 year olds bringing their buddies in. Yes, there are kids that work out that are on teams, but should the whole team come, no.

Ms. Waldhauer stated I think we should change it to what Amanda is saying. I agree with that.

Mr. Knight this is going to have to be adopted by rulemaking. I'm hearing your motion as authorizing us to prepare the necessary documentation to bring it back in front of the board for a public hearing at your meeting in April. In the meantime, if you want this policy to go into effect right away, you can authorize us to go ahead and implement the policy on temporary basis until you come back and adopt the formal policy in a rulemaking process.

On MOTION by Ms. Waldhauer seconded by Mr. Plourde with all in favor the fitness center policy changes as presented were approved on a temporary basis until a rulemaking public hearing can be held.

Ms. Ferguson stated we painted the fitness center. It's not completely done because we can't move a couple of the pieces to we have to get a special ladder but it looks way better. I would request some sort of new flooring. The carpet is really shabby.

A resident asked was there ever any talk of expansion of that?

Ms. Ferguson responded before I was here but I'm not sure where that went.

Mr. Plourde stated it would be over \$100,000 to do that and we felt we could spend the money more wisely.

A resident asked such as?

Mr. Plourde responded resurfacing of the pool, security cameras, and a fence.

Mr. Kirsch asked Mandy, could you get rubber-flooring companies up here?

Ms. Ferguson asked you want me to look at rubber flooring and carpet?

Mr. Plourde stated rubber is easier to clean.

Mr. Hall stated they make a carpet flooring that's for fitness centers. I actually installed it at Oakleaf. I can get prices for that and if you want just rubber flooring I can get prices for that.

Mr. Kirsch stated bring a couple options. I think the carpet looks terrible in there.

Ms. Ferguson stated also, other than doing a bunch of events lately we have food trucks coming back again next Friday. I'm looking at showing the Super Bowl here on the big screen so I'll be sending something out about that and I also have Painting with a Twist set up in February. I also emailed an astronomy company that will come set up telescopes in the field and they will teach residents and kids all about stars and all that. I'm also going to do a murder

mystery themed party and a camp out on the field with tents, a movie and food. I don't want to do it when it's too hot so sometime in the spring.

EIGHTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS Supervisor Request / Audience Comments
Supervisor Requests

Mr. Plourde stated a couple of meetings ago I brought up the fact that the flowers died because they weren't in water and supposedly what happened is the pump kicked off and no one check it for a couple of months. When we renewed contracts you guys were going to walk around and check these pumps and make sure they are primed and ready to go so it doesn't happen again. Have you guys been doing that?

Mr. Hall responded that falls within the irrigation inspection.

Mr. Plourde asked is that something we can increase so it doesn't happen again?

Mr. Hall responded a LawnBoy employee checks the irrigation quite frequently.

Mr. Plourde asked but if they check it once and you go two weeks after them so it gets checked every two weeks but you're doing it once a month?

Mr. Hall asked do you want a weekly check?

Mr. Plourde responded I don't think it needs to be weekly but I don't want to wait until we have the same problem with dead flowers and it just turned out to be that the pump needed to be reset. I've mentioned that when your contract was renegotiated.

Mr. Kirsch stated I dropped the ball on that a little bit. I'm supposed to schedule a time with Tim and Leo to meet and figure out where all the on/off valves and stuff are in case they're out and Mandy is not here. The sprinklers were on one day for three days in a row. They're willing to meet with us about it.

Mr. Plourde asked if we walk we have to do it separately?

Mr. Torres responded correct, you can't do it together.

A resident asked is there a monthly checklist of things that need to get done?

Mr. Hall responded yes there's a basic list that our maintenance guy has and he's here three days a week.

Ms. Ferguson stated they are dated signed and initialed.

Mr. Plourde stated I've been getting beat up on the Christmas decorations, especially on the main street. I think we need to step up our game.

Mr. Hall stated I'm going to need better lights.

Mr. Kirsch stated if we want to put a community effort together for the Christmas lights or whatever project it is it would save us in the long run instead of having them do everything at an hourly rate.

Ms. Waldhauer asked can we table that until June and then we can decide what we want to do about Christmas lights?

Mr. Plourde stated but they go on sale now.

Mr. Kirsch stated I'll get with Mandy.

A resident stated last Christmas we purchased at least a dozen wreaths and she just said there were only two and the lights didn't work. What happened with all of those decorations?

Ms. Ferguson stated Brian got everything out of the attic. There was the wreath at the front that we put on this gate and then there are two wreaths that light up but that's it.

A resident stated before Emma left there were at least 10 to 12 wreaths in here.

Mr. Stephens stated two years ago we bought the new Christmas tree and I remember buying three wreaths.

A resident stated not this Christmas, but the one before, looking at the checks written it showed Christmas lights repeatedly being bought and we have a pathetic little string around the entrance on each side.

Mr. Plourde stated I think we need better tracking on that.

Ms. Waldhauer stated we decided to table that and then when we buy stuff we will make a list that we will check off as it's returned.

Mr. Kirsch stated can you inventory what we have up there and then come July we can work off that. Let's get together as a group in June or July and see what we need and we can budget for that accordingly.

Ms. Timmons asked can we repaint the inside?

Ms. Waldhauer responded Mandy is already planning to do that.

I was here on Monday morning to help with some funeral arrangements. It was foggy the night before and I had two people stop me and tell me that it is so slippery. I know they repainted but when they did that they didn't put any sand or anything to keep people from

slipping. It's so slippery when it's wet. We need to put some kind of grit in the paint because somebody is going to fall.

Mr. Hall stated we have paint leftover so we can redo it.

Ms. Waldhauer it doesn't have to be done now but I think eventually we should put a stove in here for when people have parties.

A resident stated that's an insurance issue.

Ms. Waldhauer stated we also need to get the icemaker fixed.

Mr. Torres asked is that something recent that something happened with the ice machine?

Ms. Ferguson responded no I actually didn't know it didn't work until Ryan something. I've been buying bags of ice.

Mr. Plourde asked how are we coming along with the bug problem inside the building?

Ms. Ferguson responded I haven't seen any lately with Turner Pest Control. As soon as the guy came in and looked at the containers that Naders put in here he bated and put granules in every closet and sprayed and I haven't seen one since.

Mr. Plourde asked how is the grass coming along on the soccer field?

Mr. Stephens responded it's not quite as good as I was hoping it would be before it got cold but it's fine.

Mr. Plourde asked we don't have to worry about putting any more money on that?

Mr. Stephens responded we will in April but we already planned on that.

Ms. Timmons stated let's get a quote on a commercial icemaker?

Mr. Richardson stated looking at the round-a-bout area and pocket parks as far as the lawn maintenance it's continued to get worse. I think we need to re-sod.

Mr. Hall stated yes we're going to re-sod in the spring. There's not much we can do with it right now.

Mr. Richardson stated with the pest company that is doing the fertilization we were promised it was going to get better and it's only gotten worse.

Mr. Hall stated when we went through the proposals I actually requested to drop Naders but Doug Maier had a strong relationship with them. I tried to get Turner Pest Control to do it. They've not been responsive and they're missing areas. They did notify me there was a fungus so we're going to have to re-sod in the springtime.

Mr. Torres asked do you want to consider another company?

Mr. Richardson stated I'd like to propose that.

Mr. Plourde stated I use Naders and my neighbor uses Turner and there's really no difference between our yards.

Mr. Hall stated there are two different divisions with Turner. They have a commercial and residential division so it kind of depends on the tech you get.

Mr. Kirsch asked the only thing we're expecting to change from Naders is improvement on the fertilization out there, right? Because in here is now Turner.

Mr. Plourde stated with Naders if they've been treating the grass and it dies, they are responsible to replace it with sod. Is that in the contract? That's how it works with the contract for my house. A lot of the companies have the same policy. Maybe they need to re-sod it once to absorb that cost to up their game. Maybe look at the contract and find out and if it is there, tell them they need to replace the sod at their cost.

Mr. Knight stated I don't have it here tonight but I'll look into it.

Mr. Kirsch asked Mandy, how is security? Have you had any issues?

Ms. Ferguson responded I have to get on the cameras because New Years Eve it was trashed out here. A resident contacted me about it because they came to the fitness center early. There were fireworks and trash everywhere and the bathrooms were trashed.

Mr. Kirsch asked was it after hours?

Ms. Ferguson responded yes there was nothing going on when I was here so it had to be that evening. I'm going to look at the access card system tomorrow because I'm hoping whoever did that New Years Eve swiped their card and if so, we will deactivate their cards.

Mr. Kirsch stated yes and if they're hopping the fence, and if you're able to identify where they're usually entering maybe we can isolate those areas.

A resident stated I know exactly where one spot is because I've seen them do it many times and they know where the camera is. It's in the far corner.

Mr. Kirsch stated I guess we've got to look at those areas and see what we can do.

Audience Comments

A resident asked am I not correct that fireworks are not allowed in this neighborhood?

Ms. Ferguson stated correct.

Mr. Plourde stated parking in the road is not allowed in the neighborhood too so there are a lot of things that are not allowed but are overlooked.

A resident asked what can the HOA or CDD do about it? Can people be cited? I walk around with my camera taking pictures.

Mr. Kirsch stated the HOA is going to have to take that up with covenant enforcement so that's an HOA question.

A resident stated so if I have a picture of someone shooting off fireworks in the middle of the street in front of their house and it bounces off my car? If one home catches on fire we could lose this whole neighborhood.

Mr. Plourde asked did you send the pictures to the HOA?

A resident responded no.

Mr. Plourde stated people park in front of my driveway and I take pictures and send them to the HOA and it stops. They're not going to stop unless you do something.

Mr. Kirsch stated we have to move on because this is an HOA conversation but dog poop, golf carts, fireworks and whatever pictures you have if you send them to the Ashley or whoever it is, it's up to them to cite the homeowner.

TENTH ORDER OF BUSINESS

Financial Statements

A. Balance Sheet and Statement of Revenue & Expenditures

Mr. Torres stated these are as of November 30, 2018. If you look on page four it will give you a good understanding as to what your capital reserve balance is at this time, \$239,742. Your capital outlay was adopted at \$25,000 and we haven't spent any out of that.

B. Assessment Receipt Schedule

C. Check Run Summary

Mr. Torres stated the total of the check run summary is \$863,768.12.

Mr. Kirsch stated I met with Chris and Rich in December so these are check runs coming in to this month so I'm not expecting my ask of details for the hourly stuff to be done before this but I don't see anything different between what we've reviewed in the past and I'd like to see that with the next check run. Where it shows general facility maintenance and repairs and maintenance it's just a lump sum and behind that there should be an hourly rate, what was associated with it and what the repair was for so we have a better understanding of what we're actually paying out.

On MOTION by Ms. Waldhauer seconded by Mr. Plourde with all in favor the Check Run Summary in the amount of \$863,768.12 was approved.

ELEVENTH ORDER OF BUSINESS Next Scheduled Meeting

Mr. Torres stated before we adjourn we want to revisit as to when we're going to discuss the pool tank repair proposals. The options are to continue this meeting, which would have to be done within ten days from now or if we're not going to have the estimate within the next ten days then we would have to notice a special meeting. That gives us additional time. I am out of the state from the 10th through the 14th so a continued meeting for me is going to be difficult.

Mr. Plourde stated same with me. I'm going to be out of the state until the 22nd.

Mr. Kirsch asked this is just to review the pool issue right?

Mr. Torres responded this is to review the additional proposals that Chris is going to provide. We got one from Crown.

Mr. Kirsch stated I don't think ten days is going to be doable because I also want to make sure we have the Unicorn contract done and we also need time to decide on the sign placement.

Mr. Torres stated then we're looking at a special meeting.

Ms. Waldhauer stated I would say in February.

Mr. Plourde stated no later than February 7th.

Mr. Torres stated on February 7th I have a meeting at Heron Isles during the day so I can certainly be here for an evening meeting.

Mr. Kirsch asked so if approve something on that, we have to go through a special contract, which would further delay any start to the project?

Mr. Knight responded it will be a special project agreement in standard form that will be tailored to that specific vendor but we have to know if you all are going to go ahead with it and how much it's going to be.

Mr. Kirsch stated that's why I'm trying to gage the time between when we approve to when we can get it legally approved.

Mr. Knight stated we can get the contract together and get it executed and back on the agenda in April for ratification.

Mr. Torres stated you can sign at any time because the Board has then already approved it. Then during the regularly scheduled meeting we will ratify the agreement.

Mr. Kirsch asked but they can start the work before that?

Mr. Torres responded yes.

Ms. Waldhauer asked you're going to install the clause that it is time sensitive and they have to have it done within so much time or there is a penalty?

Mr. Knight responded we can put a penalty in if they don't finish it in time. We usually already have a time period of when they have to finish the work in there.

Mr. Kirsch stated with the new bids that we get, ask if they can commit to a time period and may sure they're open to a penalty.

Ms. Waldhauer asked so on February 7th we're going to do the ADA proposals?

Mr. Torres stated we're going to bring back the ADA inspection proposals for all CDD property, the pool repair, sign placement and approving the Unicorn agreement.

Mr. Plourde asked have we done a reserve study yet?

Mr. Torres responded yes I sent that to you guys electronically.

Mr. Kirsch asked do you want to add court resurfacing? I don't know where that project came from but I know you guys asked for bids and I don't know if we want to approve that.

Mr. Torres responded that was based on the capital reserve study. It's just a guide, it's not required, so if this court is satisfactory we don't have to.

Mr. Kirsch asked does anybody play basketball or tennis here? I'm just wondering what the input on the conditions of the courts is.

A resident responded they're not flat at all and it puddles a lot when it rains.

Mr. Kirsch asked are there cracks?

Ms. Timmons responded not cracks but it's not level.

Mr. Kirsch stated we will table that.

Mr. Richardson asked should we do a review of Naders contract?

Mr. Torres responded we are definitely going to review the contract and if there is a clause of replacement of the sod then I think we just ask them to do that and we will give the Board an update. Let's try that first.

Mr. Kirsch stated you might want to pencil in that if this security camera isn't installed by that meeting we may want to look at that contract. If it's installed we can skip that.

Mr. Plourde asked do we want to talk about the policy for the fitness center?

Mr. Knight responded no that will be a public hearing in April.

TWELFTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

MINUTES OF MEETING
TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT

A special meeting of the Board of Supervisors of the Tison's Landing Community Development District was held Thursday, February 7, 2019 at 6:00 p.m. at Yellow Bluff Amenity Center, 16529 Tison's Bluff Road, Jacksonville, FL.

Present and constituting a quorum were:

Brandon Kirsch	Chairman
Monica Timmons	Vice Chairperson
Brian Richardson	Supervisor
Dan Plourde	Supervisor
Linda Waldhauer	Supervisor

Also present were:

Ernesto Torres	District Manager
Gerald Knight	District Counsel
Christopher Hall	Riverside Management
Amanda Ferguson	Riverside Management
Dana Harden	Riverside Management

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

A resident asked how many "children at play" signs do you envision?

Mr. Kirsch stated that's what is up for discussion on the agenda.

THIRD ORDER OF BUSINESS

Consideration of Proposal for ADA Facility Inspection

Mr. Torres stated last month you asked me to go back to Yuro & Associates and ask them to provide a proposal for all District-owned property rather than just the amenity center. As you can see, he adjusted his fee and it is a total of \$5,850 for him to provide a full report on all CDD property.

Mr. Plourde stated out of curiosity, what was his previous bid?

Mr. Kirsch stated it was \$2,850.

Mr. Torres stated that bid included everything around the amenity center only. We can either go back to that proposal or approve this one.

Mr. Plourde asked weren’t you supposed to get another bid?

Mr. Torres stated I tried three different firms and they respectfully declined.

On MOTION by Ms. Waldhauer seconded by Ms. Timmons with all in favor Yuro & Associates proposal for an ADA-related facility inspection was approved.

Mr. Knight stated we will prepare a small project agreement.

Mr. Plourde asked how does it jump up almost \$3000 by adding the other areas?

Ms. Waldhauer stated they included tennis courts, basketball courts, the playgrounds and all of the outstanding structures. There is more than one playground in this area so it’s for the whole community, not just the building.

FOURTH ORDER OF BUSINESS

Ratification of Agreement with Unicorn Web Development, LLC for ADA Website Conversion Services

Mr. Torres stated I have a preview of the website if you’d like to see it. The agreement calls for her to launch by February 28th. I’ve been in contact with her, along with Brandon and other staff members and I believe she will meet that timeframe without any problems.

Mr. Kirsch asked will we have direct communication with her?

Mr. Torres stated absolutely.

Ms. Timmons asked this is not available to the public yet?

Mr. Torres stated it has not launched yet. The proposal was approved last month so we’re just ratifying the agreement.

On MOTION by Mr. Kirsch seconded by Mr. Plourde with all in favor the agreement with Unicorn Web Development, LLC was ratified.

Ms. Waldhauer stated they did put a clause in here that they will be fined \$100 a day if they’re not done by February 28th.

Mr. Kirsch asked that wasn't in Atlantic's agreement was it?

Mr. Torres stated no, because of that discussion Gerry's team is going to add that clause into any future agreements.

FIFTH ORDER OF BUSINESS

Consideration of Repair or Replacement of Pool Filter Fiberglass Box

Mr. Hall stated you have two proposals to replace the tank and two to patch it. Compac is the actual manufacturer and they will repair it with a one-year warranty for \$2,450 plus tax. BAP will do the same exact thing and they're at \$4,500. To replace the tank Crown is still the lowest. The other proposal came in at \$51,000.

