

TISON'S LANDING
Community Development District

January 9, 2020

Tison's Landing

Community Development District

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

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

January 2, 2020

Board of Supervisors
Tison's Landing
Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the Tison's Landing Community Development District will be held Thursday, January 9, 2020 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. Staff Reports (1)
 - A. Landscape
- IV. Approval of Minutes
 - A. October 3, 2019 Meeting
 - B. December 11, 2019 Special Meeting
- V. Consideration of Proposals
 - A. Turf Fertilization
 - B. Handicap Ramp
 - C. Community Mobile App
 - D. Entry Monument
 - E. Pool Filtration Replacement
 - F. Tennis Court Resurfacing
- VI. Discussion on Status of ADA Projects
- VII. Consideration of Revising FY20 Meeting Calendar
- VIII. Status Update on Storage Building Project
- IX. Staff Reports (2)
 - A. District Counsel
 - B. District Manager
 - C. Amenity Manager - Memorandum
 - D. Field Operations Manager
- X. Supervisor Requests / Audience Comments
- XI. Financial Statements
 - A. Balance Sheet and Statement of Revenues & Expenditures
 - B. Assessment Receipt Schedule
 - C. Check Run Summary

- XII. Next Scheduled Meeting – April 2, 2020 at 6:00 p.m. at the Yellow Bluff
Amenity Center
- XIII. Adjournment

Enclosed under the fourth order of business are copies of the minutes of the October 3, 2019 meeting and December 11, 2019 special meeting for your review and approval.

The fifth order of business is consideration of proposals. Copies of proposals for turf fertilization, an ADA ramp, community mobile application, entry monument and pool filtration replacement are enclosed for your review and approval.

The sixth order of business is discussion on the status of the ADA projects. A checklist of the anticipated projects is enclosed for your review.

The seventh order of business is consideration of revising the FY20 meeting schedule. A copy of the current schedule is enclosed for review.

The eighth order of business is a status update on the storage building project. A copy of the draft agreement is enclosed for your review. The agreement has not yet been signed by the vendor as of the drafting of this memo.

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

Revised Agenda

Thursday
January 9, 2020
6:00 p.m.

Yellow Bluff Amenity Center
16529 Tison's Bluff Road
Jacksonville, Florida 32218
www.tisonslandingcdd.com

- I. Roll Call
- II. Public Comment
- III. Staff Reports (1)
 - A. Landscape
- IV. Approval of Minutes
 - A. October 3, 2019 Meeting
 - B. December 11, 2019 Special Meeting
- V. Consideration of Proposals
 - A. Turf Fertilization
 - B. Handicap Ramp
 - C. Community Mobile App
 - D. Entry Monument
 - E. Pool Filtration Replacement
 - F. Tennis Court Resurfacing
- VI. Discussion on Status of ADA Projects
- VII. Consideration of Revising FY20 Meeting Calendar
- VIII. Status Update on Storage Building Project
- IX. Staff Reports (2)
 - A. District Counsel
 - B. District Manager
 - C. Amenity Manager - Memorandum

- D. Field Operations Manager
- X. Supervisor Requests / Audience Comments
- XI. Financial Statements
 - A. Balance Sheet and Statement of Revenues & Expenditures
 - B. Assessment Receipt Schedule
 - C. Check Run Summary
- XII. Next Scheduled Meeting – April 2, 2020 at 6:00 p.m. at the Yellow Bluff Amenity Center
- XIII. Adjournment

MINUTES

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, October 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 |
| Steve Howell | Vesta Property Services |
| Jonathan Perry | Operations Manager - Vesta |
| Dana Harden | Amenity Manager - Vesta |
| Leo Dickinson | LawnBoy |

The following is a summary of the discussions and actions taken at the October 3, 2019 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Staff Reports (1)

A. Landscape

Mr. Dickinson stated it's been a pretty standard three months. Around the 12th of September we noticed the front end was burning up. Partridge Well did some investigation and found there was a loose wire in the assembly, which kept the pump from turning on. We did get the front-end irrigation system back up and running. We replace some of the older technology as it goes bad and about two weeks ago we noticed zones 10 and 11 up front had

stopped working so we replaced the older switches with electronic nodes. We replaced the flowers and we will have another rotation sometime in December or January. At the pocket park over here we noticed we have a brown patch fungus and once it's in the soil it's hard to get rid of so Johnathan had Naders come out a couple days ago and we had a conversation with them. We're not really happy with the amount of weeds we have in the turf so they've told us they're going to follow up with about three sprays to combat the weeds and we will see what reaction we get. We're also not particularly pleased with the field performance so we'd like to have them boost the amount of nitrogen. We'd really like to spruce up the amenity center by putting mulch down even if we don't have it for the rest of the neighborhood. Also, last year we lost irrigation back along Yellow Bluff Road and RMS had talked to JEA and they basically admitted when they were doing their work they tore up the valves back there so we're probably going to be fine for the winter but we know next spring we will run through a period where we don't get rain and we will lose the turf so we'd like to get ahead of that.

Mr. Kirsch stated JEA also keeps running over and cracking the sidewalk by the easement.

Mr. Richardson stated the irrigation on that side that is burning up is also shooting halfway into the road. I think RMS had done that initially because it was the only way to get water on that grass.

Mr. Dickinson stated we will see what we can do.

Mr. Kirsch asked are we happy with Nader's?

Mr. Perry stated from what I've seen the minimal times I've been here it doesn't look like they've been doing a good job. We have talked to them and got them out here with Leo and they are aware of the situation so I'm going to try to give them a little more time to see if they do what they're supposed to do and if not I'll bring that to you guys.

FOURTH ORDER OF BUSINESS

Approval of Minutes

- A. September 13, 2018 Meeting**
- B. June 20, 2019 Meeting**
- C. August 14, 2019 Special Meeting**
- D. September 9, 2019 Special Meeting**

On MOTION by Mr. Plourde seconded by Ms. Timmons with all in favor the minutes of the September 13, 2018 meeting, June 20, 2019 meeting, August 14, 2019 special meeting and September 9, 2019 special meeting were approved.

FIFTH ORDER OF BUSINESS

Ratification of Engagement Letter with Berger, Toombs, Elam, Gaines & Frank for FY19 Audit Services

Mr. Torres stated this is the audit firm that we selected and this is the engagement letter for the FY19 audit.

On MOTION by Mr. Plourde seconded by Mr. Richardson with all in favor the engagement letter with Berger, Toombs, Elam, Gaines & Frank for FY19 audit services was ratified.

SIXTH ORDER OF BUSINESS

Consideration of Riverside Management Services' Final Invoice and Continuation of the Discussion on the Prior Invoice Disputes

Mr. Torres stated this is the final invoice for Riverside Management Services in the amount of \$4,965.44.

Ms. Waldhauser motioned to approve the final invoice. The motion died due to lack of a second.

Mr. Plourde asked if we feel they don't deserve it or we don't owe them any money why would we want to pay that?

Mr. Knight stated we had a contract with them, which was terminated, but this invoice covers a period prior to termination so there is a contract with them to pay them for their services. From what I recall you were questioning what you thought were overcharges by them that added up to something like \$2,300. The reality of the situation is the only remedy that you have at this point is to file a lawsuit against them and in my opinion the cost of that lawsuit would greatly exceed \$2,300.

On MOTION by Ms. Timmons seconded by Ms. Waldhauer with Mr. Plourde opposed the invoice from Riverside Management Services, Inc. was approved.

SEVENTH ORDER OF BUSINESS**Consideration/Ratification of Proposals****A. Ratification of Purchase of Hammer-Head for the Pool**

Mr. Torres stated if you'd recall the proposal the Board approved from Vesta was contingent on purchasing the Hammer-Head vacuum and that was \$1,971.

On MOTION by Ms. Waldhauer seconded by Mr. Richardson with all in favor the purchase of the Hammer-Head pool vacuum was ratified.

B. Spray Ground Refurbishment or Replacement

Mr. Perry stated the proposal from Amenity Services Group is an in-house refurbishment. We sand the equipment down, prime it and paint it and we get a new slide and mount the slide. The Compac proposal is to remove the feature, sandblast it and repaint it, and put new products on. The in-house proposal is \$5,600 for labor, parts and materials and \$8,600 for the slide. We're going to see if we can take the slide apart, heat it up and rework the bottom portion of it to match it up better. The Compac proposal is \$68,000.

Ms. Waldhauer stated it's 11 years old. I think we should just get a new slide.

Mr. Plourde asked that the refurbishment be complete by February 1, 2020.

On MOTION by Ms. Waldhauer seconded by Ms. Timmons with all in favor the proposal from Amenity Services Group, including purchasing a new slide was approved.