Mr. Kirsch asked so you met with BAP and Compac onsite? What was your confidence level in them being able to do this and make it last? I like Compac's one-year warranty, especially since they manufactured the thing.

Mr. Hall stated BAP will give you a one-year warranty as well.

Mr. Plourde asked can we get this done soon or do we have to wait for July?

Mr. Hall stated no it would be done soon. As far as timeframe, I would sense BAP would move a lot quicker than Compac. I asked Compac to give me a price on replacing it but they did not provide that.

Mr. Torres stated with the agreement that is drafted we need to talk about timing and the terms. I think we select a proposal tonight and then we really narrow down the terms.

Mr. Hall stated I've really got to work with those guys. We definitely want it done before spring break. They're probably a few weeks out depending on the contractor.

Mr. Plourde asked would BAP be any quicker?

Mr. Hall stated I think they'd be quicker than Compac. Compac is kind of limited.

Ms. Waldhauer stated I think if we go with Compac they're going to use their own products and they're going to know how to handle their tanks the best.

Mr. Hall stated I agree and every pool contractor I've talked to calls Compac to ask how to do it or what their recommendations are so Compac would probably be the best to go with as far as knowing what they're doing.

Ms. Waldhauer stated BAP is \$2,300 more than Compac, probably because they're going to have to buy their products from Compac and then double the price. We're probably getting a cheaper price with Compac because they're the manufacturer.

Ms. Timmons stated the two lower bids are all giving us a one-year warranty. Have you worked with any of these companies before?

Mr. Hall stated I've worked with Crown but not really Compac or BAP.

Ms. Timmons stated wasn't there another company that told us not to do this repair?

Mr. Plourde stated no. We might want to do a patch and save to get a proper aboveground unit installed.

Ms. Timmons stated with replacing the tank we can't guarantee the pool will be ready by spring break.

Mr. Hall stated Crown told me they would be a couple weeks out before they could get started.

Mr. Plourde stated but then you're not guaranteed it won't crack again in five years.

Mr. Hall stated and Compac only gives a one-year warranty on their tanks.

Mr. Richardson stated they're saying the cause of the failure was the soil underneath giving way?

Mr. Hall stated yes now if you build a new pool you have to put a four-inch concrete pad underneath those tanks.

Mr. Richardson asked do you think it's a problem that is going to continue or has it settled?

Mr. Hall stated they're going to put foam in the bottom.

Ms. Waldhauer stated according to this they drill a half-inch hole and put the foam in. I know when I installed a Whirlpool tub in my bathroom when I took it down to the studs we put foam underneath it and it was as strong as concrete.

Mr. Hall stated we've had patches done before and they can last a couple years. Even if you get a couple years out of a \$2,500 patch and you have to patch a couple times you're still saving compared to the cost of a new tank.

On MOTION by Mr. Plourde seconded by Ms. Timmons with all in favor Compac's proposal to repair the pool tank was approved.

Mr. Knight stated I wouldn't ordinarily do a small project agreement for this because of the low amount but as far as I know time is of the essence on this so my suggestion would be to

go ahead and do an agreement for this and put a clause in there establishing a time limit to finish the project.

Ms. Timmons asked how much time do they need to fix this?

Mr. Hall stated it would probably take a week to get all of the sand out of it.

Mr. Plourde stated you can still open the pool during it can't you?

Mr. Hall stated we can. There is sand in the pool but the chemicals are fine right now.

Mr. Knight stated so the work wouldn't keep you from opening the pool for use if you wanted to?

Mr. Hall stated as long as we can keep it running.

Ms. Waldhauer stated according to one of the estimates I read they have to completely drain it and drill the holes. The filler is going to take 24-48 hours probably to dry with all of the sealant they put on it. While that's working the pool is going to be down for at least three days.

Mr. Torres stated I know it requires a 50% deposit and I can work with the accountant to get the check to Compac rapidly but do you know when they can start once they get the deposit?

Mr. Hall stated no I will talk to them.

Mr. Torres stated we've already drafted the agreement so we will get it signed tonight and we will leave the terms blank until I talk to Chris and find out the timing of it.

SIXTH ORDER OF BUSINESS

Discussion of Speed Limit and Children Playing Signs

Mr. Torres stated this is an item from last meeting that the Board wanted some time to visit the sites to recommend for additional signage.

Mr. Kirsch stated I only noticed one speed limit sign.

Ms. Waldhauer stated it's understood 30 mph in a residential area.

A resident asked are we decreasing the speed or are we putting up signs saying the speed limit is 30 mph?

Mr. Plourde stated we're going to put it at 20 mph.

Mr. Kirsch presented a map on which the Board pointed to areas signs should be placed.

Mr. Knight stated these are County roads so has anybody talked to the County about changing the speed limit?

Mr. Plourde stated we talked to Doug about this before he left and he said you can put up a sign but you're not changing the speed, you're just saying we want you to go 20 mph and it doesn't say it's the law.

Mr. Knight stated you have to get County approval to change the speed limit on the roads. If you go below a certain speed, I think it's 25 mph, you have to do a traffic study to justify it.

Mr. Plourde stated I thought we could put signs up, we just can't enforce it.

Ms. Waldhauer stated then what is the purpose? Just put a speed bump.

Mr. Kirsch stated we can't improve the road.

A resident stated the roads are owned by the County.

Ms. Timmons asked do you have an example of what the signs look like?

Mr. Hall stated they're just like any other speed limit signs.

Mr. Kirsch asked you said it was \$200 a sign. Is that on a metal or wooden post?

Mr. Hall stated metal.

Ms. Waldhauer stated I think it's against the law for us to put up our own signs.

Ms. Timmons stated initially our purpose for the sign that tells you what speed you're going we were supposed to capture that data and have it as proof that we need to change it because people are speeding. Us changing the sign is not going to work and we can't do that.

Ms. Waldhauer asked can we put the one that captures data on the straightaway and then go and ask for the speed limits to be lowered?

Mr. Plourde stated you still have to have a speed study done. You can use the data from those signs to do the study.

Mr. Kirsch stated that would be partial data. The city official study was \$12,000 a couple years ago and that's them coming out and assessing it, taking it back and the chance of them actually lowering it is only one option. They could increase it if it's justified to bring it to 35 mph.

Ms. Waldhauer asked is that where they put the things across the street that measure how fast people are going?

Mr. Kirsch stated yes.

Mr. Plourde asked who could we ask to find out if we can just put a sign up?

Mr. Torres stated we could work with the County road department and start there. We could table and come back with whatever we find out.

Mr. Plourde stated we should be able to put up children at play signs without a problem.

Mr. Kirsch stated just like the HOA enforces no parking on the street, although you're allowed to per City rules, there should be a community speak on it if we were to label the sign in that fashion.

Ms. Waldhauer stated such as "children at play, 25 mph".

A resident stated or just "slow, children at play".

Mr. Knight stated that's another question for the County but the only thing I think I know is speed limits and if it's a County road they set the speed limits. I think if you go below 25 mph you have to do a traffic study. If it's a County road, the County sets and enforces its speed limits.

Mr. Hall stated what I remember Doug saying is we could put in basically anything we want but the law is not going to enforce it. My neighborhood has 15 mph speed limit signs but the enforceable speed limit is still 30. The developer put those in.

Mr. Kirsch stated is this one of those things we do and ask for forgiveness later? Nonetheless, we're not doing it just to be mean, it's the safety of the kids. We have to do something. We've got cars blocking sidewalks and that's not going to get enforced so people are forced to walk through the street and with the street parking we've already got going on people are still flying down that road and there's kids popping out left and right. I personally would put signs up and if we get our hands slapped, then we get our hands slapped. It's not worth kids lives to sit here and debate what we think is right.

Mr. Plourde stated I think we go ahead and get some signs and put them up and then have Ernesto check into the legality of it.

Mr. Torres stated I can report back to the Board.

Mr. Plourde stated you're looking at maybe eight signs.

A resident stated to do them both directions it would be 16.

Mr. Kirsch stated I think we need to go with at least eight speed limit signs and at least the children at play signs at every pocket park.

Mr. Plourde asked where do we place them?

Mr. Kirsch stated according to Google to there's already two at this corner and they're facing incoming traffic. With these signs they have to be by direction. Can we do dual-sided signs?

A resident stated the children at play signs are on this side of the neighborhood. There are none on other side, not even near the bus stop. I think the bus stop location should be high priority but I can also tell you on Dowing where we have a ton of traffic and the main roads we need children at play mostly because it's where you have the most amount of cars coming through. There are residents in our neighborhood that live on corner lots that are more than willing to have those signs put in their yards and would like to see them put in. I can show a couple where I've already talked to the owners.

Ms. Ferguson stated I just text a guy I previously worked with and he said you cannot put up 20 mph signs without a speed study done by the County and if the study is done the lowest they will go is 25 mph. He said don't put them up at all.

A resident asked if the speed limit was lowered to 25 mph based on a study that we paid for we still pay for the signs?

Ms. Ferguson stated yes because they only put in what they think they need.

Mr. Torres stated we meet again in April. I'd rather not spend money just to spend it. Let's get all the answers.

Mr. Kirsch stated I'll motion to do the children at play signs.

Mr. Torres stated this Board has taken a lot of action for security and traffic by putting your electronic signs out and collecting data. You're doing as much as you can within your boundaries. Why don't we get the answer from the County for the speed signs and then come back.

Ms. Waldhauer asked the children at play signs are going to be a double-sided sign?

Mr. Kirsch stated yes on a single post. Let's say \$3,000 not to exceed for the signs and then if one of the pocket parks are in a non-speeding area we can use it in a residential lawn if necessary.

Mr. Torres stated we will need a written proposal from Riverside.

Mr. Hall stated we have a per sign proposal

Mr. Torres stated send it to me again. Do we need an agreement?

Mr. Knight stated let’s look at the proposal. I don’t think so as long as the insurance provisions are in there.

Mr. Kirsch stated I’ll work with Chris to finalize placement and all that.

Mr. Torres asked how many signs are they to purchase?

Mr. Plourde stated as many as we can get for \$3,000.

Mr. Kirsch stated the way we calculated that is \$250 a sign, dual-sided. That’s just an estimate based on single-sided times twelve.

Mr. Torres asked just so I’m clear, if I’m driving one direction there will be a sign, if I’m coming the other direction there will be another sign?

Mr. Kirsch stated there will be one post on one side of the road with a sign on each side of the pole.

On MOTION by Mr. Kirsch seconded by Ms. Waldhauer with all in favor RMS installing children at play signs at an amount not to exceed \$3,000 approved.

**SEVENTH ORDER OF BUSINESS
Supervisor Requests**

Supervisor Request / Audience Comments

Ms. Waldhauer stated when I spoke to the Atlantic people that were out here working on the system today he said he was tweaking it with his computer and it should be working soon. I asked him how you download the information and he said anybody with a laptop who has the security clearance could go up there and download it. You don’t actually have to pull out a flash drive or anything like that. What is the status on that now?

Mr. Kirsch stated I don’t have an update. I know that’s how it was and that’s why they put wireless routers in both of those so you could just be in the vicinity.

Mr. Hall stated yes it has its own IP address on both sides. Everything is up and running and we were on it today. They are tweaking camera angles. They may have to move one camera in the front because the bushes are kind of blocking it. They are working with Pipe Vision, which is the manufacturer, and they will get them set up perfectly but they are running right now, I can get on the video and it’s recording.

Ms. Waldhauer asked how long does it keep the data?

Mr. Hall stated maybe a few days.

Mr. Kirsch stated Mandy and I met with Envera, which is an active security monitoring system. We requested a proposal to try and fight after hours activity. The company installs their cameras and speaker systems within the facility where we want to be monitored. They also have a monitoring center where they watch these cameras 24/7. They will go over protocols with Mandy and everybody else to determine what kind of action needs to be taken. If somebody were here after hours and they see that they could go over the speaker system and advise them they are trespassing and cops are being called, etc.

Mr. Plourde asked is it two-way communication where you could say you have a right to be there?

Mr. Kirsch stated yes.

Ms. Ferguson stated we have it in other communities and it's very effective. At a certain point in the night you could tell them at 9:00 at night or so you put perimeters up maybe around the pool so if someone crosses that barrier it alerts the monitoring system and then they come over the speaker saying something to the effect of "the pool is closed we're asking you to leave" and if they don't leave they can say something specific like, "you in the white shirt, you need to leave or we're going to call the cops" and then the cops will be dispatched if they don't leave on the final warning. We've had a lot of activity up here in the evenings.

Mr. Torres stated we find this type of system to be very useful for communities that do not employ private security after hours.

Mr. Plourde asked is it something we'd have to pay annually?

Mr. Kirsch stated the first page is the cost to set it up and the second page is the actual monthly cost associated with the monitoring service.

Mr. Plourde stated so it would be about \$12,000 a year.

Mr. Kirsch stated this is an alternative to an onsite security guard.

Ms. Ferguson stated a security guard is not going to be here 24/7 whereas the security system perimeters will be up from 8:00 at night until 4:00 in the morning when the fitness center opens.

Mr. Kirsch stated I'm not looking for a decision to be made, I just want to put this out there because the sales rep that came out here to meet with us wants to do a full presentation at a meeting for us. They're doing all of the camera and gate access for the Beachwalk

community on CR 210 so they said after Atlantic Security installs our cameras they can take over those cameras and also do tag registration because they interact with the DMV.

Ms. Timmons stated so they would take over our existing cameras, plus add additional cameras.

Mr. Kirsch stated yes they would mount posts out by the pool so they can look back at the amenity center.

Ms. Timmons asked what about the back part by the playground?

Ms. Ferguson stated he considered the playground as well. If we have them take control of the tag readers they actually pull the information from the DMV.

Mr. Plourde stated so they can then tie into those cameras at both entrances.

Mr. Torres stated another nice feature is any time the alarm is triggered they will send you video footage immediately so it's not something where you have to come in here and figure out how to work the DVR and try to capture that image. You're paying a lot but you're getting what you pay for.

Ms. Ferguson stated if the Board wants we can have the guy come and answer anyone's questions.

Ms. Waldhauer stated on the proposal it mentions tags for your car and that they're going to verify everybody before they come in. We're going to have to have something on our vehicles?

Mr. Kirsch stated that's if you're purchasing the virtual gates and I don't think that's on here. There is a virtual gate system they can do and we didn't talk about that during our meeting with him. He mentioned it as an option but we didn't ask for that.

Mr. Torres asked is there a particular meeting you'd like to invite him to?

Mr. Kirsch stated the next one in April.

Mr. Plourde asked has anybody considered the cost of a roving security guard compared to the price of this? A lot of things are being done at the other end of the neighborhood.

Mr. Kirsch stated Mandy looked at past minutes and I think Doug had a private security guard in here at one point and that was on the budget.

Mr. Ferguson stated there was a security guard at around \$30,000 a year that the District was paying for. If the District hires off-duty officers or the security company they can only manage CDD property so they would be up here and the parking lot.

Mr. Plourde asked but they wouldn't go to the satellite playgrounds?

Mr. Kirsch stated I'm sure they'd do that but if you got your car broken into in your driveway they wouldn't be responsible for that.

Mr. Hall stated we have Giddens Security at another district and yearly for them it's about \$30,000 and that's one guy there for 80 hours every two weeks.

Ms. Waldhauer stated we could always start a neighborhood watch program.

Ms. Plourde stated we have one.

Ms. Waldhauer stated do people make rounds regularly like a schedule?

Mr. Plourde stated they don't make rounds but we have the signs.

Ms. Harden stated I'd like to add something about Envera. For me working up here, what I liked about it is they can draw an invisible parameter around the pool area. For example, the gym is open until 10:30 so you can swipe your card and have access to all of this until whatever time you decide to leave at night as long as you get in the gate by 10:30. They can see out into the pool area so at 10:30 you're still allowed to be in the amenity center but after dark, according to code nobody can be in that pool so they would actually say at 7:30 at night, you need to leave the pool it's dark; versus somebody having to be here to say leave the pool. If you have a security guy they could just duck their head down and not be seen unless he's actually getting out of his car and walking around the area. It's just nice that at dark you'd have somebody watching the pool area.

Mr. Kirsch stated they can get very micro with it so if you're allowing resident access after hours for a party they can be in the pool area but not in the pool so they can draw a line around the pool and as soon as somebody breaks the border it will alert them and they can come over the speaker.

Mr. Torres stated we will reach out to Envera and have them come to the April meeting and put him on the agenda.

Audience Comments

Ms. Megan Waite stated I am on Dowing Creek and we've been here for about two years. I try to be an active resident. One of the things we've really noticed, and I don't know if

it's planned for maintenance or not, but at the entrance our sidewalk and curbs are in really bad shape. I don't know if that's been budgeted for or if we could get someone to take care of it this time of year and get a better deal but for me it's a pet peeve because we require that our residents have clean sidewalks and driveways but our sidewalk at our entrance is black. I think that's something that needs to be considered.

Mr. Kirsch stated I've noticed that too and I've meant to get a hold of a couple pressure-washing companies to get some bids out here but it's not out of the question. Can you guys work up some proposals? It's a lot of sidewalk because the pocket parks are disgusting too.

Ms. Waite stated the entrance is the first thing people see. I can get past the pocket parks.

Mr. Kirsch stated I'll call the resident here that does pressure washing and see if he wants to get in on the project but we've got to get a grasp on where all the sidewalks are because if you walk to the pocket parks and neighbors on either side clean their sidewalk then the one in the middle is a completely different color.

Ms. Waite stated the announcement board at the main street entrance I'm concerned about because it looks like it's bowing. I'm just afraid it's going to crack and then we're going to have to buy a new one.

Ms. Ferguson stated it needs to be reset in concrete.