EIGHTH ORDER OF BUSINESS**Consideration of Reimbursing Supervisor Waldhauer for Décor Purchases**

Ms. Waldhauer stated I bought pictures and a clock for this room from Facebook Marketplace for \$105.

Mr. Plourde stated we told Dana she couldn't buy a coffee pot without asking the board first so why would you go buy something without asking the board first?

Ms. Waldhauer stated you gave us a budget of \$3,500 for this room and you assigned Dana and I the task of doing the redecorating. Part of decorating is finding items that are good prices.

A resident asked what happened to the old items that she said she was going to sell?

Ms. Waldhauer stated nobody wanted to buy them so we donated them. There's a resolution on the agenda to surplus them.

Mr. Kirsch stated whether it is paid for by credit card or some kind of reimbursement it's coming out of a budget that we already approved. It's going toward the \$3,500 that was set aside for refurbishment of this facility. It's not a matter of approving more funds; we're just approving the method in which this was paid.

On MOTION by Ms. Timmons seconded by Mr. Kirsch with all in favor reimbursing Supervisor Waldhauer \$105 for the items purchased for the amenity facility was approved.

NINTH ORDER OF BUSINESS

Discussion on Prioritization of ADA Non-Safe Harbor Enhancements

Mr. Torres two months ago we received the ADA inspection report. Mike Yuro spoke to the board and the Board identified a few non-safe harbor items that the amenity staff could start working on. Linda made a list of items to be repaired and Jonathan has made some of these repairs already.

Ms. Harden noted staff would look at the list to see if Vesta could execute any larger items on the list of needed repairs and would report back to the Board.

Ms. Timmons asked that the items that are brought into compliance be marked as completed on a spreadsheet to keep record of the progress.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2020-01 Classifying Surplus Tangible Property

Mr. Knight stated we wanted to adopt a resolution authorizing the disposition of the furniture and other things that were in here that the Board wanted to dispose of and would in effect ratify what has already been done and approve disposition going forward.

Mr. Torres stated there is a list included as exhibit A that describes all of the items.

On MOTION by Ms. Waldhauer seconded by Mr. Kirsch with all in favor resolution 2020-01 was approved.

ELEVENTH ORDER OF BUSINESS

Consideration of Amenities Management Agreement with Vesta Property Services

Mr. Torres stated you approved Vesta's proposal last month and you've agreed to the terms of that. Exhibit B includes the hours and days for the part-time attendants.

Ms. Waldhauer asked I noticed it said special event staff is \$30 an hour. Is a special event above and beyond Dana and her assistant?

Ms. Harden stated you have the facility attendant and they are allotted so many hours. Special events and rentals are not included in that dollar amount so when someone writes a check for a rental the facility attendant's hours have to come out of that rental dollar amount instead of that line item so it's not coming out of your pocket. However, when it's special events it kind of does come out of your pocket but it doesn't come out of the normal facility attendant hours. I believe that comes out of the special events budget that we already have.

Mr. Kirsch asked did we figure out the debris maintenance around the lakes?

Ms. Harden stated that's included in Vesta's contract. There will be no more gator rental fees or debris pickup fees.

On MOTION by Mr. Plourde seconded by Ms. Timmons with all in favor the amenities management agreement with Vesta Property Services was approved.

TWELFTH ORDER OF BUSINESS Staff Reports (2)

A. District Counsel – 2019 Legislative Update

Mr. Knight stated this memorandum is a summary of some of the legislation that was passed last legislative session that might affect community development districts. There's nothing we think that is serious or harmful to the districts or anything you should be concerned about.

B. District Manager

There being none, the next item followed.

C. Amenity Manager - Memorandum

Ms. Harden thanked the community for their support and stated the mailbox has been installed. It's great because it also serves as a drop box for rental checks and access cards. Bonitz installed the gym flooring. The pool furniture has already been done and looks really nice. I called Atlantic Security to get new access cards and was told they were now \$5 a piece

and Brandon helped me get key chain access cards that are \$2 a piece and so far they seem to be favorable.

The community wide yard sale is coming up on October 19th. We have a lots of residents that own their own business and they can come up here and use some of the tables and we're going to allow them to set up like vendors and we're going to get some food trucks. If you don't want to have a yard sale but you have some stuff you want to clean out you can bring it up here and we have a local church that is having their fall festival that evening so they are putting everything out for the needy to go through so I've got a truck and trailer and anything that is brought up here I'm going to donate it straight to the church. I've already started planning the Halloween event. The next event we're going to have is a glass-painting event on November 15th. Our Christmas event is going to be December 14th.

D. Field Operations Manager

Mr. Perry stated I'm excited to be here and excited to turn the community around and do whatever you guys need. I put my contact information out on the bulletin board. I performed an initial assessment of the property and created an excel spreadsheet of each project that needs to be done and I'm starting to prioritize those projects.

Mr. Perry gave an overview of his report, a copy of which was included in the agenda package.

A resident asked if the entrance sign could be illuminated better and Mr. Perry noted he would look at options for lighting and repair of the sign.

Mr. Plourde stated the Main Street camera got hit again. Is that something we might want to move?

Mr. Perry stated I've been in contact with Atlantic Security and I asked them if they could move the pole to the center of the median. Steve also mentioned we could possibly move it behind a tree so we're going to discuss a couple of options with them.

Mr. Kirsch asked that Vesta look into the lack of street lighting at the 15800 block of Tison's Bluff.

THIRTEENTH ORDER OF BUSINESS Audience Comments

Supervisor Request / Audience Comments

A resident stated out here where the flowers are there's a whole area without anything in it.

Ms. Harden stated I think the builder originally put a tree there and it blocked the sign so they just left it.

Mr. Perry stated I've been talking to Leo to go over ideas for that spot. I'll bring something to the Board.

FOURTEENTH ORDER OF BUSINESS Financial Statements

A. Balance Sheet and Statement of Revenue & Expenditures

Copies of the financial reports were included in the agenda package. Mr. Torres stated you have a good variance of \$4,469 as of August 31st. Your capital reserve balance is \$154,738.

B. Assessment Receipt Schedule

Mr. Torres stated you are 100% collected.

C. Check Run Summary

Mr. Torres stated the check register totals \$21,953.73.

Mr. Plourde asked that quotes for the ADA ramp needed by the pool be provided at the January meeting in order to begin preliminary budget discussions.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor the check register was approved.

FIFTEENTH ORDER OF BUSINESS Next Scheduled Meeting

Mr. Torres stated the next scheduled meeting is January 9, 2020 at 6:00 p.m.

SIXTEENTH 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 Wednesday, December 11, 2019 at 10:30 a.m. at the Yellow Bluff Amenity Center, 16529 Tison's Bluff Road, Jacksonville, Florida.

Present and constituting a quorum were:

| | |
|------------------|-----------------------------|
| Brandon Kirsch | Chairman |
| Monica Timmons | Vice Chairperson (by phone) |
| Brian Richardson | Supervisor |
| Dan Plourde | Supervisor |
| Linda Waldhauer | Supervisor |

Also present were:

| | |
|----------------|-----------------------------|
| Ernesto Torres | District Manager |
| Gerald Knight | District Counsel (by phone) |
| Jonathan Perry | Operations Manager - Vesta |
| Dana Harden | Amenity Manager - Vesta |

The following is a summary of the actions taken at the December 11, 2019 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Torres called the meeting to order at 10:30 a.m.

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Consideration of Proposals for a Storage Building

Following a discussion on various storage building options, the Board selected a 20x36x9 boxed eve roof metal building at an amount not to exceed \$20,000, plus the costs for permitting. Mr. Perry is to manage the project including the concrete slab, electrical and installation of the building with a completion date of no later than February 28, 2020.

| |
|---|
| On MOTION by Mr. Kirsch seconded by Mr. Plourde with all in favor purchase of a 20x36 metal storage building at an amount not to exceed \$20,000, plus permitting costs was approved. |
|---|

FOURTH ORDER OF BUSINESS

**Supervisor's Requests / Audience
Comments**

There being none, the next item followed.

FIFTH ORDER OF BUSINESS

**Next Scheduled Meeting – January 9, 2020
at 6:00 p.m. at the Yellow Bluff Amenity
Center**

SIXTH ORDER OF BUSINESS

Adjournment

| |
|---|
| On MOTION by Mr. Plourde seconded by Mr. Richardson with all in favor the meeting was adjourned. |
|---|

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

A.



St Augustine Turf Program

January

Barricade Pre-m; Turf Fuel 0-0-29, 06-00-00 Fe

February

Barricade Pre-m; Atrazine herbicide; 40-00-00, 06-00-00 Fe, Headway Fungicide

March-April

IPM Spot treatments as needed

May

24-0-11 with micro-sync package; Spectacle Pre-m Meridian Insecticide Basagran T/O Herbicide; Manor Herbicide

June

Manor Herbicide, 6-00-00

July

Spectacle pre-m Celsius herbicide.