Mr. Kirsch stated they've had to dig it up once because of a bowed leg.

Mr. Hall stated it came with a bowed leg.

Ms. Waite stated but we installed it anyway?

Mr. Hall stated I didn't install it.

Ms. Ferguson stated it could be wind or weather but we will pull it up and get it straightened out. I noticed that yesterday too.

Mr. Plourde stated last meeting we talked about the engineer looking at our sidewalks because there are some missing pieces. Will he have that report at the next meeting?

Mr. Torres stated I emailed the Board that he recommended not to install the new sidewalks. From what I recall you were trying to complete some areas that were not finished. I will resend his response.

Ms. Waldhauer stated I thought we tabled it until after we did the ADA study because he was going to tell us what we have to do?

Ms. Timmons stated no because he told us we would have to go back to the master plans and update the as-builts.

Mr. Torres stated it was not as easy as just digging up some dirt and putting some concrete in.

Mr. Kirsch stated there's still some holes we could fill but we're going to have to break up that quote and their going to have to do two pieces which might be more expensive. Can we touch base with the engineer at the next meeting?

Mr. Torres stated I think he said we have to update our master plan.

Mr. Kirsch asked and what's that entail?

Mr. Knight stated you probably have to go back to the County and show them a revised site plan with the new sidewalks.

Ms. Cathee Stephalavich stated when I moved onto Dowling Creek I had no neighbors and now I have a lot of them. I'm a walker and walk my dog over every sidewalk in here and I have taken two spills on raised sidewalks. If I didn't live here I would have sued you. My housemate walks with a walker and she can't use the sidewalks here. She has to walk in the street. There are a couple that are uneven by more than two inches. You're not going to get your ADA certification if you can't get those fixed because someone is going to get hurt.

Mr. Kirsch asked Gerry, is the sidewalk City or CDD?

Mr. Knight stated I was asking if we've been maintaining the sidewalks. I don't know if it's a CDD obligation or not.

Ms. Ferguson stated the County owns the sidewalks but the CDD maintains them.

Mr. Torres stated I'll get with Gerry and research it.

Ms. Waite stated are we responsible for replacing the plastic pieces that go at the entrances? We have some missing in our neighborhood. Also, curbs. I know this sounds so small but with the building in our subdivision there's going to be a lot of construction so we have a lot of really damaged curbs. Especially along Pond Run along the Main Street entrance where trucks have run along the curbs so they're crushed and broken. I don't know if that's something the County is responsible for or us.

Mr. Kirsch stated that's going to fall under the same category as the last one so we will find out.

EIGHTH ORDER OF BUSINESS

Next Scheduled Meeting

Mr. Torres stated the next meeting is April 4, 2019 at 6:00 p.m.

NINTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SEVENTH ORDER OF BUSINESS

A.

RESOLUTION NO. 2019-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT AMENDING THE AMENDED AND RESTATED POLICIES REGARDING USE OF THE TISON'S LANDING AMENITY CENTER, BY REVISING SECTION G, ENTITLED "FITNESS CENTER POLICIES," SUBSECTION (5), ENTITLED "ELIGIBLE USERS" TO PROVIDE THAT CERTAIN MINOR PATRONS OF THE FITNESS CENTER ARE AUTHORIZED TO BRING ONE GUEST PER ACCESS CARD AND PROVIDE CLARIFYING LANGUAGE; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE

WHEREAS, the Tison's Landing Community Development District (the "District") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in Jacksonville, Duval County, Florida; and

WHEREAS, the District is the owner and operator of the Tison's Landing Amenity Center located within the boundaries of the District; and

WHEREAS, the Amended and Restated Policies Regarding the Use of the Tison's Landing Amenity Center were adopted by the District Board of Supervisors under Resolution 2013-03, amended pursuant to Resolution Nos. 2015-02, 2015-05, and 2017-04 (the "Club Rules"); and

WHEREAS, the District Board of Supervisors has determined that it is in the best interests of the District and those residing and owning property within the District to make certain revisions to Section G, entitled "Fitness Center Policies," of the Club Rules to address the use of said facilities by authorized minors; and

WHEREAS, Section 190.035, Florida Statutes, authorizes the District to prescribe, fix, establish, modify, and collect rates, fees and other charges for facilities and services furnished by the District; and

WHEREAS, the District has complied with the provisions of Chapter 120 and Sections 190.011 and 190.035, Florida Statutes, and has conducted a public hearing to consider the revisions to the Rules, as set forth herein.

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

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

Section 2. Subsection (5), entitled "Eligible Users," of Section G, entitled "Fitness Center Policies," of the Club Rules is hereby amended, in part, as follows:

(5) *Eligible Users:* Patrons sixteen (16) years of age and older are permitted to use the Fitness Center during designated operating hours. Children who are thirteen (13) to fifteen (15) years of age may use the Fitness Center only when accompanied by ~~an Adult~~ a parent or legal guardian. No children twelve (12) years of age and under are permitted in the Fitness Center. Guests may use the Fitness Center if accompanied by an adult Patron. Patrons who are thirteen (13) to eighteen (18) years of age are permitted only one guest per access card. Persons under eighteen (18) years of age must have an executed Parental Release of Liability Form on file at Amenity Center prior to using the Fitness Center. (See attachment).

Section 3. Any rules, provisions, rates, fees, or charges not specifically modified by this Resolution shall be unchanged and shall remain in effect as previously adopted and approved by the District Board of Supervisors.

Section 4. District Counsel is hereby directed to produce an amended/updated version of the Club Rules, implementing the changes set forth in the Resolution, and is further directed to forward the amended Club Rules to the District Manager to be included in the Official Records of Proceeding of the District.

Section 5. The District Manager is hereby directed to take all actions consistent with this Resolution.

Section 6. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 7. If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 8. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED in Public Session of the Board of Supervisors of the Tison's Landing Community Development District, this **4th day of April, 2019**.

Attest:

**TISON'S LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Print name: _____
Secretary/Assistant Secretary

Print name: _____
Chairperson

EIGHTH ORDER OF BUSINESS

**Tison's Landing
Community Development District**

ANNUAL FINANCIAL REPORT

September 30, 2018

Tison's Landing Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2018

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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REPORT OF INDEPENDENT AUDITORS

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

Report on the Financial Statements

We have audited the accompanying basic financial statements of the Tison's Landing Community Development District as of and for the year ended September 30, 2018, as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Fort Pierce / Stuart

- 1 -

To the Board of Supervisors
Tison's Landing Community Development District

Opinion

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities and each major fund as of September 30, 2018, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated January 25, 2019 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Tison's Landing Community Development District's internal control over financial reporting and compliance.



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

January 25, 2019

Tison's Landing Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2018

Management's discussion and analysis of Tison's Landing Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment and interest on long term debt.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Tison's Landing Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2018**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including infrastructure and improvements are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, a reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of the financial activity for the year ended September 30, 2018.

- ◆ The District's total assets exceeded total liabilities by \$7,049,312 (net position). Unrestricted net position for Governmental Activities was \$196,392. Restricted net position-debt service was \$175,549 and restricted net position-capital projects was \$58,213. Net investment in capital assets was \$6,619,158.

- ◆ Governmental activities revenues totaled \$911,445 while governmental activities expenses totaled \$1,092,066.

**Tison's Landing Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2018**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2018	2017
Current assets	\$ 253,043	\$ 155,677
Restricted assets	349,129	392,711
Capital assets	<u>11,733,374</u>	<u>12,150,275</u>
 Total Assets	 <u>12,335,546</u>	 <u>12,698,663</u>
 Deferred outflows of resources	 <u>25,153</u>	 <u>26,489</u>
Current liabilities	339,654	295,252
Non-current liabilities	<u>4,971,733</u>	<u>5,199,967</u>
 Total Liabilities	 <u>5,311,387</u>	 <u>5,495,219</u>
 Net position - net investment in capital assets	 6,619,158	 6,771,797
Net position - restricted	233,762	393,703
Net position - unrestricted	<u>196,392</u>	<u>64,433</u>
 Total Net Position	 <u>\$ 7,049,312</u>	 <u>\$ 7,229,933</u>

The increase in current assets is primarily related to the reclassification of certain investments.

The decrease in total liabilities is related primarily to the current year principal payments.

The decrease in capital assets and net investment in capital assets is primarily related to current year depreciation.

**Tison's Landing Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2018**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Financial Activity

	Governmental Activities	
	2018	2017
Program Revenues		
Charges for services	\$ 884,447	\$ 885,681
Grants and contributions	-	2,343
General Revenues		
Miscellaneous revenues	16,745	8,302
Investment earnings	10,253	2,166
Total Revenues	<u>911,445</u>	<u>898,492</u>
Expenses		
General government	102,353	89,494
Physical environment	539,647	674,412
Culture/Recreation	268,511	-
Interest on long-term debt	181,555	178,748
Total Expenses	<u>1,092,066</u>	<u>942,654</u>
Change in Net Position	(180,621)	(44,162)
Net Position - Beginning of Year	<u>7,229,933</u>	<u>7,274,095</u>
Net Position - End of Year	<u>\$ 7,049,312</u>	<u>\$ 7,229,933</u>

The decrease in physical environment and increase in culture/recreation is related to reclassifying certain expenses related to the amenity center in the current year.

**Tison's Landing Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2018**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets activity as of September 30, 2018 and 2017:

Description	Governmental Activities	
	2018	2017
Capital assets being depreciated		
Land and improvements	\$ 5,607,329	\$ 5,607,329
Buildings	3,909,381	4,062,781
Infrastructure	5,688,380	5,688,380
Equipment	176,778	123,645
Accumulated depreciation	(3,648,494)	(3,331,860)
Capital assets being depreciated	<u>\$ 11,733,374</u>	<u>\$ 12,150,275</u>

There was \$370,324 in depreciation, \$53,133 in additions to equipment and \$(99,710) in the loss on disposal of infrastructure in the current year.

General Fund Budgetary Highlights

Budgeted expenditures exceeded actual expenditures primarily due to lower utility costs than were anticipated.

There were no amendments to the September 30, 2018 budget.

Debt Management

Governmental Activities debt includes the following:

- ◆ In August 2016, the District issued \$4,520,000 Series 2016A-1 Senior Special Assessment Revenue Refunding and Improvement Bonds and \$1,135,000 2016A-2 Subordinate Special Assessment Revenue Refunding and Improvement Bonds. These bonds were issued to refund and redeem the 2005A Bonds and to finance improvements within the District. As of September 30, 2018, the outstanding balance was \$4,175,000 and \$1,040,000 respectively.

Economic Factors and Next Year's Budget

Tison's Landing Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2019.

**Tison's Landing Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2018**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Request for Information

The financial report is designed to provide a general overview of Tison's Landing Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Tison's Landing Community Development District, Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, FL 32092.

Tison's Landing Community Development District
STATEMENT OF NET POSITION
September 30, 2018

	Governmental Activities
ASSETS	
Current Assets:	
Cash and cash equivalents	\$ 47,301
Investment	181,431
Prepaid expenses	20,109
Deposits	4,202
Total Current Assets	253,043
Non-current Assets:	
Restricted assets:	
Investments	349,129
Capital assets not being depreciated	
Land and improvements	5,607,329
Capital assets being depreciated	
Buildings	3,909,381
Infrastructure	5,688,380
Equipment	176,778
Accumulated depreciation	(3,648,494)
Total Non-current Assets	12,082,503
Total Assets	12,335,546
Deferred Outflows of Resources	
Deferred amount on refunding	25,153
LIABILITIES	
Current Liabilities:	
Accounts payable	56,651
Accrued interest payable	73,003
Bonds payable	210,000
Total Current Liabilities	339,654
Non-current Liabilities:	
Bonds payable, net	4,971,733
Total Liabilities	5,311,387
NET POSITION	
Net investment in capital assets	6,619,158
Restricted-debt service	175,549
Restricted-capital projects	58,213
Unrestricted	196,392
Total Net Position	\$ 7,049,312

See accompanying notes to financial statements.

Tison's Landing Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2018

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues Charges for Services</u>	<u>Net (Expense) Revenues and Changes in Governmental Activities</u>
Primary government			
Governmental Activities			
General government	\$ (102,353)	\$ 55,192	\$ (47,161)
Physical environment	(539,647)	290,999	(248,648)
Culture/Recreation	(268,511)	144,792	(123,719)
Interest on long-term debt	(181,555)	393,464	211,909
Total Governmental Activities	<u><u>\$ (1,092,066)</u></u>	<u><u>\$ 884,447</u></u>	<u><u>(207,619)</u></u>
General revenues:			
			16,745
			10,253
			<u>26,998</u>
			(180,621)
			7,229,933
			<u><u>\$ 7,049,312</u></u>

See accompanying notes to financial statements.

Tison's Landing Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2018

ASSETS	General	Debt Service	Capital Projects	Total Governmental Funds
Cash and cash equivalents	\$ 47,301	\$ -	\$ -	\$ 47,301
Investment	46,687	-	134,744	181,431
Due from other funds	31,369	-	-	31,369
Prepaid expenses	20,109	-	-	20,109
Deposits	4,202	-	-	4,202
Restricted assets:				
Restricted investments	-	290,916	58,213	349,129
Total Assets	\$ 149,668	\$ 290,916	\$ 192,957	\$ 633,541
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable	\$ 56,651	\$ -	\$ -	\$ 56,651
Due to other funds	-	-	31,369	31,369
Total Liabilities	56,651	-	31,369	88,020
FUND BALANCES				
Nonspendable	24,311	-	-	24,311
Restricted for:				
Debt Service	-	290,916	-	290,916
Capital Projects	-	-	58,213	58,213
Assigned Capital Projects	-	-	103,375	103,375
Unassigned	68,706	-	-	68,706
Total Fund Balances	93,017	290,916	161,588	545,521
Total Liabilities and Fund Balances	\$ 149,668	\$ 290,916	\$ 192,957	\$ 633,541

See accompanying notes to financial statements.

Tison's Landing Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2018

Total Governmental Fund Balances	\$	545,521
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Capital assets, land and improvements (\$5,607,329), buildings (\$3,909,381) infrastructure (\$5,688,380) and equipment (\$176,778) net of accumulated depreciation (\$3,648,494)) used in governmental activities are not current financial resources; and therefore, are not reported at the governmental fund level.		11,733,374
Deferred amounts on refunding are not financial uses, and therefore, are not recognized at the fund level. At the government-wide level they are reflected as a deferred outflow of resources.		25,153
Long-term liabilities, including bonds payable (\$5,215,000)), net of net bond discount (\$33,267) are not due and payable in the current period; therefore, are not reported at the governmental fund level.		(5,181,733)
Accrued interest expense for long-term debt is not a current financial use; therefore, it is not reported at the governmental fund level.		<u>(73,003)</u>
Net Position of Governmental Activities	\$	<u><u>7,049,312</u></u>

See accompanying notes to financial statements.

Tison's Landing Community Development District
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
For the Year Ended September 30, 2018

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ 490,983	\$ 393,464	\$ -	\$ 884,447
Miscellaneous revenues	16,745	-	-	16,745
Investment earnings	3,934	4,359	1,960	10,253
Total Revenues	<u>511,662</u>	<u>397,823</u>	<u>1,960</u>	<u>911,445</u>
Expenditures				
Current				
General government	102,353	-	-	102,353
Physical environment	308,454	-	29,670	338,124
Capital outlay	-	-	53,133	53,133
Debt service				
Principal	-	225,000	-	225,000
Interest	-	180,901	-	180,901
Total Expenditures	<u>410,807</u>	<u>405,901</u>	<u>82,803</u>	<u>899,511</u>
Excess of Revenues over/(under) Expenditures	<u>100,855</u>	<u>(8,078)</u>	<u>(80,843)</u>	<u>11,934</u>
Other Financing Sources/(Uses)				
Transfers in	-	-	74,599	74,599
Transfers out	(72,271)	(2,328)	-	(74,599)
Total other financing sources/(uses)	<u>(72,271)</u>	<u>(2,328)</u>	<u>74,599</u>	<u>-</u>
Net Change in Fund Balances	28,584	(10,406)	(6,244)	11,934
Fund Balances - October 1, 2017	<u>64,433</u>	<u>301,322</u>	<u>167,832</u>	<u>533,587</u>
Fund Balances - September 30, 2018	<u>\$ 93,017</u>	<u>\$ 290,916</u>	<u>\$ 161,588</u>	<u>\$ 545,521</u>

See accompanying notes to financial statements.

Tison's Landing Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2018

Net Change in Fund Balances - Total Governmental Funds \$ 11,934

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays (\$53,133) as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation (\$(370,324)). This is the net amount in the current year. (317,191)

Governmental funds only reflect sales proceeds, if any, from the disposal of assets. At the government-wide level a gain or loss is recognized for the disposal (99,710)

Payment of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce long-term liabilities in the Statement of Net Position. 225,000

Amortization expense of bond discounts does not require the use of current resources and therefore is not reported at the governmental funds level. This governmental funds level. This is the amount of amortization in the current period. (3,102)

In the Statement of Activities, interest is accrued on outstanding bonds; whereas at governmental funds level, interest expenditures are reported when due. This is the change in accrued interest from the prior year. 2,448

Change in Net Position of Governmental Activities \$ (180,621)

See accompanying notes to financial statements.

**Tison's Landing Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL –
GENERAL FUND
For the Year Ended September 30, 2018**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 489,762	\$ 489,762	\$ 490,983	\$ 1,221
Miscellaneous revenues	3,000	3,000	16,745	13,745
Interest earnings	-	-	3,934	3,934
Total Revenues	<u>492,762</u>	<u>492,762</u>	<u>511,662</u>	<u>18,900</u>
Expenditures				
Current				
General government	97,112	97,112	102,353	(5,241)
Physical environment	<u>323,379</u>	<u>323,379</u>	<u>308,454</u>	<u>14,925</u>
Total Expenditures	<u>420,491</u>	<u>420,491</u>	<u>410,807</u>	<u>9,684</u>
Excess of revenues over/(under) expenditures	72,271	72,271	100,855	28,584
Other Financing Sources/(Uses)				
Transfers out	<u>(72,271)</u>	<u>(72,271)</u>	<u>(72,271)</u>	<u>-</u>
Net Change in Fund Balances	-	-	28,584	28,584
Fund Balances - October 1, 2017	<u>-</u>	<u>-</u>	<u>64,433</u>	<u>64,433</u>
Fund Balances - September 30, 2018	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 93,017</u>	<u>\$ 93,017</u>

See accompanying notes to financial statements.

Tison's Landing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on August 23, 2005, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes and City of Jacksonville Ordinance 2005-841. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing or re-constructing, enlarging or extending, equipping, operating and maintaining water management, bridges or culverts, district roads, landscaping, street lights and other basic infrastructure projects within or without the boundaries of the Tison's Landing Community Development District. The District is governed by a five-member Board of Supervisors who are elected on an at-large basis by landowners within the District. The District operates within the criteria established by Chapter 190.

As required by GAAP, these financial statements present the Tison's Landing Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

Tison's Landing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

a. Government-wide Financial Statements

Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments. Program revenues include charges for services and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the Statement of Activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Tison's Landing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District implemented the Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Tison's Landing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”. Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Fund – Accounts for debt service requirements to retire the capital improvement bonds which were used to finance the construction of District infrastructure improvements.

Capital Projects Fund – Accounts for the remaining construction funds and the Board assigned capital reserves.

Tison's Landing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and buildings, and non-current governmental liabilities, such as general obligation bonds, be reported in the governmental activities column in the government-wide Statement of Net position.

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

b. Restricted Assets

Certain net position of the District will be classified as restricted assets on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted assets, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

Tison's Landing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

c. Capital Assets

Capital assets, which include land improvements, buildings and improvements, improvements other than buildings, and equipment are reported in governmental activities.

The District defines capital assets as assets with an initial, individual cost of \$750 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method over the assets' estimated useful lives ranging from 3 to 39 years.

d. Bond Discounts

Bond discounts are amortized over the life of the bonds.

e. Deferred Amount on Refunding

Deferred costs of refunding associated with the issuance of refunding bonds are presented on the financial statements as deferred outflows of resources and amortized over the life of the bonds using the straight-line method.

f. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. Formal budgets are adopted for the general fund. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

g. Net Position

Net position represents the difference between assets and liabilities and is reported in three categories. Net investment in capital assets, represents capital assets, net of accumulated depreciation and any outstanding debt related to those assets. Net position is reported as restricted when there are legal limitations imposed on their use by legislation, or external restrictions imposed by other governments, creditors, or grantors. Unrestricted net position is assets that do not meet definitions of the classifications previously described.

Tison's Landing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net position

“Total fund balances” of the District’s governmental funds, \$545,521, differs from “net position” of governmental activities, \$7,049,312, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net position versus the current financial resources focus of the Governmental Fund Balance Sheet. The effect of the differences is illustrated below.

Capital related items

When capital assets (improvements and equipment that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Land and improvements		\$ 5,607,329
Buildings		3,909,381
Infrastructure		5,688,380
Equipment		176,778
Accumulated depreciation		<u>(3,648,494)</u>
Net Capital Assets		<u>\$ 11,733,374</u>

Long-term debt transactions

Long-term liabilities and the deferred amount on refunding applicable to the District’s governmental activities are not current uses or resources and accordingly are not reported at the fund level. All uses and resources (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2018 were:

Bonds payable		\$ (5,215,000)
Bond discount, net		33,267
Total		<u>\$ (5,181,733)</u>
Deferred amount on refunding		<u>\$ 25,153</u>

Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to the accrued interest on bonds.

Accrued interest		<u>\$ (73,003)</u>
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Tison's Landing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The “net change in fund balances” for government funds, \$11,934, differs from the “change in net position” for governmental activities, \$(180,621), reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets are allocated over their estimated useful lives as depreciation. The loss on disposal of capital assets is recognized at the government-wide level. The following is the amount of depreciation, loss on disposal and capital additions in the current year.

Depreciation	\$ (370,324)
Loss on disposal	(99,710)
Capital outlay	53,133
Total	\$ (416,901)

Long-term debt transactions

Repayment of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the Statement of Net Position and are eliminated in the Statement of Activities.

Debt principal payments	\$ 225,000
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Amortization expense of the bond discount and deferred amount on refunding does not require the use of current resources and therefore is not reported in the governmental funds.

Amortization of bond discount/ deferred and deferred amount on refunding	\$ (3,102)
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Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Change in accrued interest payable	\$ 2,448
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**Tison's Landing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018**

NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District follows the provisions of Chapter 280, Florida Statutes regarding deposits and investments to manage custodial credit risk. The District maintains all deposits in a qualified public depository, so that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes. As of September 30, 2018, the District's bank balance was \$48,745 and the carrying value was \$47,301.

As of September 30, 2018, the District had the following investments and maturities:

Investment	Maturities	Fair Value
SBA Local Government Surplus Funds	33 Days*	\$ 181,431
First American Government Obligation Fund	26 Days*	349,129
Total		\$ 530,560

* Weighted Average Maturity

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investment in First American Government Obligation Fund is a Level 1 asset.

Investments

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. Among other investments, the policy allows the District to invest in the State Board of Administration Local Government Surplus Trust Funds.

Tison's Landing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

Cash placed with the State Board of Administration represents the District's participation in the Local Government Surplus Trust Funds Investment Pool and is reported at fair value. As a pool participant the District invests in pools of investments in which shares are owned in the pool rather than the underlying investments.

Interest Rate Risk

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

Credit Risk

The District's investments in treasury funds, commercial paper, and government loans are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2018, the District's investment in SBA Local Government Surplus Fund and First American Government Obligation were rated AAAM by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest. The investments in First American Government Obligation Fund represent 66% and the investments in SBA Government Surplus Fund represents 34% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2018 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE D – SPECIAL ASSESSMENT REVENUES

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted general fund budget and levied annually. Debt Service Assessments are levied when bonds are issued and collected annually. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

Tison's Landing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018

NOTE E – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2018 was as follows:

	Balance October 1, 2017	Additions	Deletions	Balance September 30, 2018
<u>Governmental Activities:</u>				
Capital assets, not being depreciated				
Land and improvements	\$ 5,607,329	\$ -	\$ -	\$ 5,607,329
Capital assets, being depreciated:				
Buildings	4,062,781	-	(153,400)	3,909,381
Infrastructure	5,688,380	-	-	5,688,380
Furniture and equipment	123,645	53,133	-	176,778
Total Capital Assets, Being Depreciated	9,874,806	53,133	(153,400)	9,774,539
Less accumulated depreciation for:				
Building	(1,544,611)	(156,701)	-	(1,701,312)
Infrastructure	(1,738,116)	(189,613)	53,690	(1,874,039)
Furniture and equipment	(49,133)	(24,010)	-	(73,143)
Total Accumulated Depreciation	(3,331,860)	(370,324)	53,690	(3,648,494)
Total Capital Assets Depreciated, Net	\$ 6,542,946	\$ (317,191)	\$ (99,710)	\$ 6,126,045
Governmental Activities, Capital Assets	<u>\$ 12,150,275</u>	<u>\$ (317,191)</u>	<u>\$ (99,710)</u>	<u>\$ 11,733,374</u>

Depreciation of \$370,324 was charged to culture/recreation (\$168,801), and physical environment (\$201,523).

Tison's Landing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018

NOTE F – LONG-TERM DEBT

The following is a summary of debt activity for the District for the year ended September 30, 2018:

	Balance October 1, 2017	Additions	Deletions	Balance September 30, 2018
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>Governmental Activities</u>				
Bonds payable:				
Series 2016	\$5,440,000	\$ -	\$ (225,000)	\$ 5,215,000
Less: Bond discount, net	<u>(35,033)</u>	<u>-</u>	<u>1,766</u>	<u>(33,267)</u>
Bonds Payable, net	<u>\$5,404,967</u>	<u>\$ -</u>	<u>\$ (223,234)</u>	<u>\$ 5,181,733</u>

Long-term debt for Governmental Activities is comprised of the following:

Special Assessment Revenue Refunding and Improvement Bonds

\$4,520,000 Series 2016A-1 Senior Special Assessment Revenue Refunding and Improvement Bonds due in annual principal installments maturing May 2037. Interest is due semi-annually on May 1 and November 1, at various rates between 2% and 3.6%. Current portion is \$175,000. \$ 4,175,000

\$1,135,000 Series 2016A-2 Subordinate Special Assessment Revenue Refunding and Improvement Bonds due in annual principal installments maturing May 2037. Interest is due semi-annually on May 1 and November 1 with a fixed interest rate of 4.7%. Current portion is \$35,000. 1,040,000

Bond payable	5,215,000
Bond discount, net	<u>(33,267)</u>
Bonds Payable, Net	<u>\$ 5,181,733</u>

Tison's Landing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018

NOTE F – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2018 are as follows:

Year Ending September 30,	Principal	Interest	Total
2019	\$ 210,000	\$ 175,156	\$ 385,156
2020	210,000	170,061	380,061
2021	220,000	164,916	384,916
2022	220,000	159,436	379,436
2023	225,000	153,956	378,956
2024-2028	1,250,000	667,076	1,917,076
2029-2033	1,485,000	436,600	1,921,600
2034-2037	1,395,000	136,215	1,531,215
Totals	<u>\$ 5,215,000</u>	<u>\$ 2,063,416</u>	<u>\$ 7,278,416</u>

Summary of Significant Bond Resolution Terms and Covenants

Special Assessment Revenue Refunding and Improvement Bonds

Significant Bond Provisions

The Series 2016 Senior and Subordinate Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2026 at a redemption price equal to the principal amount of the Series 2016 Senior and Subordinate Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2016 Senior and Subordinate Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Tison's Landing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018

NOTE F – LONG-TERM DEBT (CONTINUED)

Reserve Fund – The Series 2016A-1 and Series 2016A-2 Reserve Accounts were funded from the proceeds of the Series 2016A-1 and Series 2016A-2 Bonds in amounts equal to 50 percent of the maximum annual debt outstanding for Series 2016A-1 and Series 2016A-2 Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve deposits as of September 30, 2018:

	Reserve Balance	Reserve Requirement
Senior Special Assessment Refunding Bonds, Series 2016A-1	\$ 149,488	\$ 149,251
Subordinate Special Assessment Refunding Bonds, Series 2016A-2	\$ 42,990	\$ 42,364

NOTE G – INTERFUND ACTIVITY

Interfund activity for the year ended September 30, 2018 consisted of the following:

	Transfers In	
Transfers Out	Capital Projects Fund	
General Fund	\$	72,721
Debt Service Fund Series 2016		2,328
Totals	\$	75,049

Transfers from the General Fund are related to capital outlay and transfers from the Debt Service Fund are related to deposits to the construction account in accordance with the Trust Indenture.

	Due To	
Due From	General Fund	
Capital Projects Fund	\$	31,369

The amount due to the General Fund from the Capital Projects Fund relates to capital outlay expenditures.

NOTE H – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance.



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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Tison's Landing Community Development District, as of and for the year ended September 30, 2018, and the related notes to the financial statements, and have issued our report thereon dated January 25, 2019.

Internal Control Over Financial Reporting

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

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

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

To the Board of Supervisors
Tison's Landing Community Development District

Compliance and Other Matters

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

Purpose of this Report

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



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

January 25, 2019



Berger, Toombs, Elam, Gaines & Frank

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MANAGEMENT LETTER

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

Report on the Financial Statements

We have audited the financial statements of the Tison's Landing Community Development District as of and for the year ended September 30, 2018, and have issued our report thereon dated January 25, 2019.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated January 25, 2019, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding audit.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not Tison's Landing Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that Tison's Landing Community Development District did not meet any of the conditions described in Section 218.503(1) Florida Statutes.

To the Board of Supervisors
Tison's Landing Community Development District

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Tison's Landing Community Development District. It is management's responsibility to monitor the Tison's Landing Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2018.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our Management Letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam
Gaines & Frank*

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

January 25, 2019



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**INDEPENDENT ACCOUNTANT'S REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

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

We have examined Tison's Landing Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2018. Management is responsible for Tison's Landing Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Tison's Landing Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Tison's Landing Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Tison's Landing Community Development District's compliance with the specified requirements.

In our opinion, Tison's Landing Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2018.

*Berger Toombs Elam
Gaines & Frank*

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

January 25, 2019

NINTH ORDER OF BUSINESS

RESOLUTION 2019-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2019/2020; 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, 2019, proposed operating and debt service budgets for Fiscal Year 2019/2020; 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 2019/2020 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: June 20, 2019

Hour: 6:00 p.m.

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

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

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

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

6. This Resolution shall take effect immediately upon adoption.

Passed and adopted this 4th day of April 2019.

**TISON'S LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Chairman / Vice Chairman

Secretary / Assistant Secretary

***Proposed Budget
Fiscal Year 2020***

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

April 4, 2019



Tison's Landing

Community Development District

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Tison's Landing

Community Development District

General Fund

Description	Adopted Budget FY 2019	Actual Thru 2/28/2019	Projected Next 7 Months	Total Projected 9/30/2019	Proposed Budget FY 2020
Revenues					
Maintenance Assessments	\$527,464	\$520,893	\$6,571	\$527,464	\$527,464
Clubhouse Income	\$3,000	\$2,690	\$310	\$3,000	\$5,000
Interest Income	\$0	\$2,023	\$1,977	\$4,000	\$4,000
TOTAL REVENUES	\$530,464	\$525,606	\$8,858	\$534,464	\$536,464
Expenditures					
Administrative					
Supervisor Fees	\$4,000	\$4,000	\$2,000	\$6,000	\$4,000
FICA Taxes	\$306	\$306	\$153	\$459	\$306
Engineering Fees	\$7,500	\$381	\$7,119	\$7,500	\$7,500
Arbitrage	\$600	\$0	\$1,200	\$1,200	\$1,200
Dissemination Agent	\$1,000	\$467	\$533	\$1,000	\$1,000
Trustee Fees	\$3,725	\$3,717	\$0	\$3,717	\$3,725
Assessment Roll Administration	\$2,500	\$2,500	\$0	\$2,500	\$2,500
Attorney Fees	\$15,000	\$6,820	\$8,180	\$15,000	\$15,000
Annual Audit	\$4,100	\$3,465	\$0	\$3,465	\$3,465
Management Fees	\$47,250	\$19,688	\$27,563	\$47,250	\$47,250
Computer Time	\$1,000	\$417	\$583	\$1,000	\$1,000
Website Administration	\$0	\$0	\$0	\$0	\$1,800
Telephone	\$100	\$48	\$52	\$100	\$100
Postage	\$1,000	\$386	\$614	\$1,000	\$1,000
Printing & Binding	\$1,575	\$873	\$702	\$1,575	\$1,575
Insurance	\$8,692	\$8,252	\$0	\$8,252	\$8,692
Legal Advertising	\$1,500	\$306	\$1,194	\$1,500	\$1,500
Other Current Charges	\$500	\$1,522	\$400	\$1,922	\$500
Office Supplies	\$150	\$71	\$79	\$150	\$150
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
TOTAL ADMINISTRATIVE	\$100,673	\$53,395	\$50,371	\$103,766	\$102,438
Field					
Insurance	\$13,064	\$11,612	\$0	\$11,612	\$13,064
Field Management & Administration	\$28,300	\$9,292	\$13,008	\$22,300	\$22,300
Amenity Manager	\$48,902	\$21,353	\$28,550	\$49,902	\$49,902
Amenity Seasonal Assistant	\$11,000	\$800	\$10,200	\$11,000	\$11,000
Security Camera Monitoring	\$0	\$0	\$0	\$0	\$13,200
Pool Maintenance	\$11,400	\$4,053	\$5,568	\$9,620	\$9,540
Pool Chemicals	\$6,000	\$2,487	\$6,013	\$8,500	\$8,160
Permit Fees	\$1,475	\$345	\$870	\$1,215	\$1,215
Landscape Maintenance	\$59,540	\$23,577	\$35,014	\$58,591	\$59,606
Landscape Contingency	\$6,855	\$0	\$6,855	\$6,855	\$654
Pest Control	\$340	\$260	\$130	\$390	\$390

Tison's Landing

Community Development District

General Fund

Description	Adopted Budget FY 2019	Actual Thru 2/28/2019	Projected Next 7 Months	Total Projected 9/30/2019	Proposed Budget FY 2020
<i>Field-continued</i>					
Irrigation Maintenance	\$5,625	\$305	\$5,320	\$5,625	\$5,625
Lake Maintenance	\$9,000	\$4,690	\$6,360	\$11,050	\$9,540
General Facility Maintenance	\$25,000	\$7,734	\$17,266	\$25,000	\$25,000
Utilities-Electric	\$21,000	\$6,644	\$11,356	\$18,000	\$21,000
Utilities-Water/Sewer/Irrigation	\$22,500	\$8,583	\$12,917	\$21,500	\$22,500
Utilities-Cable	\$3,300	\$1,342	\$1,934	\$3,276	\$3,300
Utilities-Telephone	\$2,100	\$720	\$1,032	\$1,752	\$1,800
Refuse Service	\$2,300	\$1,078	\$1,262	\$2,340	\$2,340
Repairs and Maintenance	\$36,000	\$11,507	\$24,493	\$36,000	\$35,200
Janitorial Maintenance	\$7,140	\$2,917	\$4,083	\$7,000	\$7,740
Janitorial Supplies	\$3,000	\$362	\$2,638	\$3,000	\$3,000
Special Events	\$12,000	\$9,205	\$4,795	\$14,000	\$14,000
Amenity Supplies	\$3,350	\$140	\$1,860	\$2,000	\$3,350
Capital Outlay	\$25,000	\$25,000	\$0	\$25,000	\$25,000
Capital Reserve	\$65,600	\$65,600	\$0	\$65,600	\$65,600
TOTAL FIELD	\$429,791	\$219,604	\$201,524	\$421,128	\$434,026
TOTAL EXPENDITURES	\$530,464	\$272,999	\$251,895	\$524,894	\$536,464
EXCESS REVENUES/(EXPENDITURES)	\$0	\$252,608	(\$243,038)	\$9,570	\$0

Product	Units	FY 2019 O&M per Unit (gross)		FY 2020 O&M per Unit (gross)	
SF	177	\$838.58	\$148,427.87	\$838.58	\$148,427.87
SF	111	\$838.58	\$93,081.88	\$838.58	\$93,081.88
SF	69	\$838.58	\$57,861.71	\$838.58	\$57,861.71
50'-55'	181	\$838.58	\$151,782.17	\$838.58	\$151,782.17
60'-65'	142	\$838.58	\$119,077.72	\$838.58	\$119,077.72
Total Gross Assessment	680		\$570,231.35		\$570,231.35
		Discounts 4%	\$22,809.25	Discounts 4%	\$22,809.25
		Commissions 3.5%	\$19,958.10	Commissions 3.5%	\$19,958.10
		Net Assessment	\$527,464.00	Net Assessment	\$527,464.00

Tison's Landing

Community Development District

Exhibit "A"
Allocation of Operating Reserve

Description	Amount
Beginning Balance - Carry Forward Surplus (As of 10/1/2018)	\$93,017
Estimated Excess Revenues over Expenditures	\$9,570
Less:	
Funding for First Quarter Operating Expenditures	\$102,587
Reserved for Capital Projects / Renewal and Replacement ⁽¹⁾	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="border-bottom: 1px solid black; width: 100px;"></div> \$0 </div>
Total Undesignated Cash as of 09/30/2019	\$0

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

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.