August

IPM Spot treatments as needed

September

Micronutrient package; celcius herbicide

October

Atrazine herbicide, PPZ Fungicide preventative

November

06-00-00 Fe; 00-00-06 Fe

December

IPM Spot treatments as needed



Bermuda Turf Program

January

Three way herbicide, 00-00-52 SOP, 6-00-00 Fe, Barricade Pre-m

February

Barricade Pre-m, Simizine

March-April

IPM Spot treatments as needed

May

Fipronil insecticide, Revolver herbicide, Spectacle Pre-m

June

15-0-15 at 1lb per 1000sqft, Acelepryn insecticide, Dismiss South

July

Celsius Herbicide, Spectacle pre-m, 40-00-00, 6-00-00

August

IPM Spot treatments as needed

September

Triple Crown Insecticide, Threeway Herbicide

October

00-00-29, PPZ preventative fungicide, weeds as needed.

November

Simizine herbicide

December

IPM Spot treatments as needed

Shrub/Palm Program

Jan-Feb

Lutz Palm Stakes (Palms Only) IPM

April-May

4-4-5 + Micros, Bifen Xts, Safari, Eagle (All Plant Material)

June-July

8-2-12 + Micros and or Lutz Palm Stakes (Palms Only) IPM

November-December

4-4-5 + Micros, Bifen Xts, Safari, Eagle (All Plant Material)

IPM during all turf visits spot treatments as needed.

Structural Pest Prevention and Control

Our mission is to create and maintain a safe and pest free environment for your residents and their guests. To do this we will perform quarterly “barrier” treatments to keep pests out. These treatments will include but are not limited to:

- Quarterly treatment of the entire perimeter, eaves, high pest areas, and entry points (around doors, windows, wires, pipes) with season specific, long lasting residual insecticides.
- Quarterly sweeping of all accessible webs and stinging insect nests at all eaves, entry points, and common areas.
- Quarterly baiting using granular or gel-based baits in harborage areas and high pest areas

- Quarterly granular slow release insecticide applied to perimeter soils and landscape beds, as well as known harborage areas.

Upon the initial service we will treat the kitchen(s), bathrooms, and common areas to prevent future infestations from occasional invading pests. After the initial service if there are pest complaints inside, we will be there within 24 business hrs to perform necessary services at no additional charge. These service calls may include but are not limited to:

- Using Integrated pest management including, applying dusts and baits in harborage or nesting areas, spraying residual products where needed, treating wall voids and drop ceilings, treating all interior entry points.
- Areas requiring multiple service calls will receive pest siting logs to filled by staff and monitored by Agrowpro for best control.

Summary of Charges
Annual costs for services

| | |
|--|-----------------------|
| St Augustine Common areas..... | \$13,400.00 |
| Bermuda Sports Field..... | \$4,500.00 |
| Shrubs and Palms..... | \$2,000.00 |
| Quarterly Pest Control for Amenity Center..... | \$450.00 |
| Monthly Charge..... | \$1,695.83 |
| Total cost of Services..... | \$20,394.96 |

The total cost for the preceding services is **\$1,695.83** per month. One invoice will be sent to Tison's Landing CDD at the end of every month. Payment terms for all invoices are net 30. Any late payment is subject to a 1% or greater finance charge. Payment of the 13th month of service from the original start date will be considered an annual renewal. Annual increases are not to exceed 2% and must be approved in writing. Either party may terminate this contract with no less than 30 days' notice.

Customer Signature_____

Title_____

Date_____



November 4, 2019

Mr. Perry,

As the Owner and Certified Pest Control Operator of Integrity Lawn and Ornamental, I look forward to the opportunity to exceed your expectations. Here is the proposal I said I would e-mail you.

This bid includes all chemical aspects of your Turf and Ornamental maintenance (Fertilization, Insect control, Fungus control and Weed control). This includes the two entry/exit ways, the "park" areas, the St. Augustine adjacent to the community center, the Bermuda soccer field and the ornamental beds in the common areas.

Each of these areas have issues worth noting. The St. Augustine in some areas, especially spots near the community center, is mostly weeds and would need to be sodded after getting the weeds out, or not sprayed with herbicide at all. The Soccer field has Torpedo grass in some areas that is not likely to be removed from Bermuda, and there is very little if any mulch in the beds, so weed control will be difficult. We can use round up in the few areas where we wouldn't harm other plants and fertilize bi-annually with a product that has "barricade" in it to help.

Outside of these specific areas, there is room for dramatic improvement and we hope to be of service to your community. Please feel free to call me if you have any questions at all.

Mike Petschke

"Protecting Your Landscape Investment."



Turf Management Program:

The Integrity Lawn and Ornamental Turf Management Program is based on 8 services per year (or every six weeks). It includes the following: fertilization, insect control, fungus control, pre-emergent and post emergent weed control.

Ornamental Program:

Works hand in hand with our Turf Program as we will be monitoring the beds for ornamental insects or disease at each visit. We will also be applying the required seasonal fertilization.

Pricing:

| | |
|--------------------------|------------------------------------|
| St. Augustine Turf Areas | \$975.00/service (every 6 weeks) |
| Soccer field | \$450.00/service (every 6 weeks) |
| TOTAL | \$1,425.00/service (every 6 weeks) |

| | |
|-----------------|-----------------------------------|
| Ornamental beds | \$575.00/service (2 times yearly) |
|-----------------|-----------------------------------|

Thanks,

Mike Petschke

Owner/CPCO
Integrity L & O
6604 Atl. Blvd, 32211
904-721-0182



November 8th, 2019

Tison's Landing Proposal

Johnathan,

Below are our yearly prices for Tison's Landing, separated by areas/turf type. If you have any questions about any of the prices, please don't hesitate to call or email.

Bermuda - \$4,000 – Ten treatments per year (This includes fertilizer, insecticide for turf-destroying insects, and weed control for broadleaf and grassy weeds)

St. Augustine & Bahia Turf- \$15,680 – Seven treatments per year (Includes fertilizer, insecticide for turf-destroying insects, and broadleaf weed control. Sedge and Fungicides are priced separately and done on an as-needed basis).

Shrubs - \$3,000 – Six treatments per year (Includes fertilizer, insecticide, and foliar fungicide)

Total Per Year - **\$22,680**

Sedge and fungicide applications in the St. Augustine/Common Bermuda areas are priced based on the square footage of turf needing to be treated at the time, and any additional treatments will be cleared with you (or a person of your choosing) before they're performed. Again, please give us a call or email us if you have any questions.



Corey Moreau

B.



7749 Normandy Blvd
#145-347
Jacksonville, Fl. 32221
Ph (904) 781-7060 Fax (904) 619-5011

CGC1523954 CMC1250093 CFC1428601 CCC1329086

Yellow Bluff HOA

Attn: Steve Howell –Management

10 29 19

Re: ADA Ramp at clubhouse

All Weather Contractors is proposing the following services for the below mentioned prices. Any item not specifically mentioned is subject to a written change order.

>build a new block wall and concrete ADA ramp approx 39 lin ft long ramp and 44 lin ft of wall

>new wall to be stuccoed to match the existing texture as close as possible and install new paver cap on top of all to match the existing as close as possible

>fabricate and install a new steel handrail apporx 73 lin ft long to match the existing as close as possible -includes cutting and removing existing handrail as needed to tie in the new ramp

>paint new handrail /stucco to match the existing colors as close as possible

>clean up job site and haul away debris

***price includes plans /engineering and permits from the city**

***the prices above could change depending on the plans from the engineer and if the city except the plans given by engineer**

Total Price \$31,740.00

Proposal Signed by _____ Printed Name _____

Thank you for your consideration-Scott Haines-904 402 6561

C.



To: Tison's Landing Board

Subject: Tison's Landing App by Vesta

Vesta has been tasked recently by several communities to develop a Lifestyle/Amenity based app that can be used to improve communication, help promote events and programs, along with numerous other capabilities. At the end of 2019 we successfully released our first app for the community of Durbin Crossing, and we would like to propose creating an app for Tison's Landing.

Our goal with the app is to provide one touch access to all important information that a resident would require when living in their community. Some of these features include but not limited to:

- Event Calendar with sign ups and payment processing if necessary
- News Feed – To communicate emergencies, pool closures, etc.
- Report a repair – Report a repair or hazard within the community. Pictures can be submitted directly to our operations managers/maintenance team.
- HOA Website Link
- CDD Website Link
- Programming Calendar
- Pool and Fitness Center Information
- Tennis Court Information
- Newsletters
- Contact a Manager
- Resident Directory

If the Board has a specific feature they would like to see within the app please submit those requests and we will see if the software we are using has the capability to provide those features. We would like to ask that each board member downloads the Durbin Crossing app through the apple store or google play and see what we are currently providing for their community.

In order to do so please do the following:

1. Go to either the app store (for Apple products) or Google Play (for Android)
2. Search for DurbinCrossing (no spaces)



3.



4. Where it says open, it will say “Get” or “Download” or “Install”. Click that and follow prompts (may require your password.)
5. App is FREE. After download go to your phones desktop and open.

Our pricing structure for the Durbin Crossing App was based on the cost of the software, apple store and google play store costs, amount of work and features required by their board. The below pricing is Vesta’s minimum pricing, but will be adjusted if more work is required or if a different software is required at a higher cost.

- \$3175.00 for the development of the app and management the first year
- \$2500.00 for each year after

After the initial development and rollout by our Regional Lifestyle Director, the app was passed off to Durbin’s Lifestyle Director as well as Assistant Manager to update and manage with oversight and assistance from our Regional Lifestyle Director. In the case of Tison’s Landing, Dana Harding would be responsible for the management and updates once the app is released to the residents with oversight and assistance from our Regional Lifestyle Director. If the board chooses to ever NOT renew the contract with Vesta, arrangements can be made to buyout the app from Vesta.

Concerning ADA Compliance: Obviously the case law on this continues to evolve, especially as it pertains to mobile applications. Vesta’s Corporate Counsel and Durbin Crossing’s District Counsel (Hopping, Green and Sams) worked out a contract addendum satisfactory to both parties and we will work closely with the Tison’s Landing District’s counsel to accomplish the same.

We can clarify the approach peer Michelle Rigoni (District Counsel for HG&S) as needed: “Per our conversation, this has been drafted based on our understanding that making the mobile application ADA compliant would be costly prohibitive at this time.” which is an exception to the law based on what all parties know now. Our arrangement with Durbin has us revisiting it in a year to see if anything has changed.

We look forward to discussing this further with the board, please do not hesitate to provide questions prior to the meeting as well as feature requests. Thank you!

Regards:

Ross Ruben

Regional Lifestyle Director



245 Riverside Ave., Suite 250, Jacksonville, FL 32202

C: 904.233.9078

D.



QUOTE

2683 St Johns Bluff Rd, South
Jacksonville, Florida 32246
Phone 904-996-7773 Fax 904-996-7877
Sales@SignsNowJax.com

QUOTE 101777
DATE: JANUARY 2, 2020

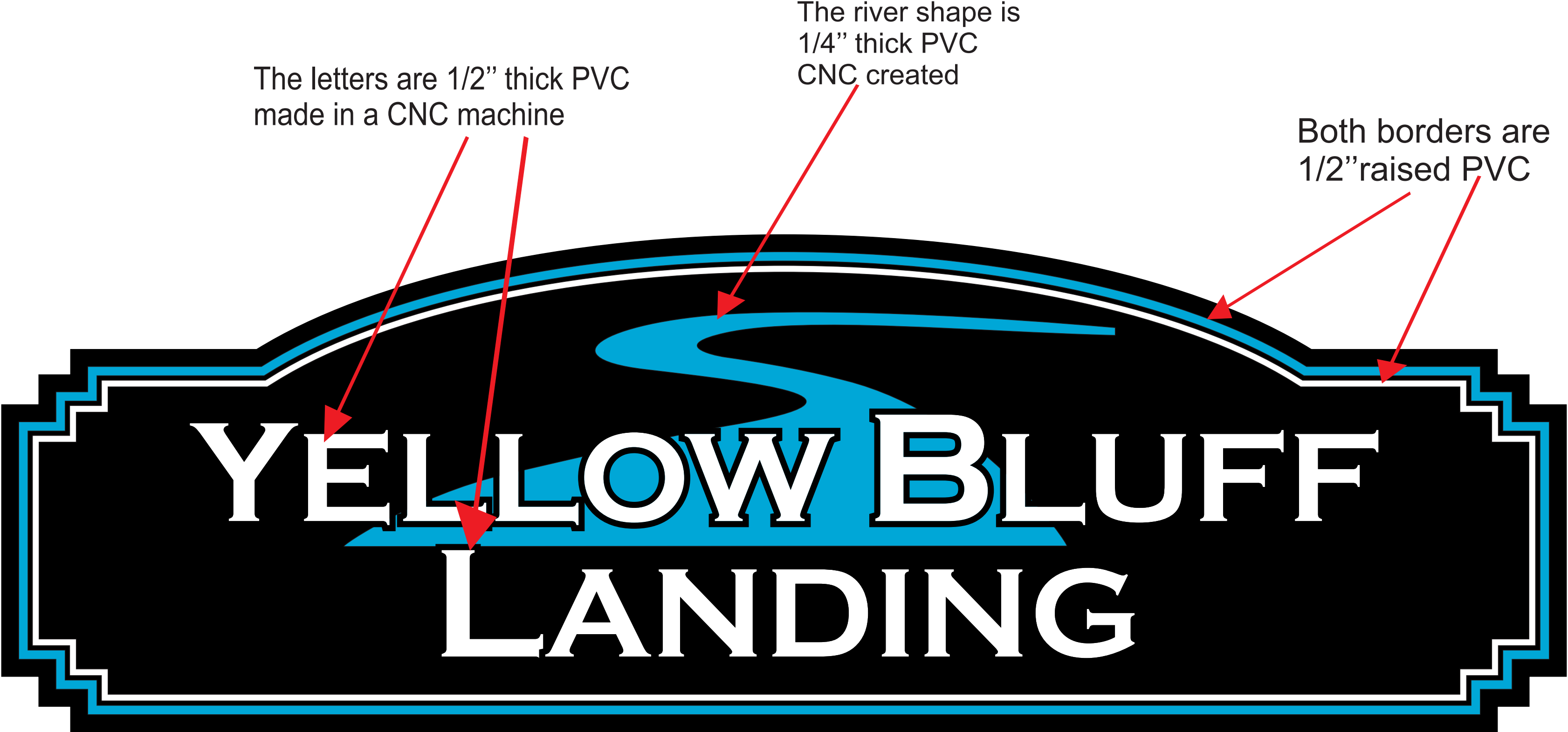
EXPIRATION DATE [DATE]

TO Vesta Property Services
Att Johnathan Perry

| SALESPERSON | JOB | PAYMENT TERMS | DUE DATE |
|-------------|-----|---------------|----------|
| RRR | | | |

| QTY | DESCRIPTION | UNIT PRICE | LINE TOTAL |
|-----------|--|------------|------------|
| 4 | 144" x 47" Sand blasted Sign out of foam, cut to shape | \$3500 | \$14000 |
| 1 | Set up Fee | \$20 | \$20 |
| 4 | Removal and install of new sign | \$250 | \$1000 |
| | | | |
| SUBTOTAL | | | \$15020.00 |
| SALES TAX | | | \$1050.00 |
| TOTAL | | | \$16700.00 |

Thank-you very much for the opportunity!



Johnathan, Here is some info on how we would make this sign.

The background is a 1/8" thick aluminum composite material that has a factory black urethane finish. This would be laminated to a 1/2" thick PVC sheet for extra strength, total thickness 5/8"
There would be 1 seam vertically at the center.

All borders and letters are fastened with stainless screws from the back of the aluminum sheet, also siliconed to the top.

The blue parts are painted with a 3 part automotive paint (made to last)
All parts & background are CNC made.