Clubhouse Income

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

Interest Income

The District will invest surplus funds with the State Board of Administration Investment Pool.

EXPENDITURES:

ADMINISTRATIVE:

Supervisor Fees

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 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.

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.

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.

ADMINISTRATIVE: (continued)

Management Fees

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

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.

Website Administration

Per Section 199.069 F.S., all Districts must have a website by October 1, 2015 to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by Unicorn and updated as required by the Statute.

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.

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 Riverside Management for on-site field management of contracts for District services such as landscaping, amenity & pool facilities, lake maintenance and security.

Amenity Manager

The District's management company (Riverside Management) will be providing a Recreational Director who will coordinate special events and miscellaneous programs for the District.

FIELD: (continued)

Amenity Seasonal Assistant

The District's management company (Riverside Management) will be providing a seasonal (swim season) Assistant to work with the Recreation Center Attendant.

Security Camera Monitoring

The District is currently considering adding Envera services. Monthly monitoring rate is \$1,100.

Pool Maintenance

The District's management company (Riverside Management) is currently maintaining the pool at the Amenity Center. The budgeted amount is based upon the following:

<u>Vendor</u>	<u>Monthly</u>	<u>Annually</u>
Riverside Management	\$795	\$9,540

Pool Chemicals

The District's management company (Riverside Management) has contract with Poolsure for the placement of chemicals in the Amenity Center Swimming Pool. The amount budgeted is based on usage and should not exceed \$8,160.

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 and Nader's Pest Raiders. The budgeted amount is based upon the following:

<u>Vendor</u>	<u>Monthly</u>	<u>Annually</u>
Lawnboy Services, Inc.	\$3,950.00	\$47,400.00
Nader's Pest Raiders	\$1,017.38	\$12,208.56
Total		\$59,605.56

Landscape Contingency

Any unanticipated landscape improvement expenses to the District.

Pest Control

Any unanticipated pest control expense to the District.

<u>Vendor</u>	<u>Monthly</u>	<u>Annually</u>
Turner Pest Control	\$65.00	\$390.00

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>Vendor</u>	<u>Monthly</u>	<u>Annually</u>
The Lake Doctors	\$795.00	\$9,540

FIELD: (continued)

General Facility Maintenance

The District's management company (Riverside Management) provides routine repairs and maintenance of the District's Amenity Center, Recreational Facilities, Parks, and other common areas.

Utilities-Electric

The District has utility accounts with JEA for electric. The budgeted amount is based upon the following accounts:

<u>Location</u>	<u>Meter #</u>	<u>Annually</u>
16365 N Main St Apt SG01	95045373	\$1,320
16529 Tisons Bluff Road	06221889	\$19,680
Total		\$21,000

Utilities-Water/Sewer/Irrigation

The District has utility accounts with JEA for water, sewer and commercial irrigation. The budgeted amount is based upon the following accounts:

<u>Location</u>	<u>Meter #</u>	<u>Annually</u>
Water:		
16529 Tisons Bluff Road	67891772	\$1,440
Sewer:		
16529 Tisons Bluff Road	67891772	\$3,060
Commercial Irrigation:		
15635 Tisons Bluff Road	67370623	\$2,160
15681 Tisons Bluff Road	67370625	\$960
16123 Tisons Bluff Road	83726295	\$1,260
16151 Dowing Creek Dr	74534584	\$1,800
16211 Dowing Creek Dr	74458033	\$2,880
16303 Hunters Hollow TL	67370633	\$300
16316 Magnolia Grove Wy	67370626	\$1,800
16331 Tisons Bluff Road	67370634	\$300
16343 Tisons Bluff Road	67370632	\$2,100
16356 Magnolia Grove Wy Apt IR01	67370624	\$1,200
261 Bradford Lake Cr	81523391	\$1,320
79 Bradford Lake Cr	83874232	\$1,920
Total		\$22,500

Utilities-Cable

The District uses Comcast for cable/TV and internet.

Utilities-Telephone

The District uses AT&T for phone services.

Refuse Service

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

The district's management company (Riverside Management) provides weekly cleaning of the clubhouse, restrooms, and pool area.

FIELD: (continued)

Janitorial Supplies

The district's management company (Riverside Management) provides 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

Description	Adopted Budget FY 2019	Actual Thru 2/28/2019	Projected Next 7 Months	Total Projected 9/30/2019	Proposed Budget FY 2020
Revenues					
Carry Forward Surplus	\$149,142	\$103,375	\$0	\$103,375	\$105,803
Interest Income	\$0	\$1,400	\$1,600	\$3,000	\$500
Capital Reserve-Transfer In	\$90,600	\$90,600	\$0	\$90,600	\$90,600
TOTAL REVENUES	\$239,742	\$195,375	\$1,600	\$196,975	\$196,903
Expenditures					
Repairs and Replacements	\$0	\$19,004	\$71,596	\$90,600	\$0
Miscellaneous	\$0	\$152	\$420	\$572	\$540
TOTAL EXPENDITURES	\$0	\$19,156	\$72,016	\$91,172	\$540
ENDING FUND BALANCE	\$239,742	\$176,218	(\$70,416)	\$105,803	\$196,363

Tison's Landing

Community Development District

Debt Service Fund

Series 2016-1 & 2 Senior Special Assessment Revenue Refunding and Improvement Bonds

Description	Adopted Budget FY 2019	Actual Thru 2/28/2019	Projected Next 7 Months	Total Projected 9/30/2019	Proposed Budget FY 2020
Revenues					
Carry Forward Surplus ⁽¹⁾	\$263,386	\$98,438	\$0	\$98,438	\$100,327
Special Assessments - On Roll	\$384,344	\$378,223	\$6,121	\$384,344	\$384,344
Interest Income	\$750	\$2,866	\$3,634	\$6,500	\$750
TOTAL REVENUES	\$648,480	\$479,527	\$9,755	\$489,283	\$485,421
Expenditures					
<u>Series 2016-1</u>					
Interest - 11/01	\$63,163	\$63,163	\$0	\$63,163	\$61,413
Interest - 05/01	\$63,163	\$0	\$63,113	\$63,113	\$61,413
Special Call - 11/01	\$0	\$5,000	\$0	\$5,000	\$0
Principal - 05/01	\$170,000	\$0	\$170,000	\$170,000	\$175,000
<u>Series 2016-2</u>					
Interest - 11/01	\$24,675	\$24,440	\$0	\$24,440	\$23,618
Interest - 05/01	\$24,675	\$0	\$24,440	\$24,440	\$23,618
Principal - 05/01	\$35,000	\$0	\$35,000	\$35,000	\$35,000
TOTAL EXPENDITURES	\$380,676	\$92,603	\$292,553	\$385,156	\$380,061
EXCESS REVENUES / (EXPENDITURES)	\$267,804	\$386,924	(\$282,798)	\$104,126	\$105,360
Other Financing Sources and (Uses)					
Interfund Transfer In/(Out)	\$0	(\$1,583)	(\$2,216)	(\$3,799)	\$0
TOTAL OTHER FINANCING SOURCES AND (USES)	\$0	(\$1,583)	(\$2,216)	(\$3,799)	\$0
EXCESS REVENUES/(EXPENDITURES)	\$267,804	\$385,341	(\$285,014)	\$100,327	\$105,360

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

Interest 11/1/2020 2016-1	\$61,643
Interest 11/1/2020 2016-2	\$23,618
Total	\$85,261

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. ((\$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
11/01/19	\$ 4,000,000.00	2.000%	\$ -	\$ 61,413.13	\$ -
05/01/20	\$ 4,000,000.00	2.000%	\$ 175,000.00	\$ 61,413.13	\$ 297,826.25
11/01/20	\$ 3,825,000.00	2.000%	\$ -	\$ 59,663.13	\$ -
05/01/21	\$ 3,825,000.00	2.000%	\$ 180,000.00	\$ 59,663.13	\$ 299,326.25
11/01/21	\$ 3,645,000.00	2.000%	\$ -	\$ 57,863.13	\$ -
05/01/22	\$ 3,645,000.00	2.000%	\$ 180,000.00	\$ 57,863.13	\$ 295,726.25
11/01/22	\$ 3,465,000.00	2.000%	\$ -	\$ 56,063.13	\$ -
05/01/23	\$ 3,465,000.00	2.200%	\$ 185,000.00	\$ 56,063.13	\$ 297,126.25
11/01/23	\$ 3,280,000.00	2.200%	\$ -	\$ 54,028.13	\$ -
05/01/24	\$ 3,280,000.00	2.400%	\$ 190,000.00	\$ 54,028.13	\$ 298,056.25
11/01/24	\$ 3,090,000.00	2.400%	\$ -	\$ 51,748.13	\$ -
05/01/25	\$ 3,090,000.00	2.600%	\$ 195,000.00	\$ 51,748.13	\$ 298,496.25
11/01/25	\$ 2,895,000.00	2.600%	\$ -	\$ 49,213.13	\$ -
05/01/26	\$ 2,895,000.00	2.875%	\$ 200,000.00	\$ 49,213.13	\$ 298,426.25
11/01/26	\$ 2,695,000.00	2.875%	\$ -	\$ 46,338.13	\$ -
05/01/27	\$ 2,695,000.00	3.000%	\$ 205,000.00	\$ 46,338.13	\$ 297,676.25
11/01/27	\$ 2,490,000.00	3.000%	\$ -	\$ 43,263.13	\$ -
05/01/28	\$ 2,490,000.00	3.125%	\$ 215,000.00	\$ 43,263.13	\$ 301,526.25
11/01/28	\$ 2,275,000.00	3.125%	\$ -	\$ 39,903.75	\$ -
05/01/29	\$ 2,275,000.00	3.375%	\$ 220,000.00	\$ 39,903.75	\$ 299,807.50
11/01/29	\$ 2,055,000.00	3.375%	\$ -	\$ 36,191.25	\$ -
05/01/30	\$ 2,055,000.00	3.375%	\$ 230,000.00	\$ 36,191.25	\$ 302,382.50
11/01/30	\$ 1,825,000.00	3.375%	\$ -	\$ 32,310.00	\$ -
05/01/31	\$ 1,825,000.00	3.375%	\$ 235,000.00	\$ 32,310.00	\$ 299,620.00
11/01/31	\$ 1,590,000.00	3.375%	\$ -	\$ 28,344.38	\$ -
05/01/32	\$ 1,590,000.00	3.375%	\$ 245,000.00	\$ 28,344.38	\$ 301,688.75
11/01/32	\$ 1,345,000.00	3.375%	\$ -	\$ 24,210.00	\$ -
05/01/33	\$ 1,345,000.00	3.600%	\$ 250,000.00	\$ 24,210.00	\$ 298,420.00
11/01/33	\$ 1,095,000.00	3.600%	\$ -	\$ 19,710.00	\$ -
05/01/34	\$ 1,095,000.00	3.600%	\$ 260,000.00	\$ 19,710.00	\$ 299,420.00
11/01/34	\$ 835,000.00	3.600%	\$ -	\$ 15,030.00	\$ -
05/01/35	\$ 835,000.00	3.600%	\$ 270,000.00	\$ 15,030.00	\$ 300,060.00
11/01/35	\$ 565,000.00	3.600%	\$ -	\$ 10,170.00	\$ -
05/01/36	\$ 565,000.00	3.600%	\$ 275,000.00	\$ 10,170.00	\$ 295,340.00
11/01/36	\$ 290,000.00	3.600%	\$ -	\$ 5,220.00	\$ -
05/01/37	\$ 290,000.00	3.600%	\$ 290,000.00	\$ 5,220.00	\$ 300,440.00
			\$ 4,000,000.00	\$ 1,381,365.00	\$ 5,381,365.00

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
11/01/19	\$ 1,005,000.00	4.700%	\$ -	\$ 23,617.50	\$ -
05/01/20	\$ 1,005,000.00	4.700%	\$ 35,000.00	\$ 23,617.50	\$ 82,235.00
11/01/20	\$ 970,000.00	4.700%	\$ -	\$ 22,795.00	\$ -
05/01/21	\$ 970,000.00	4.700%	\$ 40,000.00	\$ 22,795.00	\$ 85,590.00
11/01/21	\$ 930,000.00	4.700%	\$ -	\$ 21,855.00	\$ -
05/01/22	\$ 930,000.00	4.700%	\$ 40,000.00	\$ 21,855.00	\$ 83,710.00
11/01/22	\$ 890,000.00	4.700%	\$ -	\$ 20,915.00	\$ -
05/01/23	\$ 890,000.00	4.700%	\$ 40,000.00	\$ 20,915.00	\$ 81,830.00
11/01/23	\$ 850,000.00	4.700%	\$ -	\$ 19,975.00	\$ -
05/01/24	\$ 850,000.00	4.700%	\$ 45,000.00	\$ 19,975.00	\$ 84,950.00
11/01/24	\$ 805,000.00	4.700%	\$ -	\$ 18,917.50	\$ -
05/01/25	\$ 805,000.00	4.700%	\$ 45,000.00	\$ 18,917.50	\$ 82,835.00
11/01/25	\$ 760,000.00	4.700%	\$ -	\$ 17,860.00	\$ -
05/01/26	\$ 760,000.00	4.700%	\$ 50,000.00	\$ 17,860.00	\$ 85,720.00
11/01/26	\$ 710,000.00	4.700%	\$ -	\$ 16,685.00	\$ -
05/01/27	\$ 710,000.00	4.700%	\$ 50,000.00	\$ 16,685.00	\$ 83,370.00
11/01/27	\$ 660,000.00	4.700%	\$ -	\$ 15,510.00	\$ -
05/01/28	\$ 660,000.00	4.700%	\$ 50,000.00	\$ 15,510.00	\$ 81,020.00
11/01/28	\$ 610,000.00	4.700%	\$ -	\$ 14,335.00	\$ -
05/01/29	\$ 610,000.00	4.700%	\$ 55,000.00	\$ 14,335.00	\$ 83,670.00
11/01/29	\$ 555,000.00	4.700%	\$ -	\$ 13,042.50	\$ -
05/01/30	\$ 555,000.00	4.700%	\$ 60,000.00	\$ 13,042.50	\$ 86,085.00
11/01/30	\$ 495,000.00	4.700%	\$ -	\$ 11,632.50	\$ -
05/01/31	\$ 495,000.00	4.700%	\$ 60,000.00	\$ 11,632.50	\$ 83,265.00
11/01/31	\$ 435,000.00	4.700%	\$ -	\$ 10,222.50	\$ -
05/01/32	\$ 435,000.00	4.700%	\$ 65,000.00	\$ 10,222.50	\$ 85,445.00
11/01/32	\$ 370,000.00	4.700%	\$ -	\$ 8,695.00	\$ -
05/01/33	\$ 370,000.00	4.700%	\$ 65,000.00	\$ 8,695.00	\$ 82,390.00
11/01/33	\$ 305,000.00	4.700%	\$ -	\$ 7,167.50	\$ -
05/01/34	\$ 305,000.00	4.700%	\$ 70,000.00	\$ 7,167.50	\$ 84,335.00
11/01/34	\$ 235,000.00	4.700%	\$ -	\$ 5,522.50	\$ -
05/01/35	\$ 235,000.00	4.700%	\$ 75,000.00	\$ 5,522.50	\$ 86,045.00
11/01/35	\$ 160,000.00	4.700%	\$ -	\$ 3,760.00	\$ -
05/01/36	\$ 160,000.00	4.700%	\$ 75,000.00	\$ 3,760.00	\$ 82,520.00
11/01/36	\$ 85,000.00	4.700%	\$ -	\$ 1,997.50	\$ -
05/01/37	\$ 85,000.00	4.700%	\$ 80,000.00	\$ 1,997.50	\$ 83,995.00
			\$ 1,000,000.00	\$ 509,010.00	\$ 1,509,010.00

TENTH ORDER OF BUSINESS

**AGREEMENT BETWEEN TISON'S LANDING COMMUNITY DEVELOPMENT
DISTRICT AND YURO & ASSOCIATES, LLC**

This Agreement ("Agreement") is made and entered into this 13 day of February, 2019, by and between:

TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Jacksonville, Duval County, Florida whose address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (hereinafter "District"), and

YURO & ASSOCIATES, LLC, a Florida limited liability company, with a mailing address of 145 Hilden Road, Unit 108, Ponte Vedra, Florida 32801 (hereinafter "Contractor" and, together with the District, the "Parties").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District owns, operates and maintains certain recreation facilities and infrastructure improvements ("Facilities"); and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide an ADA compliance report, as set forth in more detail herein, for the Facilities; and

WHEREAS, Contractor provides such services and desires to contract with the District to do so in accordance with the terms and specifications in this Agreement, including **Exhibit A**, which details the scope of services to be provided by Contractor; and

WHEREAS, the District and Contractor warrant and agree that they have all right, power, and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. CONTRACTOR'S OBLIGATION. Contractor hereby agrees to inspect the Facilities and prepare an ADA compliance report for the Facilities in

implementation does not bring the Facilities into compliance with the ADA regulation. Provided however, Contractor shall not be liable for construction defects associated with modification or additions of the Facilities unless Contractor is retained by District through a separate agreement for construction administration services.