**4 - Dimensional signs like described above
2,250.00 each + tax**

**1 - Installation for all 4 signs in 1 trip - 800.00 + tax
Includes removal of old sign. If you have the signs
removed the price is 580.00 + tax, for all 4 locations**

4 - HDU sign, same size - 3,900.00 each + tax



First Coast Signs

6900 Philips Highway
Suite 17
Jacksonville, FL 32216
Ph: (904) 398-3993
Email: Steve@firstcoastsigns.com
Web: http://www.firstcoastsigns.com

Estimate #: 4921

Page 1 of 1

| | | | |
|----------------------|---------------------------|----------------------|---|
| Created Date: | 11/25/2019 3:08:58PM | Prepared For: | Yellow Bluff Landing |
| Salesperson: | Julie Moore | Contact: | Johnathan Perry, Field Operations Manager |
| Email: | Julie@firstcoastsigns.com | Office Phone: | (904) Nee-ded |
| Office Phone: | (904) 398-3993 | Email: | jperry@vestapropertygroup.com |
| Office Fax: | (904) 396-6463 | Address: | 16529 Tison's Bluff Rd. |
| Entered by: | Steven Moore | | Jacksonville, FL 32218 |

Description: High Impact Foam Sign for Monuments

| | | Quantity | Price | Unit Price | Subtotal |
|----------|---|----------|-------------|------------|-------------|
| 1 | Product: Custom Products & Services | 4 | \$25,419.00 | \$6,354.75 | \$25,419.00 |
| | Description: Custom Molded sign with High Impact Resin application for durability. Includes raised text, border, logo, and painted to customer's specification. Mounting to existing structure is not included in the estimate. Upon site visit we noticed the center behind existing sign looked like it had been cut out for installation. Another site survey will be needed before installing the new signs. | | | | |
| | • 4 Ea., High Impact Foam Sign | | | | |

| | |
|--------------------------|-------------|
| Estimate Total: | \$25,419.00 |
| Subtotal: | \$25,419.00 |
| Taxes: | \$1,779.33 |
| Total: | \$27,198.33 |
| Deposit Required: | \$13,599.17 |

Payment Terms: 50% DEPOSIT IS DUE AT START OF PRODUCTION. Balance is due upon completion/installaion. We accept MasterCard, Visa, and Checks. Thank you for choosing First Coast Signs.

Client Reply Request

☐ Estimate Accepted "As Is". Please proceed with Order.

☐ Other: _____

☐ Changes required, please contact me.

SIGN: _____ **Date:** ____ / ____ / ____

Print Date: 11/25/2019 3:18:42PM

Custom Sign Solutions





7749 Normandy Blvd
#145-347
Jacksonville, Fl. 32221
Ph (904) 781-7060 Fax (904) 619-5011

CGC1523954 CMC1250093 CFC1428601 CCC1329086

Yellow Bluff HOA

Attn: Steve Howell –Management

10 29 19

Re: sign repairs south sign

All Weather Contractors is proposing the following services for the below mentioned prices. Any item not specifically mentioned is subject to a written change order.

- >remove up to a total of 50 sq ft of siding at the south sign
 - >repair rotten framing and plywood where the siding was removed
 - >install new hardi lap siding to match the existing as close as possible
 - >caulk and paint the new siding to match existing as close as possible
 - >clean up job site and haul away debris
- *if any hidden damages are found we will show proper authority before pricing**

Total Price \$2,290.00

Proposal Signed by _____ **Printed Name** _____

Thank you for your consideration

Scott Haines

C 904.402.6561



7749 Normandy Blvd
#145-347
Jacksonville, Fl. 32221
Ph (904) 781-7060 Fax (904) 619-5011

CGC1523954 CMC1250093 CFC1428601 CCC1329086

Yellow Bluff HOA

Attn: Steve Howell –Management

10 29 19

Re: sign repairs

All Weather Contractors is proposing the following services for the below mentioned prices. Any item not specifically mentioned is subject to a written change order.

- >remove the sign at the front wall per management (we will set aside but I don't believe it will be able to be re-installed due to it being rotten)
- >remove up to a total of 70 sq ft of stone on both signs of the sign
- >repair all the rotten framing and plywood sheathing
- >install new tyvex wrap and paper back lathe
- >re-install the stone that we can save and supply what we need to match the existing as close as possible
- >remove up to a total of 260 sq ft of hardi siding on both sides of the sign
- >repair rotten framing and plywood where the siding was removed
- >install new hardi lap siding to match the existing as close as possible
- >clean up job site and haul away debris

***if any hidden damages are found we will show proper authority before pricing**

***new signage done by others**

Total Price \$8,980.00

Proposal Signed by _____ Printed Name _____

Thank you for your consideration-Scott Haines--C 904.402.6561

E.

Crown Pools Inc

3002 Phillips Highway
Jacksonville, FL
904-858-4300
904-858-4330

Quote

10/15/2019
Quote # 10016
Entered by - KEITH
Valid through -

Bill To:

TISON'S LANDING CDD
16529 TISON'S BLUFF RD
JACKSONVILLE, FL 32218
JONATHAN PERRY
904-288-7667

Ship To:

TISON'S LANDING CDD
16529 TISON'S BLUFF RD
JACKSONVILLE, FL 32218
JPERRY@VESTAPROPERTYSERVICES.COM

| Item | Description | QTY | Proposed Price |
|----------------|---|-----|----------------|
| SERVICE LABOR | LABOR: INSTALLATION OF (60) NEW D.E. GRIDS | 1 | \$525.00 |
| SERVICE PARTS | 13.5" x 24" ANTHONY RECTANGULAR DE FILTER GRID - { 60 } | 60 | \$1,235.05 |
| Group Subtotal | | | \$1,760.05 |
| Subtotal | | | \$1,760.05 |
| Tax | | | \$0.00 |
| Total | | | \$1,760.05 |
| Notes | | | |

Quote Accepted By: _____

Date: _____

Print/Sign

F.



ZAFIRCOURT & SONS

**PROPOSAL /CONTRACT
TENNIS COURT RESURFACING**

ZafirCourt Tennis Courts offer to resurface (2) tennis courts & (2) Basketball Court for; Christoher Hall in Jacksonville, Florida.

Scope of Work

- **The surface of the tennis courts shall be thoroughly inspected for cracks and should be repaired and brought to level.**
- **The courts shall than be cleaned and prepared for sanding in order to have good bond with the new surface materials that will be applied.**
- **1-2 coats of acrylic resurfacer should be applied to each court.**
- **3 coats of color coating shall be applied on the playing area. With the color of choice.**
- **2 coats of coloring shall be applies outside the playing area with the color of choice.**

The new surface shall have a total of 4 coats of applications in total per 4 courts.

The material shall be applied using a Rubber squeegee that spreads the materials properly to cover the surface area.

NOTE; the surface will be inspected after each coat is applied and will be prepared for the next layer.

Specifications:

- 1. The entire work shall be completed to the USTA & ITF standards for resurfacing & reconditioning hard courts.**
- 2. After the specified work that is completed, new lines will be measured and painted with acrylic stripe right line paint according to the professional standards.**
- 3. The contractor shall provide all supplies and equipment for the work specified above.**
- 4. The contractor shall remove all job related waste materials.**
- 5. The owner shall provide an area to store and mix all job related materials and equipment.**
- 6. The owner shall provide adequate access to the job site.**
- 7. The owner shall provide the contractor with adequate supply of water & electricity for the preparations of material.**
- 8. The owner agrees to pay the contract price of Seventeen thousand dollars (\$17,000.00) for the job with 50% deposit of eight thousand dollars (\$8500.00) up front.**

Maintenance Package & Warranty:

- As ZafirCourt We do offer 3 years warranty for your courts.
- Also we do provide maintenance once a year for 2 years that consists of pressure washing the courts.

Upon acceptance and returned to me this becomes our contract.

ACCEPTED:

BY: _____

KERIM ZAFIR

TITLE: _____

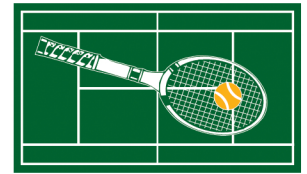
KERIM ZAFIR

DATE: _____

ZAFIRCOURT & SONS

Welch Tennis Courts, Inc.

World's Largest Builder of Fast Dry Courts



Construction - Resurfacing - Lighting - Accessories

USTA - USPTA
ASBA - TIY

ALL WEATHER TENNIS COURT RESURFACING PROPOSAL

Welch Tennis Courts, Inc., (hereinafter referred to as the "Contractor") proposes to furnish the labor, materials, equipment, and services necessary to resurface the following: two (2) "All Weather" Tennis Courts and two (2) "All Weather" Basketball Courts for: The Yellow Bluff Landing Amenity Center at 16529 Tisons Bluff Road in Jacksonville, Florida. In accordance with, and subject to, the terms, conditions and specifications set forth below, the construction work is referred to in this proposal as the "Project."

1. COURT RESURFACING: The Contractor shall resurface two (2) "All Weather" Tennis Courts and two (2) "All Weather" Basketball Courts.

- a. **COURT PREPARATION:** Contractor shall remove loose dirt, mildew and foreign matter from courts.
- b. **VEGETATION REMOVAL:** Remove grass or other vegetation growing on each court surface, sterilize and patch with acrylic patch binder as necessary.
- c. **CRACK REPAIR:** Patch cracks wider than 1/16 inch with acrylic crack filler. All filled cracks will be sanded level with surrounding court surface. **Contractor cannot guarantee that new cracks will not appear in the future. Contractor cannot guarantee that repaired cracks will not reappear in the future. Cracks that are substantially through the asphalt are structural. The only way to correct structural cracks is to replace the asphalt. The Owner may prefer to pay a smaller amount to repair these cracks rather than suffer the cost of asphalt replacement. Expansion and contraction on each side of a structural crack will result in the reappearance of the crack, based on temperature change of the asphalt. This will occur in several days, weeks or months, but the cracks will reappear.**
- d. **PATCHING:** All areas holding 1/8 inch of water for more than one hour after flooding shall be patched using up to five gallons of acrylic patch binder. If additional court patching is needed, the Contractor shall supply the additional patch binder and apply it at a rate of \$200.00 per five gallon pail upon written approval of the Owner. All patches will be sanded level with surrounding court surface. **Due to settling of the court regulation slope of 1" in every 10' for proper drainage may not be attainable regardless of the patching specified.**
- e. **ACRYLIC RESURFACER COURSE:** Over the entire court area, apply **one (1) coat** of Deco Acrylic Resurfacer, a concentrated and pigmented emulsion fortified with silica sand to provide a leveling and filler coat for succeeding color applications.
- f. **ACRYLIC TEXTURE COURSE:** Apply **two (2) coats** of Deco Color MP with silica sand to provide a tough, durable, textured playing surface in the Owner's choice of standard colors.

- g. **PLAYING LINES:** Accurately locate, mark, and paint two inch wide playing lines, using white striping heavy bodied acrylic latex compound with pigments and mineral filler to form a high bonding line for application of asphalt or acrylic color coated surfaces.
- h. **COURT COMPLETION:** Paint the existing net posts, and re-install existing tennis nets.
- i. The Owner shall be responsible for providing the contractor an onsite receptacle or area for all waste materials during resurfacing. Owner is responsible for the removal all waste materials.

2. CONTRACT PRICE: The Contractor shall resurface the courts specified in this proposal/contract for the following contract price:

COURT RESURFACING

\$29,990.00

UPGRADE OPTIONS

(Options listed below are priced based on the work being performed in conjunction with the work described above.)

OPTION 1: WTC 3.0 DTS PROFESSIONAL NETS \$160.00/EA ____ (Initials)

OPTION 2: WTC PROFESSIONAL NET POSTS \$600.00/SET ____ (Initials)
(Price is for posts installed and replaced in existing foundations. If old net posts or old sleeves cannot be removed, net post replacement and new foundation price: \$2,400.00 per set)

OPTION 3: APPLY ONE (1) SET OF PICKLEBALL LINES TO ONE (1) TENNIS COURT
\$600.00/EA ____ (Initials)

OPTION 4: WTC 3.0 TOURNAMENT PICKLE BALL NET SYSTEM (PORTABLE)
\$164.49/SET ____ (Initials)

3. PAYMENT TERMS: A 20% down payment, which is due upon acceptance and signing of this proposal/contract, is required in order to schedule court resurfacing. A 30% payment shall be due upon mobilization. The final 50% will be due upon completion of the entire Project. **NOTE:** Payments offered by **credit card** will incur an **additional 4% surcharge** for each transaction. Payment of Contractor's invoices is due upon receipt of the invoice by Owner. Late charges, at the rate of 1½% per month (18% per annum maximum) shall begin to accrue on any unpaid invoice balance, beginning thirty (30) days after the invoice date. Any payments based on AIA schedules will accrue interest from AIA payment due date. Welch Tennis Courts, Inc. reserves the right to stop work in the event of non-payment.

4. ESCALATION CLAUSE: If, for any reason, construction of the work contemplated by this agreement does not begin within sixty (60) days from the date this proposal is accepted or signed by the Owner, or if there is a significant price increase in the cost of materials, equipment or energy, through no fault of the Contractor, the contract price specified herein, the time for completion, and any other contract requirements impacted by such price increases or delays in

commencement of the work, will be adjusted by written change order modifying this proposal/contract. A price change shall be deemed to be ‘significant’ if the price of any material, equipment, or unit of energy increases by 5% or more between the date that this proposal/contract is accepted by the Owner and the date that the work under this contract is commenced.

5. **WARRANTY:** Welch Tennis Courts, Inc. shall warranty the completed Project to be free of significant defects in workmanship and materials for a period of one (1) year. The warranty shall commence on the date of completion, but will not be enforceable, unless payment is made in the full amount of the executed contract, including change orders and late payment fees (if applicable). **Cracking in court surface is not warranted.**

6. **BUILDING REQUIREMENTS.** The Owner shall provide access to the site for tractor-trailers and other vehicles with a weight in excess of twenty tons and provide an area adjacent to the site for storing and preparing materials. The Contractor shall exercise reasonable care in utilizing the access and storage areas but cannot be responsible for damage caused by normal construction operations (for example; damage to sod, landscaping, sprinkler lines, pavement, etc.).

The Owner shall also be responsible for providing an adequate POTABLE water and electric supply for the mixing of materials prior to commencement of construction. The water supply must be **within 50 feet** of each court.

The Owner shall notify, locate and mark for the Contractor, prior to construction, any water, sewer, electrical or other conduits, which are located at the court beneath the ground surface or otherwise obstructed from view, and in the absence of such notice, the Contractor shall not be held liable for any damages to conduits during the course of construction.

7. **BINDING CONTRACT:** This agreement and all of its terms and conditions shall be binding upon the parties to this agreement and upon the personal representatives, executors, administrators, heirs and successors assigns of either party.

8. **ATTORNEY’S FEES; COSTS OF COLLECTION; VENUE:** In the event that a dispute arises out of this agreement, and a civil action is brought by either party to resolve the dispute, then, in such event, the prevailing party, as determined by the court hearing the matter, shall be entitled to recover its court costs, including reasonable attorney’s fees, from the non-prevailing party. In the event that any sums invoiced by Contractor under this agreement are not paid when due, and suit is brought to enforce this agreement or to recover payment of any balance due and owing by Owner under this agreement, Contractor shall be entitled to recover its costs of collection, including reasonable attorney’s fees, regardless of whether suit is brought or not. Any action to enforce this contract or any action arising from this contract (which does not include an action to enforce a construction lien under Chapter 713 of the Florida Statutes) shall be brought only in a court of competent jurisdiction in Hillsborough County, Florida.

9. **TIME FOR ACCEPTANCE OF PROPOSAL:** This proposal and the prices set forth herein shall be valid for only 30 days from the date of this proposal, and must be accepted within such time, unless the Contractor agrees in writing to extend the time for acceptance. Acceptance of this proposal by the Owner shall give rise to a binding and enforceable contract.

10. ENTIRE AGREEMENT/CHANGES TO AGREEMENT: This proposal, once accepted by Owner, sets forth the entire agreement between the parties, and all oral representations, prior negotiations, understandings, agreements, conditions, and terms discussed between the parties prior to acceptance and signing of this proposal/agreement by Owner are deemed to have merged into this agreement. This agreement may *not* be modified or amended, except in writing, which is signed by all parties to this agreement. If the Owner of the property upon which the work is to be performed are husband and wife, residing together, the signature of one spouse shall be binding upon the other, and the signing owner/spouse shall be deemed to have been given the actual authority to bind upon Welch Tennis Courts, Inc. unless and until it is first counter-signed by an authorized officer of Welch Tennis Courts, Inc.

SALES REPRESENTATIVE

Wayne Marshall, (561) 702-8881

ACCEPTED BY:

\$ _____
Total Contract Price (Including
Options)

_____(OWNER)

DATE: _____

Type/Print Name & Title

Accepted and Approved By:
WELCH TENNIS COURTS, INC.

George Todd, Jr., President

DATE: _____

ADDENDUM #1

This addendum shall become part of the contract documents and shall supersede any verbal or written agreements between Welch Tennis Courts, Inc. and the Owner. Modification of this addendum shall only occur by an executed change order.

Project Information Sheet

Customer Name: _____

Project Address: _____ Billing Address: _____

Primary Contact:

Accts Payable Contact:

Name: _____ Name: _____

Number: _____ Number: _____

Email Address: _____ Email Address: _____

| Color Selection: | Green | Black | N/A | Other |
|------------------|--------------------------|--------------------------|--------------------------|--------------------------------|
| Lighting | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Fencing | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Cabana Frames | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Cabana Canvas | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> _____ |
| Net Posts | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Windscreens | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> _____ |

Hard Court Contracts Only

Standard Colors:

Premium Court Colors*:

Exterior Color

Interior Color

Exterior Color

Interior Color

☐ Adobe Tan
☐ Forest Green
☐ Olympic Blue
☐ Spring Green
☐ Stone Gray
☐ Summer Red
☐ Winter Green

☐ Adobe Tan
☐ Forest Green
☐ Olympic Blue
☐ Spring Green
☐ Stone Gray
☐ Summer Red
☐ Winter Green

☐ Royal Blue
☐ Tour Purple
☐ US Open Blue
☐ US Open Green
☐ Royal Blue
☐ Tour Purple
☐ US Open Blue
☐ US Open Green

*Additional cost may apply if premium colors are not specified in the contract.