SECTION 6. RECOVERY OF COSTS AND FEES. In the event either party is required to enforce this Agreement or any provision hereof through court proceedings or otherwise, the prevailing party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any litigation or other dispute resolution mechanism and including fees incurred in appellate proceedings.

SECTION 7. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, Florida Statutes, or other statute or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SECTION 8. NEGOTIATION AT ARM'S LENGTH. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party.

SECTION 9. ENFORCEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief, and specific performance.

SECTION 10. TERMINATION. The District shall have the right to terminate this Agreement at any time due to Contractor's failure to perform in accordance with the terms of this Agreement or upon thirty (30) days written notice without cause. Contractor shall have the right to terminate this Agreement upon thirty (30) days written notice to the District stating a failure of the District to perform in accordance with the terms of this Agreement. In the event either party terminates this Agreement, Contractor agrees to accept the balance due and owing to it at the effective date of termination for the work performed up to that date. Upon termination, the Parties shall account to each other with respect to all matters outstanding as of the date of termination.

SECTION 11. INDEPENDENT CONTRACTOR. Contractor and District agree that Contractor is and shall remain at all times an independent contractor and shall not in any way claim or be considered an agent or employee of the District. Contractor shall be responsible for the payment of all compensation, taxes, and employee benefits and other charges payable with respect to individuals retained to perform the services

SECTION 17. ASSIGNMENT. Contractor may not assign this Agreement or any monies to become due hereunder without the prior written approval of the District. Any assignments attempted to be made by Contractor without the prior written approval of the District are void.

SECTION 18. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties hereto agree that venue shall be in Miami-Dade County, Florida.

SECTION 19. EXECUTION IN COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this Agreement to physically form one document.

SECTION 20. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement or any part of this Agreement not held to be invalid or unenforceable.

SECTION 21. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 22. PUBLIC RECORDS.

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

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the District; and

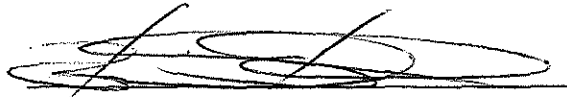
IN WITNESS WHEREOF, the Parties hereto have signed and sealed this Agreement on the day and year first written above.

Attest:

TISON'S LANDING COMMUNITY
DEVELOPMENT DISTRICT




Print name: ERNESTO J. TORRES
Secretary / Assistant Secretary



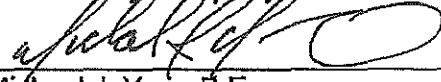
Print name: BRANDON KIRSCH
Chair, Board of Supervisors

Date: 2/26, 2019

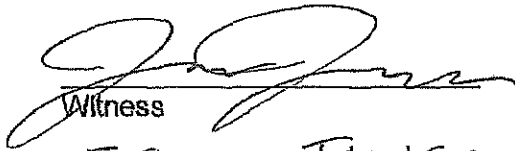
YURO & ASSOCIATES, LLC, a Florida
Limited liability company


Witness

Daniel S. Murrman
Print Name of Witness


By: Michael J. Yuro, P.E.
Its: Managing Member

Date: FEBRUARY 22, 2019


Witness

Joshua Jacobson
Print Name of Witness

EXHIBIT "A"
Scope of Services



- Engineering / Permitting
- Development Services
- Property Management
- Construction Management
- ADA Consulting

ADA Facility Inspection

For the

Tison's Landing Community Development District

Yuro & Associates, LLC is pleased to provide this proposal to complete an "ADA Facility Inspection" on your existing recreation facilities pursuant to the 2010 revised ADA Standards for Accessible Design (the "2010 Standards").

As a "Public Entity", the Tison's Landing CDD is obligated to adhere to Title II of the Americans with Disabilities Act of 1990, which prohibits discrimination on the basis of a disability by public entities. Generally speaking, the 2010 Standards include a "Safe Harbor" provision which does not require existing facilities to be modified in order to comply with the requirements of the 2010 Standards. However, there are a number of elements identified in the 2010 Standards that are not eligible for the element-by-element "Safe Harbor", including 1) exercise machines & equipment, 2) swimming pools, wading pools & spas, 3) play areas, 4) accessible routes in court sports facilities, and 5) fishing piers & platforms, among others.

Based on communication with CDD Staff and a review of the 2017 Public Facilities Report, it is our understanding that the Tison's Landing CDD has swimming pools, a fitness room, tennis courts, basketball courts, a volleyball court and a playground. The Facilities Inspection to be completed as part of this scope of work will include these recreation facilities as well as a review of the CDD owned building & other property to identify any ADA related issues that the CDD should address and will result in a complete written report with recommendations for the Board to review and act upon to ensure compliance with the new 2010 Standards.

Yuro & Associates is managed by Michael J. Yuro, P.E., a Licensed Professional Engineer with more than 27 years of design and project management experience. Since the 2010 ADA standards have been in effect, *we have completed inspections on dozen's of similar recreation elements* for CDD's and commercial clients and we are eager to put this experience to work for the Tison's Landing CDD.

Our inspection does NOT include any topographic survey and will consist of a visual inspection of the recreation elements along with measurements using a tape measure & "smart" level.

We propose to complete the above referenced scope of work for a **lump sum fee of \$5,850⁰⁰**

Accepted By:

_____		1/28/19
Date	Michael J. Yuro, P.E.	Date
<i>Tison's Landing CDD</i>	<i>Yuro & Associates, LLC</i>	

ELEVENTH ORDER OF BUSINESS

C.

1.

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

Memorandum

Date: April 4, 2019

To: Rich Whetsel email
Operations Director

From: Chris Hall Mandy Ferguson
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.

Access Cards:

- Forty (40) access cards have been issued to new residents.
- Ten (10) replacement cards have been issued.

Special Events & Amenity Management:

- Food Truck Friday was held on January 11th from 5:00 p.m. to 8:00 p.m.
- January 18th was Food Truck Friday from 5:00 p.m. to 8:00 p.m.
- Food Truck Friday was held on January 25th from 5:00 p.m. to 8:00 p.m.
- A Super Bowl Party was held on Sunday, February 3rd starting at 2:00 p.m. The big screen was outside playing pregame news and stories. Food Trucks were onsite. 14 residents played in our first cornhole tournament and winning team took home two \$100 gift cards. There was also an oversized checkerboard game, Jenga game and bouncy ponies for kids.
- February 8th was a Food Truck Friday Night from 5:00 p.m. to 8:00 p.m.
- Food Truck Friday was held on February 15th from 5:00 p.m. to 8:00 p.m.
- February 22nd was a Food Truck Friday from 5:00 p.m. to 8:00 p.m. We also had Painting with a Twist Class in the social room starting at 7:00 p.m. Sixteen residents participated in the class.
- A social committee meeting was held on March 7th at 6:30 p.m.
- Food Truck Friday was held on March 8th from 5:00 p.m. to 8:00 p.m.
- A family game night event was held on March 15th from 6:00 p.m. to 8:00 p.m. Approximately 20 residents attended this event.
- March 22nd was a Food Truck Friday from 5:00 p.m. to 8:00 p.m.

- Residents participated in an Astronomy Night on March 23rd starting at 7:30 p.m. The Florida Astronomical Society set up eight big telescopes on the field and residents were able to view the sky and get informed about what they were seeing.
- An Easter Event is planned for Sunday, April 7th from 1:00 p.m. to 3:00 p.m. We will have Easter Egg Hunts, Food Trucks, jousting, a Ferris wheel, a spider mountain climber, a petting zoo and pony rides.
- Community Yard Sales will be held on April 13th and 14th from 8:00 a.m. to 1:00 p.m. Residents will get first dibs on Friday, April 12th from 5:00 p.m. to 8:00 p.m. Poutine on the Ritz will be serving food at the amenity center on the 12th.
- Food Trucks will be onsite Friday, April 19th from 5:00 p.m. to 8:00 p.m.
- The social committee will meet again on May 1st at 6:30 p.m.
- Food Truck Friday will be held on May 3rd from 5:00 p.m. to 8:00 p.m.
- Chubby Burrito Food Truck will be stopping by to serve residents on Cinco de Mayo from 5:00 p.m. to 8:00 p.m.
- An Adult's Only Luau will be held on Friday, May 10th starting at 7:00 p.m. A whole hog will be roasted for the residents and other activities are being planned.
- May 17th will be another Food Truck Friday from 5:00 p.m. to 8:00 p.m.
- Food Truck Friday will be held on May 31st from 5:00 p.m. to 8:00 p.m.
- Staff has setup an account through Remind.com, which is a text messaging service to remind residents of any upcoming events. This service is currently free but will start charging later this year. We will see how the free service goes to see if it is worth paying for. This is another avenue for better communication for residents to get informed about things going on in their community.

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

- Four (4) parking lot lights have been replaced.
- License plate capture cameras installation has been completed.
- The contactor for the tennis court lights has been repaired again.
- The holding tank for the swimming pool has been patched by Com-Pac.
- The broken pipes coming out of the holding tank has been patched by RMS.
- Twelve (12) new "Slow, Children at Play" poles with double signs have been installed.
- The card access for the ADA entrance gate has been installed.
- All the gate closers have been adjusted to close properly.
- New trash receptacles have been installed around the amenity center.
- Night time light inspections are performed monthly.
- Trashcan liners are being replaced weekly.
- The Pocket Parks are being cleaned and inspected weekly.
- All the common areas are being policed for trash and debris.

- RMS staff has met with and received a proposal for the common area sidewalks and front and rear entrance curbing to be pressure washed. (Proposal included in Agenda Package)
- Met with electrician to discuss options to remedy the constant problem with the tennis court lights not working properly. (Proposal included in Agenda Package)

Lakes:

- Lake Doctor's continues treating the lakes monthly.
- RMS is inspecting and cleaning the lakes and outfall structures monthly.

Landscaping & Irrigation:

- The playing field grass is being monitored by LawnBoy, Nadar's and RMS.
- Verti-Cut and top dressing of the field is scheduled for early April.
- The ornamental grasses are being cut back and the debris will be removed by LawnBoy.
- Nadar's continues to monitor the turf and ornamentals and is treated as needed.
- Lawnboy continues to perform monthly irrigation inspections.
- Several irrigation breaks have been repaired by LawnBoy.
- Riverside Management continues to perform bi-weekly landscape inspections with LawnBoy.

Fitness Center:

- RMS staff continues to clean the fitness room and equipment.
- Fitness Pro continues to perform quarterly preventative maintenance on the fitness equipment.

Should you have any questions or comments regarding the above information, please feel free to contact Chris Hall at (904) 657-9211 or Rich Whetsel at (904) 759-8923.

2.

ESTIMATE



Yellow Bluff Landing c/o Christopher Hall

16529 Tison's Bluff Rd.
Jacksonville, FL 32218

(904) 657-9211

JaxWash Pressure Washing

Jacksonville, Florida

Phone: (904) 451-6509

Email: jaxwashpressurewashing@gmail.com

Web: www.jaxwash.com

Estimate # 000368

Date 03/22/2019

Description

Total

Commercial Exterior Flat Surface Cleaning

\$1,969.84

This estimate is for specified sidewalks on Riverside Management Services managed areas. This service line also includes the square footage for the concrete gazebo pads, pocket park walkways and the four islands surrounding the roundabout. This service line also includes any post treatment that may be required for heavy organic staining to be killed and removed.

Commercial Curb Cleaning

\$481.32

This estimate is for curbing in specified areas including street curbs and median curbs for both entrances, as well as curbing surrounding the roundabout area. This service line also includes any post treatment that may be required for heavy organic staining to be killed and removed.

Roundabout Brick Facade Cleaning

\$420.00

Cleaning of the painted brick facade with surrounding curbing on the roundabout. This service line also includes any post treatment that may be required for heavy organic staining to be killed and removed.

Subtotal \$2,871.16

Total **\$2,871.16**

Payment is due upon completion of services unless otherwise stated or other arrangement has been made. Returned checks are subject to a \$32.00 returned check fee. Credit/Debit Card payments are subject to 3.00% fee.

JaxWash Pressure Washing

Yellow Bluff Landing c/o Christopher Hall

3.

Dog Park Sod Proposal from LawnBoy

Sodding the dog park with Bahia sod. This includes the dog park itself and the area directly between the dog park and the sidewalk. The prep/install steps are:

- a. Spray the dog park with weed killer three times. This is a three-week process. One week between each application.
- b. Mark irrigation heads.
- c. Rototill the field.
- d. Remove debris.
- e. Lay sod. The sod will need to be either wheelbarrowed in through the gate or lowered via tractor over the fence, or both...and handled at least twice in the process of being laid down. Working over/around the fence makes this more difficult installation.
- f. The irrigation valves between the fence and the sidewalk and the trees that we will need to work around make this a more difficult installation. FYI.
- g. Adjust irrigation run time.
- h. Cleanup.

Dog Park Sodding - Pricing: \$ 4,185.00

4.



Beacon Electrical

Commercial & Residential State Certified Electrical Contractor EC 13003971

February 20, 2019

Riverside Management Services, Inc.
9655 Florida Mining Blvd., BLD 300, Suite 305
Jacksonville, FL 32257

Phone: 904-288-7667

Fax: 904-288-7669

Re: Yellow Bluff Landing Tennis Court Lighting LED Retrofit

Attn: Mr. Chris Hall

Mr. Hall,

We are pleased to present our proposal for the LED retrofit of the existing tennis court light fixtures at the above referenced property. This proposal is based on our understanding of the existing conditions and as described in the following scope.

Scope

- The existing circuitry supplying power to the tennis court light fixtures from the lighting contactor is #10 THWN wire which is rated for 30 amps. Both existing circuits supplying power to the tennis court metal halide light fixtures are pulling 34 amps plus each. This is the cause of the terminal connections of the contactor to burn and melt. This proposal is to retrofit the existing light fixtures from metal halide to LED which will decrease the load on the existing circuitry.

- Provide labor and material to retrofit the 12 existing tennis court light fixtures to accept LED “corn cob” style lamps.
- Provide labor and material to supply and install 12 LED lamps. See the attached specification cut sheet.
- Lift to be supplied by Riverside Management.

Total Proposal Amount.....\$3,780.00

Thank you for the opportunity to provide pricing on this project. Please feel free to contact me with any questions or comments. We look forward to performing this work for you.

Sincerely,



Shawn Heath
Beacon Electrical
904-868-9386

Job Name/Title: _____ Catalog Number _____
 Contractor: _____ Notes: _____

LED Indoor/Outdoor Lighting

Post Top/High Bay Light

Features

- Up to 80% Energy Savings
- Ballast bypass model*
- Suitable for enclosed fixture**
- Base up and base down orientation, safety cable provided
- Shatter resistant lens

Specs

- 150 LPW (Lumens per watt)
- 100-300VAC
- 360° Beam Spread
- 80 CRI
- 50,000 (L70) Average Rated Life
- -20°C (-4°F) to 45°C (113°F) Ambient operating temperature

Applications

- For use in commercial, and outdoor settings such as acorns, post top, and indoor high bay fixtures
- Not for use in restricted space such as shoe box lighting



EX39 Base



Catalog Number	Product Code	UPC Code	Color Temp	Watts	Lumens	MH Equiv.	M.O.L	Case Qty
LPTHB100/850/EX39-74	79691	751338005327	5000K	100	15,000	400W	9.65"	1/6
LPTHB120/850/EX39-74	79692	751338005334	5000K	120	18,000	600W	10.43"	1/6

Specifications are subject to change without prior notice.

*Note: When installing Topaz LED post top lamps in an HID fixture, ballast must be bypassed when present.

**When installed in enclosed fixture the maximum permitted temperature inside the enclosure is 45°C (113°F)

Safety cable required in high bay or base up applications.



THIRTEENTH ORDER OF BUSINESS

A.