By signing below the Owner is authorizing Welch Tennis Courts, Inc. to proceed with the selections above and that all information is accurate and true.

(Signature)

(Date)

(Print Name)



Mailing Address:
1528 Virgils Way #6
Green Cove Springs, FL 32043 1-800-331-1723

| |
|------------------|
| Date |
| November 5, 2019 |

| | |
|----------------------------|-----------------------|
| Project: Tisons LandingCDD | 16529 Tisons Bluff Rd |
| Contact: Dana Harden | Jacksonville |

Scope of work: Resurface 2 Tennis Courts and 2 Basketball Courts

- 1) Clean the fence line of all debris and vegetation.
- 2) Machine sand the surface of court as necessary to smooth and repair any uneven or damaged areas grind down all raised cracks and scrape loose paint with scraper.
- 3) Pressure wash the court's surface and remove all dirt, debris and loose material.
- 4) Patching - Using tennis court grade patch compounds:
 - a. One application will be made to each of approx. 30 "birdbaths". This will reduce water depth for faster drying times, but may not completely eliminate all water ponding.
 - b. Cover and fill any rough, cracked or deteriorated areas of asphalt.
 - c. Patches will be scraped or ground smooth so that they are not visible through the finished surface.
- 5) Leveling Course - Apply one coats of acrylic resurfacer to the entire area of the courts with a broad squeegee according to manufacturer's recommended coverage rates.
- 6) Finish Course and Color - Apply two successive coats of colored sand-filled acrylic coating with a broad squeegee according to manufacturer's recommended coverage rates. Mfg std colors.
- 7) Lines - Paint two sets of regulation two-inch-wide white playing lines for each tennis court and two sets for each basketball court.
- 8) Equipment - utilize existing tennis nets and poles and basketball goals
- 9) Remove all excess materials and debris from the job after completion of the work.

Notes: The gohper hole under the court will have to be addressed (animal relocated/hole filled) by others prior to job commencement. Consider Alternate 1 for guaranteed 2 year crack repair.

| | |
|---|--------------------|
| Total | \$25,825.00 |
| Alternate #1 Apply Rite Way Crack Repair over 200 linear feet of the worst cracks that are over 12" long or 1/ 8" wide in the court's surface. This is a multi-layered system designed for structural cracks that will allow movement underneath the repair without breaking the surface coatings and guarantees each <u>treated</u> crack to not return for at least two years. | \$3,300.00 |

Unless otherwise advised, for the Court Resurfacing, a 50% down payment will be due upon acceptance and the balance due at the completion of the work. Price is valid for 30 days

Warranty: Paving, equipment and fence work are guaranteed against defects in materials and workmanship for one (1) year from date of completion, subject to proper maintenance by owner. All other work provided by Court Surfaces are guaranteed against defects in materials and workmanship for two (2) years from date of completion, subject to proper maintenance by owner.

Exception to warranty - There is no warranty on cracks. Any of the cracks in existing court's surface and / or any new cracks may reflect through the finished surface at any time. This does not constitute a defect in material or workmanship.

The owner shall obtain and pay for any required permits or zoning variances. The contractor's sum shall include such federal, state and local taxes as may be applicable to the performance of the contract.

| | | |
|--------------|-------|------------------|
| Accepted by: | Date: | Court Surfaces : |
| | | |

SIXTH ORDER OF BUSINESS

Completed

Pools, Wading Pools & Spa

- Install Ramp to pool deck
- Arrange furniture 36" apart
- Lift gate entry hardware to 60"
- Install lift chair
- Low shower pull string (15" - 48"
- Repair push to exit button at splash pool

| |
|--|
| |
| |
| |
| |
| |
| |

Exercise Machines & Equipment

- Separate equipment to min. 30" X 48" space

| |
|--|
| |
|--|

Play Areas

- Lower height of swings or raise the ground 11" - 24"
- Add approved ground surface around the perimeter
- Change the gate latch - height range 15" to 48"

| |
|--|
| |
| |
| |

Sport Court Facilities

- Install hardware path from existing pathway to basketball courts, volleyball court and dog park
- Remove existing sidewalk near the corner of parking lot due to slope

| |
|--|
| |
| |

Site Elements

- Intall recessed fire extinguisher or permanent barrier under existing
- Intall recessed fire extinguisher or permanent barrier under existing
- Install "van accessible" sign in parking lot

| |
|--|
| |
| |
| |

Building Elements

- Adjust location of toilet dispensers
- Remove portion of bench in coat hook area
- Lower coat hooks in both restrooms 15" - 48" reach range
- Relocate trash can in men's room
- Adjust height of mirror in men's room to ensure lower 40"

| |
|--|
| |
| |
| |
| |
| |

Pocket Parks

- Install ADA accessible path from sidewalks to park benches

| |
|--|
| |
|--|

SEVENTH ORDER OF BUSINESS

**NOTICE OF MEETINGS
TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the **Tison's Landing Community Development District** will hold their regularly scheduled public meetings for **Fiscal Year 2020** at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tison's Bluff Road, Jacksonville, Florida 32218 as follows:

October 3, 2019

January 9, 2020

April 2, 2020

June 25, 2020

EIGHTH ORDER OF BUSINESS

**SMALL PROJECT AGREEMENT
(Storage Shed)**

THIS AGREEMENT is made and entered into this ____ day of _____, 20__, by and between:

TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, whose address is c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092 (the "District"),

and

CAROLINA CARPORTS, INCORPORATED, a North Carolina corporation, whose address is 187 Cardinal Ridge Trail, Dobson, North Carolina 27017 (the "Contractor").

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 is pursuing a project for the purchase and installation of a shed (the "Project") on property located within the District, as more particularly detailed in the proposal obtained from Contractor, attached hereto and incorporated herein as Exhibit A (the "Proposal"); and

WHEREAS, the Board of Supervisors of the District authorized the proper District officials to enter into this Agreement with Contractor authorizing the Project as specified and in accordance with this Agreement; and

WHEREAS, Contractor represents that it is qualified and possesses the necessary equipment, skill, labor, licenses, and experience to perform and complete the manufacture, delivery and installation of the Project.

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, inclusive of the above referenced exhibits, into and form a material part of this Agreement.

SECTION 2. DUTIES.

A. The duties, obligations, and responsibilities of the Contractor are those as more particularly described in this Agreement and in any exhibit(s) attached hereto and incorporated herein.

B. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met in accordance with this Agreement and industry standards.

C. Contractor shall report to the District Manager, or his designated representative and coordinate timing and location of storage shed installation.

D. Contractor shall furnish all materials, supplies, machines, equipment, tools, superintendents, labor, insurance, bonds and other accessories and services necessary to complete said Project in accordance herewith and with the conditions and prices as stated herein and in Exhibit A.

E. Contractor shall furnish all tools, equipment, materials and supplies necessary to do all the work associated with the Project in a substantial and workmanlike manner.

F. Contractor shall perform all the work and labor pursuant to this Agreement and in accordance and compliance with the Proposal.

G. Contractor shall remove and clean up all rubbish, debris, excess material, tools and equipment from streets, alleys, parkways, open space and adjacent property that may have been used or worked on by the Contractor in connection with the Project.

H. Contractor will be held responsible for the care, protection and condition of all work until final completion and acceptance thereof, and will be required to make good at his own cost any damage or injury occurring from any cause resulting from Contractor's acts or omissions or the acts or omissions of its subcontractors or suppliers.

I. At all times during the performance of this Agreement, the Contractor shall protect the District's property and properties adjoining the work sites from all damage whatsoever arising out of or in any way connected with the work being carried on pursuant to this Agreement.

SECTION 3. COMPENSATION.

A. The District agrees to compensate the Contractor in the total amount of **SIX THOUSAND SIX HUNDRED FORTY-FIVE DOLLARS AND 00/100 DOLLARS (\$6,645.00)**. District shall pay the Contractor an initial deposit of **ONE THOUSAND ONE HUNDRED TWENTY-NINE DOLLARS AND 65/100 (\$1,129.65)**, upon execution of this Agreement.

B. Final Payment will be made upon completion of the Project and after the Project has passed final inspection by the District Manager, District Engineer and applicable permitting agencies, if any. Invoices shall be generated from the Contractor and delivered to the District so that payments can be made. The District is responsible for all permits and permit costs.

C. The District is exempt from Federal Excise and Florida Sales taxes. Exemption numbers will be provided to Contractor upon request. All sales tax and excise tax shall be paid by and be the responsibility of the Contractor.