Tison's Landing Community Development District

Unaudited Financial Statements
as of
February 28, 2019

Board of Supervisors Meeting
April 4, 2019

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
February 28, 2019

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<u>ASSETS:</u>				
Cash	\$45,977	---	\$3,091	\$49,068
Investments:				
SBA-Surplus Funds	\$308,110	---	\$173,127	\$481,237
<i>Series 2016-1</i>				
Reserve	---	\$149,488	---	\$149,488
Revenue	---	\$379,175	---	\$379,175
Prepayment	---	\$2,300	---	\$2,300
Construction	---	---	\$60,282	\$60,282
<i>Series 2016-2</i>				
Reserve	---	\$42,990	---	\$42,990
Prepayment	---	\$3,866	---	\$3,866
Deposits	\$4,202	---	---	\$4,202
TOTAL ASSETS	<u>\$358,289</u>	<u>\$577,819</u>	<u>\$236,500</u>	<u>\$1,172,608</u>
<u>LIABILITIES:</u>				
Accounts Payable	\$11,164	---	---	\$11,164
Accrued Expenditures	\$1,500	---	---	\$1,500
TOTAL LIABILITIES	<u>\$12,664</u>	<u>\$0</u>	<u>\$0</u>	<u>\$12,664</u>
<u>FUND BALANCES:</u>				
Nonspendable:				
Prepaid items and deposits	\$4,202	---	---	\$4,202
Restricted for:				
Debt service	---	\$577,819	---	\$577,819
Capital Projects	---	---	\$236,500	\$236,500
Unassigned	\$341,423	---	---	\$341,423
TOTAL FUND BALANCES	<u>\$345,625</u>	<u>\$577,819</u>	<u>\$236,500</u>	<u>\$1,159,944</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$358,289</u>	<u>\$577,819</u>	<u>\$236,500</u>	<u>\$1,172,608</u>

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended February 28, 2019

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 02/28/19</u>	<u>ACTUAL THRU 02/28/19</u>	<u>VARIANCE</u>
<u>REVENUES</u>				
Maintenance Assessments - Tax Roll	\$527,464	\$520,893	\$520,893	\$0
Clubhouse Income	\$3,000	\$1,250	\$2,690	\$1,440
Interest Income	\$0	\$0	\$2,023	\$2,023
TOTAL REVENUES	<u>\$530,464</u>	<u>\$522,143</u>	<u>\$525,606</u>	<u>\$3,463</u>
<u>EXPENDITURES</u>				
<u>Administrative:</u>				
Supervisor Fees	\$4,000	\$4,000	\$4,000	\$0
FICA Taxes	\$306	\$306	\$306	\$0
Engineering	\$7,500	\$3,125	\$381	\$2,744
Arbitrage Calculation	\$600	\$0	\$0	\$0
Dissemination	\$1,000	\$417	\$467	(\$50)
Assessment Roll	\$2,500	\$2,500	\$2,500	\$0
Attorney	\$15,000	\$6,250	\$6,820	(\$570)
Annual Audit	\$4,100	\$4,100	\$3,465	\$635
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	\$48	(\$7)
Postage	\$1,000	\$417	\$386	\$30
Printing & Binding	\$1,575	\$656	\$873	(\$217)
Insurance	\$8,692	\$8,692	\$8,252	\$440
Legal Advertising	\$1,500	\$625	\$306	\$319
Other Current Charges	\$500	\$208	\$1,522	(\$1,314)
Office Supplies	\$150	\$63	\$71	(\$9)
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	<u>\$100,673</u>	<u>\$55,404</u>	<u>\$53,395</u>	<u>\$2,010</u>
<u>Field:</u>				
Insurance	\$13,064	\$13,064	\$11,612	\$1,452
Field Management & Administration	\$28,300	\$11,792	\$9,292	\$2,500
Recreation Center Attendant	\$48,902	\$20,376	\$21,353	(\$977)
Recreation Center Seasonal Assistant	\$11,000	\$800	\$800	\$0
Pool Maintenance	\$11,400	\$4,750	\$4,053	\$698
Pool Chemicals	\$6,000	\$2,500	\$2,487	\$13
Permit Fees	\$1,475	\$345	\$345	\$0
Landscape Maintenance	\$59,540	\$24,808	\$23,577	\$1,231
Landscape Contingency	\$6,855	\$2,856	\$0	\$2,856
Pest Control	\$340	\$113	\$260	(\$147)
Irrigation Maintenance	\$5,625	\$2,344	\$305	\$2,039
Lake Maintenance	\$9,000	\$3,750	\$4,690	(\$940)
General Facility Maintenance	\$25,000	\$10,417	\$7,734	\$2,683
Utilities-Electric	\$21,000	\$8,750	\$6,644	\$2,106
Utilities-Water	\$22,500	\$9,375	\$8,583	\$792
Utilities-Cable	\$3,300	\$1,375	\$1,342	\$33
Utilities-Telephone	\$2,100	\$875	\$720	\$155

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended February 28, 2019

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 02/28/19</u>	<u>ACTUAL THRU 02/28/19</u>	<u>VARIANCE</u>
<i>Field: (continued)</i>				
Refuse Service	\$2,300	\$958	\$1,078	(\$120)
Repairs and Maintenance	\$36,000	\$15,000	\$11,507	\$3,493
Janitorial Maintenance	\$7,140	\$2,975	\$2,917	\$58
Janitorial Supplies	\$3,000	\$1,250	\$362	\$888
Special Events	\$12,000	\$9,205	\$9,205	\$0
Amenity Supplies	\$3,350	\$1,396	\$140	\$1,256
Capital Outlay	\$25,000	\$25,000	\$25,000	\$0
Capital Reserve	\$65,600	\$65,600	\$65,600	\$0
TOTAL FIELD	\$429,791	\$239,674	\$219,604	\$20,070
TOTAL EXPENDITURES	\$530,464	\$295,078	\$272,999	\$22,080
Excess (deficiency) of revenues Over (under) expenditures	\$0	\$227,065	\$252,608	\$25,543
FUND BALANCE - Beginning	\$0		\$93,018	
FUND BALANCE - Ending	\$0		\$345,625	

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT

CAPITAL RESERVE FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended February 28, 2019

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 02/28/19</u>	<u>ACTUAL THRU 02/28/19</u>	<u>VARIANCE</u>
<u>REVENUES</u>				
Interest Income	\$0	\$0	\$1,400	\$1,400
Capital Reserve-Transfer In	\$90,600	\$90,600	\$90,600	\$0
TOTAL REVENUES	<u>\$90,600</u>	<u>\$90,600</u>	<u>\$92,000</u>	<u>\$1,400</u>
<u>EXPENDITURES</u>				
Capital Outlay	\$0	\$0	\$19,004	(\$19,004)
Miscellaneous Services	\$0	\$0	\$152	(\$152)
TOTAL EXPENDITURES	<u>\$0</u>	<u>\$0</u>	<u>\$19,156</u>	<u>(\$19,156)</u>
Excess (deficiency) of revenues Over (under) expenditures	<u>\$90,600</u>	<u>\$90,600</u>	<u>\$72,844</u>	<u>(\$17,756)</u>
FUND BALANCE - Beginning	\$149,142		\$103,375	
FUND BALANCE - Ending	<u>\$239,742</u>		<u>\$176,218</u>	

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2016-1 & 2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended February 28, 2019

<u>DESCRIPTION</u>	<u>AMENDED BUDGET</u>	<u>PRORATED BUDGET THRU 02/28/19</u>	<u>ACTUAL THRU 02/28/19</u>	<u>VARIANCE</u>
<u>REVENUES</u>				
Special Assessments - On Roll	\$384,344	\$378,223	\$378,223	\$0
Interest Income	\$750	\$313	\$2,866	\$2,553
TOTAL REVENUES	<u>\$385,094</u>	<u>\$378,536</u>	<u>\$381,089</u>	<u>\$2,553</u>
<u>EXPENDITURES</u>				
<u>Series 2016-1</u>				
Interest - 11/01	\$63,163	\$63,163	\$63,163	\$0
Interest - 05/01	\$63,163	\$0	\$0	\$0
Principal - 05/01	\$170,000	\$0	\$0	\$0
Special Call - 11/01	\$0	\$0	\$5,000	(\$5,000)
<u>Series 2016-2</u>				
Interest - 11/01	\$24,675	\$24,675	\$24,440	\$235
Interest - 05/01	\$24,675	\$0	\$0	\$0
Principal - 05/01	\$35,000	\$0	\$0	\$0
TOTAL EXPENDITURES	<u>\$380,676</u>	<u>\$87,838</u>	<u>\$92,603</u>	<u>(\$4,765)</u>
Excess (deficiency) of revenues Over (under) expenditures	<u>\$4,418</u>	<u>\$290,698</u>	<u>\$288,486</u>	<u>(\$2,212)</u>
<u>Other Financing Sources/(Uses)</u>				
Interfund Transfer In / (Out)	\$0	\$0	(\$1,583)	(\$1,583)
Total Other Financing Sources/(Uses)	<u>\$0</u>	<u>\$0</u>	<u>(\$1,583)</u>	<u>(\$1,583)</u>
Net change in fund balance	<u>\$4,418</u>	<u>\$290,698</u>	<u>\$286,902</u>	<u>(\$3,795)</u>
FUND BALANCE - Beginning	\$93,386		\$290,917	
FUND BALANCE - Ending	<u>\$97,804</u>		<u>\$577,819</u>	

**TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
Long Term Debt Report
FY 2019**

Series 2016A-1, Senior Special Assessment Revenue Refunding and Improvement Bonds		
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	\$1,345,000.00
Reserve Fund Requirement:	50% Max Annual Debt Service	
Bonds outstanding - 09/30/2018		\$4,175,000.00
Less:	Nov 1, 2018 (Special Call)	(\$5,000.00)
	May 1, 2019 (Mandatory)	\$0.00
Current Bonds Outstanding		\$4,170,000.00
Series 2016A-2, Subordinate Special Assessment Revenue Refunding and Improvement Bonds		
Interest Rate:	4.700%	
Maturity Date:	5/1/2037	
Reserve Fund Requirement:	50% Max Annual Debt Service	
Bonds outstanding - 09/30/2018		\$1,040,000.00
Less:	May 1, 2019 (Mandatory)	\$0.00
Current Bonds Outstanding		\$1,040,000.00
Total Current Bonds Outstanding		\$5,210,000.00

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND - SERIES 2016
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended February 28, 2019

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 02/28/19</u>	<u>ACTUAL THRU 02/28/19</u>	<u>VARIANCE</u>
<u>REVENUES</u>				
Interest Income	\$0	\$0	\$485	\$485
TOTAL REVENUES	<u>\$0</u>	<u>\$0</u>	<u>\$485</u>	<u>\$485</u>
<u>EXPENDITURES</u>				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Excess (deficiency) of revenues Over (under) expenditures	<u>\$0</u>	<u>\$0</u>	<u>\$485</u>	<u>\$485</u>
<u>Other Financing Sources/(Uses)</u>				
Interfund Transfer In / (Out)	\$0	\$0	\$1,583	\$1,583
Total Other Financing Sources/(Uses)	<u>\$0</u>	<u>\$0</u>	<u>\$1,583</u>	<u>\$1,583</u>
Net change in fund balance	<u>\$0</u>	<u>\$0</u>	<u>\$2,069</u>	<u>\$2,069</u>
FUND BALANCE - Beginning	\$0		\$58,213	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$60,282</u>	

**Tison's Landing
Community Development District**

General Fund
Statement of Revenues and Expenditures (Month by Month)
FY 2019

	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	JUL 2019	AUG 2019	SEP 2019	TOTAL
<i>Revenues</i>													
Maintenance Assessments - Tax Roll	\$0	\$17,165	\$499,397	\$3,473	\$859	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$520,893
Clubhouse Income	\$0	\$1,890	\$0	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,690
Interest Income	\$94	\$94	\$471	\$737	\$628	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,023
Total Revenues	\$94	\$19,148	\$499,868	\$4,209	\$2,286	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$525,606
<i>Expenditures</i>													
Supervisor Fees	\$1,000	\$0	\$1,000	\$1,000	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,000
FICA Taxes	\$77	\$0	\$77	\$77	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$306
Engineering	\$0	\$134	\$114	\$134	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$381
Arbitrage Calculation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination	\$133	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$467
Assessment Roll	\$2,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500
Attorney	\$1,870	\$605	\$935	\$3,410	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,820
Annual Audit	\$0	\$0	\$0	\$3,465	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,465
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	\$7	\$0	\$0	\$42	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48
Postage	\$242	\$101	\$12	\$8	\$24	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$386
Printing & Binding	\$582	\$48	\$16	\$206	\$21	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$873
Insurance	\$8,152	\$0	\$0	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,252
Legal Advertising	\$0	\$82	\$82	\$82	\$62	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$306
Other Current Charges	\$131	\$39	\$63	\$1,248	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,480
Office Supplies	\$46	\$6	\$1	\$18	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$71
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$22,645	\$5,126	\$6,403	\$13,849	\$5,330	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$53,352

General Fund
Statement of Revenues and Expenditures (Month by Month)
FY 2019

	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	JUL 2019	AUG 2019	SEP 2019	TOTAL
FIELD:													
Insurance	\$11,612	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,612
Field Management & Administration	\$1,858	\$1,858	\$1,858	\$1,858	\$1,858	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,292
Recreation Center Attendant	\$4,479	\$4,159	\$4,399	\$4,159	\$4,159	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,353
Recreation Center Seasonal Assistant	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800
Pool Maintenance	\$873	\$795	\$795	\$795	\$795	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,053
Pool Chemicals	\$1,195	\$0	\$612	\$680	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,487
Permit Fees	\$345	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$345
Landscape Maintenance	\$4,967	\$4,967	\$3,708	\$4,967	\$4,967	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,577
Landscape Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pest Control	\$65	\$0	\$65	\$65	\$65	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$260
Irrigation Maintenance	\$305	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$305
Lake Maintenance	\$1,510	\$795	\$795	\$795	\$795	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,690
General Facility Maintenance	\$2,083	\$1,289	\$1,434	\$1,428	\$1,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,734
Utilities-Electric	\$1,557	\$1,616	\$1,115	\$832	\$1,523	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,644
Utilities-Water	\$2,367	\$2,004	\$1,547	\$1,464	\$1,201	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,583
Utilities-Cable	\$263	\$273	\$263	\$271	\$271	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,342
Utilities-Telephone	\$143	\$143	\$143	\$146	\$145	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$720
Refuse Service	\$195	\$196	\$196	\$195	\$295	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,078
Repairs and Maintenance	\$1,012	\$3,970	\$2,505	\$2,795	\$1,225	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,507
Janitorial Maintenance	\$583	\$583	\$583	\$583	\$583	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,917
Janitorial Supplies	\$62	\$202	\$41	\$56	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$362
Special Events	\$5,390	\$2,438	\$388	\$0	\$989	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,205
Amenity Supplies	\$0	\$140	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$140
Capital Outlay	\$0	\$0	\$0	\$25,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,000
Capital Reserve	\$0	\$0	\$0	\$65,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$65,600
Total Field Expenditures	\$41,665	\$25,429	\$20,448	\$111,690	\$20,373	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$219,604
Subtotal Operating Expenditures	\$64,310	\$30,554	\$26,850	\$125,539	\$25,703	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$272,957
Interfund Transfers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Excess Revenues (Expenditures)	(\$64,216)	(\$11,406)	\$473,018	(\$121,330)	(\$23,417)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$252,650

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, 2019

Opening Balance in Construction Account		\$547,212.92
Source of Funds:		
Interest Earned		\$1,796.09
Interfund Transfer		(\$5,749.52)
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)
Hard Costs		\$0.00
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)
<u>Adjusted Balance in Construction Account at February 28, 2019</u>		<u>\$60,281.64</u>

2. Funds Available For Construction at February 28, 2019

Book Balance of Construction Fund at February 28, 2019	\$60,281.64
Construction Funds available at February 28, 2019	<u>\$60,281.64</u>

3. Investments - US Bank

February 28, 2019	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.10%		\$60,281.64	\$60,282

	Contracts Payable	<u>\$0.00</u>
Balance at February 28, 2019		<u>\$60,281.64</u>

B.

**TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Receipts

							ASSESSED THROUGH COUNTY			
							TOTAL ASSESSMENT LEVY	\$570,231.35	\$414,049.86	\$984,281.21
							57.93%	42.07%	100.00%	
DATE	DESCRIPTION	AMOUNT	DISCOUNTS/ PENALTIES	COMMISSION S/PROP APP	INTEREST	NET RECEIPTS	General Fund O&M Portion	Debt Service Fund Series 2016	Total	
11/07/18	10/16/18-10/31/18	\$1,785.06	\$71.40	\$59.97	\$0.00	\$1,653.69	\$958.05	\$695.64	\$1,653.69	
11/14/18	11/1/18-11/9/18	\$19,167.30	\$766.69	\$644.02	\$0.00	\$17,756.59	\$10,287.09	\$7,469.50	\$17,756.59	
11/25/18	11/10/18-11/19/18	\$11,029.39	\$441.16	\$370.58	\$0.00	\$10,217.65	\$5,919.48	\$4,298.17	\$10,217.65	
12/10/18	11/20/18-11/30/18	\$924,943.07	\$36,997.74	\$31,078.08	\$0.00	\$856,867.25	\$496,416.74	\$360,450.51	\$856,867.25	
12/11/18	12/1/18-12/7/18	\$5,553.72	\$222.15	\$186.60	\$0.00	\$5,144.97	\$2,980.68	\$2,164.29	\$5,144.97	
01/06/19	12/18/18-12/31/18	\$6,403.83	\$192.12	\$217.41	\$0.00	\$5,994.30	\$3,472.73	\$2,521.57	\$5,994.30	
02/06/19	1/16/19-1/31/19	\$1,567.20	\$31.35	\$53.76	\$0.00	\$1,482.09	\$858.63	\$623.46	\$1,482.09	
TOTAL		\$ 970,449.57	\$ 38,722.61	\$ 32,610.42	\$ -	\$ 899,116.54	\$520,893.41	\$378,223.13	\$899,116.54	

Assessed on Roll:

GROSS PERCENT COLLECTED	98.59%
GROSS REMAINING TO COLLECT	\$13,831.64

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENT COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$527,466.82	57.9339%	\$520,893.41	(\$520,893.41)	\$0.00
DEBT SERVICE	\$382,996.12	42.0661%	\$378,223.13	(\$378,223.13)	\$0.00
TOTAL	\$910,462.94	100.00%	\$899,116.54	(\$899,116.54)	\$0.00

TRANSFERS TO DEBT SERVICE:		
DATE	CHECK #	AMOUNT
12/11/2018	2228	\$372,913.82
2/14/2015	2269	\$5,309.31
TOTAL		\$378,223.13
Amount to be transferred:		\$0.00

C.

TISON'S LANDING

COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

12/13/18 - 3/7/19

<u>Date</u>	<u>Check Numbers</u>	<u>Amount</u>
12/14/18	1961 void	(\$1,259.88)
12/17/18	2230-2231	\$911.45
12/21/18	2232	\$81.50
01/02/19	2233-2235	\$4,405.38
01/03/19	2236	\$195.12
01/07/19	2237-2240	\$2,036.36
01/11/19	2241-2244	\$22,802.90
01/22/19	2245-2249	\$8,236.29
01/29/19	2250-2259	\$6,271.28
02/06/19	2260-2264	\$14,219.67
02/11/19	2265	\$1,225.00
02/15/19	2266-2269	\$10,861.31
02/25/19	2270-2274	\$7,662.28
03/01/19	2275-2278	\$4,802.02
Total		<u><u>\$82,450.68</u></u>

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #	
12/14/18	00064	8/06/17 28867231	201812 320-57200-46202	PEST CONTROL-SHRUB SVC	V	104.00-		
		8/06/17 28867232	201812 320-57200-46202	PEST CONTROL-LAWN SVC	V	584.88-		
		8/06/17 28867233	201812 320-57200-46202	PEST CONTROL-ORNAMNTL SVC	V	86.00-		
		8/31/17 26336813	201812 320-57200-46202	PEST CONTROL	V	485.00-		
							NADER'S PEST RAIDERS	1,259.88-001961
12/17/18	00138	11/16/18 7669-111	201812 320-57200-43200	REPUBLIC SV 12/1-12/31/18	*	196.45		
							WYNNFIELD LAKES CDD	196.45 002230
12/17/18	00020	10/05/18 92755	201810 320-57200-46800	DEC 18- YELLOW BLUFF	*	715.00		
							CLEAR WATERS INC	715.00 002231
12/21/18	00012	12/21/18 18-10212	201812 310-51300-48000	NOTICE OF MEETING	*	81.50		
							DAILY RECORD	81.50 002232
1/02/19	00046	12/11/18 311	201810 320-57200-45105	RENTAL ATTENDANT OCT 18	*	320.00		
		12/11/18 312	201812 320-57200-46000	TENNIS CRT LIGHTS 12/7/18	*	117.00		
		12/18/18 313	201812 320-57200-46000	STAIN TREAT POOL 12/11/18	*	465.75		
		12/21/18 315	201810 320-57200-45106	FACILITY ASSISTANT OCT 18	*	800.00		
		12/21/18 316	201811 320-57200-49400	CHRISTMAS EVENT 11/30/18	*	1,842.63		
							RIVERSIDE MANAGEMENT SERVICES INC.	3,545.38 002233
1/02/19	00137	12/01/18 403009	201812 320-57200-46800	MO WATER MGMT SV DEC 18	*	795.00		
							THE LAKE DOCTORS, INC.	795.00 002234
1/02/19	00134	12/27/18 5527741	201812 320-57200-46202	PEST CONTR DEC 18	*	65.00		
							TURNER PEST CONTROL	65.00 002235
1/03/19	00077	12/16/18 0687-000	201901 320-57200-43200	PICK UP 1/1-1/31/19	*	195.12		
							REPUBLIC SERVICES #687	195.12 002236

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CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/07/19	00017	12/14/18	0565-121	201812	320	57200	41000			*	142.95		
			SERVICE	12/14/18-1/13/19					AT&T			142.95	002237
1/07/19	00081	11/30/18	153518	201811	310	51300	31500			*	605.00		
			LEGAL SV	THRU 11/30/18					BILLING, COCHRAN, LYLES, MAURO & RAMSE			605.00	002238
1/07/19	00030	12/25/18	0906133-	201901	320	57200	41050			*	271.03		
			TV/INTERNET	1/4-2/3/19					COMCAST			271.03	002239
1/07/19	00064	12/01/18	33175769	201812	320	57200	46200			*	242.50		
			DEC 18-	LAWN PROGRAM						*	104.00		
		12/02/18	32925501	201812	320	57200	46200			*	584.88		
			DEC 18-	SHRUB SV						*	86.00		
		12/02/18	32925503	201812	320	57200	46200			*			
			DEC 18-	LAWN SV						*			
		12/02/18	32925504	201812	320	57200	46200			*			
			DEC 18-	ORNAMENTAL SV					NADER'S PEST RAIDERS			1,017.38	002240
1/11/19	00004	1/01/19	383	201901	310	51300	34000			*	3,937.50		
			JAN 19-	MGMT FEE						*	83.33		
		1/01/19	383	201901	310	51300	35100			*	83.33		
			JAN 19-	COMPUTER TIME						*	17.62		
		1/01/19	383	201901	310	51300	31200			*	7.52		
			JAN 19-	DISSEMINATION						*	205.50		
		1/01/19	383	201901	310	51300	51000			*			
			JAN 19-	OFFICE SUPPLIES						*			
		1/01/19	383	201901	310	51300	42000			*			
			JAN 19-	POSTAGE						*			
		1/01/19	383	201901	310	51300	42500			*			
			JAN 19-	COPIES					GOVERNMENTAL MANAGEMENT'S SERVICES			4,334.80	002241
1/11/19	00015	12/28/18	89708215	201812	320	57200	43000			*	1,115.13		
			ELECTRIC	11/26-12/26/18						*	1,237.60		
		12/28/18	89708215	201812	320	57200	43100			*	214.23		
			IRRIGATION	11/26-12/26/18						*	95.54		
		12/28/18	89708215	201812	320	57200	43100			*			
			WATER	11/26-12/26/18						*			
		12/28/18	89708215	201812	320	57200	43100			*			
			SEWER	11/26-12/26/18					JEA			2,662.50	002242

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CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/11/19	00052	1/01/19	6534	201812 320-57200-46200		*	3,950.00		
			DEC 18-	LANDSCAPE MAINT	LAWNBOY LAWN SERVICES, INC.			3,950.00	002243
1/11/19	00046	12/28/18	317	201811 320-57200-46600		*	1,289.44		
			NOV 18-	GEN FACILITY MAIN					
		12/28/18	317	201811 320-57200-46000		*	2,969.00		
			NOV 18-	REPAIRS					
		12/28/18	317	201811 320-57200-46602		*	202.00		
			NOV 18-	JANITORIAL SUPPLI					
		1/01/19	314	201901 320-57200-46601		*	583.33		
			JAN 19-	JANITORIAL SV					
		1/01/19	314	201901 320-57200-46400		*	795.00		
			JAN 19-	POOL MAINT					
		1/01/19	314	201901 320-57200-34400		*	1,858.33		
			JAN 19-	OPERATION MGMT					
		1/01/19	314	201901 320-57200-45105		*	4,158.50		
			JAN 19-	FACILITY MGMT	RIVERSIDE MANAGEMENT SERVICES INC.			11,855.60	002244
1/22/19	00034	1/17/19	8442	201901 310-51300-45000		*	100.00		
				TRAVELERS CASUALTY 2019	EGIS INSURANCE ADVISORS, LLC			100.00	002245
1/22/19	00009	1/10/19	0189342	201812 310-51300-31100		*	114.07		
				ENGINNER SV THRU 12/31/18	ENGLAND, THIMS & MILLER			114.07	002246
1/22/19	00101	1/14/19	18598	201901 320-57200-46000		*	280.00		
			JAN 19-	PREVENT MAINT	FITNESS PRO			280.00	002247
1/22/19	00046	1/15/19	319	201812 320-57200-45105		*	240.00		
				RENTAL/PARTY ATT DEC 2018					
		1/15/19	320	201812 320-57200-46600		*	1,433.84		
			DEC 18-	GEN FACILITY MAIN					
		1/15/19	320	201812 320-57200-46000		*	1,922.00		
			DEC 18-	REPAIR/MAINT					
		1/15/19	320	201812 320-57200-46602		*	41.00		
			DEC 18-	JANITORIAL SUPPLI					
		1/15/19	320	201812 320-57200-49400		*	388.00		
			DEC 18-	SPECIAL EVENT	RIVERSIDE MANAGEMENT SERVICES INC.			4,024.84	002248
1/22/19	00016	8/25/18	5129458	201810 310-51300-31300		*	3,717.38		
				SERIES 2016 9/1-8/31/19	US BANK			3,717.38	002249

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CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/29/19	00017	1/14/19	0565-011	201901 320-57200-41000	SERVICE 1/14-2/13/19 AT&T	*	146.35	146.35	002250
1/29/19	00081	12/31/18	153943	201812 310-51300-31500	LEGAL SV THRU 12/31/18 BILLING, COCHRAN, LYLES, MAURO & RAMSE	*	935.00	935.00	002251
1/29/19	00116	1/11/19	55230	201901 320-57200-46000	REP BACKFLOW/TEST BOB'S BACKFLOW & PLUMBING SERVICES	*	970.00	970.00	002252
1/29/19	00012	1/28/19	19-00905	201901 310-51300-48000	NOTICE OF SPECIAL MEETING DAILY RECORD	*	81.50	81.50	002253
1/29/19	00009	12/05/18	0189007	201811 310-51300-31100	ENGINEER SV THRU 11/30/18 ENGLAND, THIMS & MILLER	*	133.50	133.50	002254
1/29/19	00064	1/01/19	33401919	201901 320-57200-46200	JAN 19- LAWN PROGRAM	*	242.50		
		1/06/19	33150178	201901 320-57200-46200	JAN 19- SHRUB SERVICE	*	104.00		
		1/06/19	33150180	201901 320-57200-46200	JAN 19- LAWN SERVICE	*	584.88		
		1/06/19	33150181	201901 320-57200-46200	JAN 19- ORNAMENTAL SERVIC	*	86.00		
					NADER'S PEST RAIDERS			1,017.38	002255
1/29/19	00077	1/16/19	0687-000	201902 320-57200-43200	PICKUP SV 2/1-2/28/19 REPUBLIC SERVICES #687	*	295.05	295.05	002256
1/29/19	00137	1/01/19	408464	201901 320-57200-46800	JAN 19- WATER MGMT SV THE LAKE DOCTORS, INC.	*	795.00	795.00	002257
1/29/19	00139	1/17/19	2990	201901 320-57200-46000	PARKING LOT STRIPING THE STRIPE ZONE, INC.	*	650.00	650.00	002258
1/29/19	00140	1/13/19	2295	201901 310-51300-49000	WEB SITE DEVELOPMENT 50% UNICORN WEB DEVELOPMENT, LLC	*	1,247.50	1,247.50	002259

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CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/06/19	00030	1/25/19	0906133-	201902	320-57200-41050		COMCAST	*	271.03	271.03	002260
2/06/19	00004	2/01/19	384	FEB 19-	201902 310-51300-34000		MGMT FEE	*	3,937.50		
		2/01/19	384	FEB 19-	201902 310-51300-35100		COMPUTER TIME	*	83.33		
		2/01/19	384	FEB 19-	201902 310-51300-31200		DISSEMINATION	*	83.33		
		2/01/19	384	FEB 19-	201902 310-51300-51000		OFFICE SUPPLIES	*	.81		
		2/01/19	384	FEB 19-	201902 310-51300-42000		POSTAGE	*	24.09		
		2/01/19	384	FEB 19-	201902 310-51300-42500		COPIES	*	21.45		
		2/01/19	384	FEB 19-	201902 310-51300-41000		TELEPHONE	*	41.78		
							GOVERNMENTAL MANAGMENT'S SERVICES			4,192.29	002261
2/06/19	00015	1/29/19	89708215	ELECTRIC	201901 320-57200-43000		12/26/18-1/27/19	*	832.24		
		1/29/19	89708215	IRRIGA	201901 320-57200-43100		12/26/18-1/27/19	*	1,069.20		
		1/29/19	89708215	SEWER	201901 320-57200-43100		12/26/18-1/27/19	*	280.05		
		1/29/19	89708215	WATER	201901 320-57200-43100		12/26/18-1/27/19	*	114.70		
							JEA			2,296.19	002262
2/06/19	00046	2/01/19	321	FEB 19-	201902 320-57200-46601		JANITORIAL SV	*	583.33		
		2/01/19	321	FEB 19-	201902 320-57200-46400		POOL MAINT	*	795.00		
		2/01/19	321	FEB 19-	201902 320-57200-34400		OP MGMT	*	1,858.33		
		2/01/19	321	FEB 19-	201902 320-57200-45105		FACILITY MGMT	*	4,158.50		
							RIVERSIDE MANAGEMENT SERVICES INC.			7,395.16	002263
2/06/19	00134	1/30/19	5616973	JAN 18-	201901 320-57200-46202		PEST CONTROL	*	65.00		
							TURNER PEST CONTROL			65.00	002264
2/11/19	00141	2/08/19	01042019		201902 320-57200-46000		TANK CRACK REPAIR	*	1,225.00		
							COM-PAC FILTRATION, INC.			1,225.00	002265

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
2/15/19	00055	1/28/19 343504	201901 310-51300-32200		AUDIT FY 18	*	3,465.00	
					BERGER,TOOMBS,ELAM,GAINES & FRANK			3,465.00 002266
2/15/19	00142	1/24/19 13129558	201901 320-57200-46500		JAN 19- POOL CHEMICALS	*	612.00	
		2/01/19 13129558	201902 320-57200-46500		FEB 19- POOL CHEMICALS	*	680.00	
					POOLSURE			1,292.00 002267
2/15/19	00137	2/01/19 413857	201902 320-57200-46800		FEB 19- LAKE MGMT	*	795.00	
					THE LAKE DOCTORS, INC.			795.00 002268
2/15/19	00038	2/13/19 02132019	201902 300-20700-10200		TXFER TAX COLLECTIONS	*	5,309.31	
					TISON'S LANDING CDD			5,309.31 002269
2/25/19	00017	2/14/19 0565-021	201902 320-57200-41000		SERVICE 2/14-3/13/19	*	145.33	
					AT&T			145.33 002270
2/25/19	00009	2/06/19 0189588	201901 310-51300-31100		ENGINEER THRU 1/31/19	*	133.50	
					ENGLAND,THIMS & MILLER			133.50 002271
2/25/19	00052	2/03/19 6574	201902 320-57200-46200		JAN 19 - LANDSCAPE MAINT	*	3,950.00	
					LAWNBOY LAWN SERVICES, INC.			3,950.00 002272
2/25/19	00046	2/15/19 322	201902 320-57200-49400		SUPER BOWL PARTY	*	989.43	
		2/21/19 323	201901 320-57200-46600		JAN 19- GEN FACILITY MAIN	*	1,427.50	
		2/21/19 323	201901 320-57200-46000		JAN 19- REP / MAINT	*	895.40	
		2/21/19 323	201901 320-57200-46602		JAN 19- JANITORIAL SUPPLY	*	56.12	
					RIVERSIDE MANAGEMENT SERVICES INC.			3,368.45 002273
2/25/19	00134	2/21/19 5659693	201902 320-57200-46202		FEB 19- PEST CONTROL	*	65.00	
					TURNER PEST CONTROL			65.00 002274
3/01/19	00081	1/31/19 154445	201901 310-51300-31500		LEGAL SV THRU 1/31/19	*	3,410.00	
					BILLING,COCHRAN,LYLES,MAURO & RAMSE			3,410.00 002275

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CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/01/19	00012	2/28/19	19-01997	201902	310	51300	48000		NOTICE OF RULE DEVELOPMEN	*	61.63		
		3/01/19	19-02021	201903	310	51300	48000		NOTICE OF RULEMAKING	*	121.25		
DAILY RECORD												182.88	002276
3/01/19	00064	2/01/19	33651087	201902	320	57200	46200		FEB 19- LAWN PROGRAM	*	242.50		
		2/03/19	33374579	201902	320	57200	46200		FEB 19- SHRUB SV	*	104.00		
		2/03/19	33374580	201902	320	57200	46200		FEB 19- LAWN SERVICE	*	584.88		
		2/03/19	33374581	201902	320	57200	46200		FEB 19- ORNAMENTAL SV	*	86.00		
NADER'S PEST RAIDERS												1,017.38	002277
3/01/19	00077	2/16/19	0687-000	201903	320	57200	43200		PICK UP 3/1-3/31/19	*	191.76		
REPUBLIC SERVICES #687												191.76	002278
TOTAL FOR BANK A											82,450.68		
TOTAL FOR REGISTER											82,450.68		

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