SECTION 4. INDEPENDENT CONTRACTOR. This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this Agreement and not the District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. The Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, further that administrative procedures applicable to services rendered under this Contract shall be those of Contractor, which policies of Contractor shall not conflict with District, or other government policies, rules or regulations relating to the use of Contractor's funds provided for herein. The Contractor agrees that it is a separate and independent enterprise from the District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Contract shall not be construed as creating any joint employment relationship between the Contractor and the District and the District will not be liable for any obligation incurred by Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

SECTION 5. TERM. This Agreement shall commence upon signature and shall continue until the Project described herein and in Exhibit A is completed. The Project shall be completed in an expeditious manner to limit the inconvenience to the residents of Tison's Landing Community Development District and the general public utilizing the District's facilities, but in no event later than February 28, 2020.

SECTION 6. INDEMNIFICATION.

A. Contractor shall indemnify, defend, and save harmless District, its agents, servants and employees, including District Manager and Project Manager, from and against any kind and all causes, claims, demands, actions, losses, liabilities, settlements, judgments, damages, costs, expenses, and fees (including without limitation reasonable attorney's and paralegal expenses at both the trial and appellate levels) of whatsoever kind or nature for damages to persons or property, including, but not limited to, landscaping, caused in whole or in part by any act, omission, or default of the Contractor, its agents, servants or employees arising from this contract or its performance. The Contractor and the District hereby agree and covenant that the Contractor has incorporated in the original cost proposal, which constitutes the Contract sum payable by the District to the Contractor, specific additional consideration in the amount of ten dollars (\$10.00) sufficient to support this obligation of indemnification provided for in this paragraph. The indemnification required pursuant to the Agreement shall in no event be less than \$1,000,000 per occurrence or no more than the limits of insurance required of the Contractor by the Agreement, whichever is greater. It is the District's and Contractor's full intention that this provision shall be enforceable and said provision shall be in compliance with Section 725.06, Florida Statutes.

B. The execution of this Agreement by the Contractor shall obligate Contractor to comply with the foregoing indemnification provision, as well as the insurance provisions which are set forth in Section 11 of this Agreement. However, the indemnification provision, and the insurance provision are not interdependent of each other, but rather each one is separate and distinct from the other.

C. The obligation of the Contractor to indemnify the District is not subject to any offset, limitation or defense as a result of any insurance proceeds available to either the District or the Contractor.

D. Nothing herein is intended to be construed, by either party, as a waiver of the protections, immunities, and limitations afforded a governmental entity pursuant to Section 768.28, Florida Statutes.

SECTION 7. ENFORCEMENT.

A. 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.

B. Within seven (7) calendar days after being notified in writing of defective work, should the Contractor fail or refuse to correct any defective work performed, or to make any necessary repairs in a manner acceptable to the District and in accordance with the requirements of the Agreement, within the same time stated in said written notice, the District may cause the unacceptable or defective work to be corrected, or authorize such repairs as may be necessary to be made. Any expense incurred by the District in making corrections or repairs, which the Contractor has failed or refused to make after being duly notified shall be paid for out of any monies due or which may become due the Contractor under his Agreement. Failure or refusal on part of the Contractor to make any or all necessary repairs promptly, fully and in a manner acceptable to District shall be sufficient cause for the District to declare the Agreement in default, in which case the District at its option may cancel the Agreement in accordance with this Agreement and contract with any other individual, firm or corporation to perform the Work.

C. All costs and expenses, including reasonable attorney's fees, incurred by reason of Contractor's default thereby shall be charged against the defaulting Contractor and the amount thereof deducted from any monies due, or which may become due him. Any special Work performed, as described herein, shall not relieve the Contractor in any way from his responsibility for the Work performed by him.

SECTION 8. RECOVERY OF COSTS AND FEES. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party, to the extent permitted by Florida law, shall be entitled to recover from the other party all expenses, fees and costs incurred, including reasonable attorneys' fees and costs.

SECTION 9. CANCELLATION. The District shall also have the right to cancel this Agreement (1) for convenience at anytime and (2) after seven (7) days written notice to Contractor for Contractor's failure to perform in accordance with the terms of this Agreement and Contractor's failure the cure the non-compliance.

SECTION 10. WARRANTY. The Contractor fully warrants its work against defects in materials or workmanship for a period of one (1) year from final acceptance by District. Any defects noted within this time period shall be timely corrected by Contractor at Contractor's expense. Contractor shall transfer any and all manufacturer's warranties to the District.

SECTION 11. INSURANCE.

A. Contractor shall procure and maintain at its own expense and keep in effect during the full term of the Agreement a policy or policies of insurance which must include the following coverages and minimum limits of liability.

- (i) Worker's Compensation Insurance for statutory obligations imposed by Worker's Compensation or Occupational Disease Laws, including, where applicable, the United States Longshoreman's and Harbor Worker's Act, the Federal Employers' Liability Act and the Jones Act. Employer's Liability Insurance shall be provided with a minimum of one hundred thousand and xx/100 dollars (\$100,000.00) per accident. Contractor shall be responsible for the employment, conduct and control of its employees and for any injury sustained by such employees in the course of their employment.

- (ii) Comprehensive General Liability (occurrence form), with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence, Bodily Injury & Property Damage Coverage shall specifically include the following with minimum limits not less than those required for Bodily Injury Liability and Property Damage Liability:

- 1. Premises and Operations;
- 2. Independent Contractors;
- 3. Product and Completed Operations Liability;
- 4. Broad Form Property Damage; and
- 5. Broad Form Contractual Coverage applicable to the Agreement and specifically insuring the indemnification and hold harmless agreement provided herein.

B. Prior to any work being performed pursuant to this Agreement, Contractor shall submit to District copies of its required insurance coverages, specifically providing that the Tison's Landing Community Development District (defined to mean the District, its officers, agents, employees, volunteers, and representatives) is an additional insured with respect to the required coverages and the operations of the Contractor.

C. In the event the insurance certificate provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then, in that event, Contractor shall furnish, at least thirty (30) calendar days prior to expiration of the date of such insurance, a renewed certificate of insurance as proof that equal and like coverage for the balance of that period of the contract and extension there under is in effect. District and Contractor shall not

continue to complete the Project required by this Agreement unless all required insurance remains in full force and effect.

D. District does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect Contractor's interest or liabilities, but are merely minimum requirements utilized by the District.

E. Insurance companies selected by Contractor must be acceptable to District. All of the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded shall not be canceled, materially changed or renewal refused until at least thirty (30) calendar days written notice has been given to District by certified mail, return receipt requested.

F. The required insurance coverage shall be issued by an insurance company authorized and licensed to do business in the state of Florida, with a minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best's Insurance Guide.

G. All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against District with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above-described insurance.

H. Contractor understands and agrees that any company issuing insurance to cover the requirements contained in this Agreement shall have no recourse against the District for payment or assessments in any form on any policy of insurance.

SECTION 12. CHANGES IN WORK.

A. District, without invalidating the Agreement, may order extra work or make changes by altering, adding to or deducting from the work, the Agreement sum being adjusted accordingly. All such work shall be executed under the conditions of the original Agreement. Any claim for extension of time caused thereby shall be made in writing at the time such change is ordered.

B. All change orders and adjustments shall be in writing and approved in advance, prior to work commencing, by the District, otherwise, no claim for extras will be allowed.

C. Claim of payment for extra work shall be submitted by the Contractor upon certified statement supported by receipted bills. No claim for extra work shall be allowed unless same was ordered, in writing, as aforesaid and the claim presented at the time of the first estimate after the work is complete.

SECTION 13. REMEDY FOR DELAY.

A. In the event of any delay in the Project caused by any act or omission of the District, its agents or employees, by delays in the City's permitting/approval of the Project, by the act or omission of any other party other than the Contractor, its agents, employees or subcontractors, or delay caused by weather conditions or unavailability of materials, the sole

remedy available to Contractor shall be by extension of the time allocated to complete the Project.

B. NO MONETARY DAMAGES SHALL BE CLAIMED BY OR AWARDED TO CONTRACTOR IN ASSOCIATION WITH ANY SUCH DELAY(s) IN THE PROJECT.

C. Failure on the part of Contractor to timely process a request for an extension of time to complete the work shall constitute a waiver by Contractor and Contractor shall be held responsible for completing the work within the time allocated by this Agreement.

D. All requests for extension of time to complete the work shall be made in writing to the District.

SECTION 14. NOTICES.

Whenever any party is required to give or deliver any notice to any other party, or desires to do so, such notices shall be by U.S. certified mail, return receipt requested, or by any of the following overnight couriers: UPS, Airborne, FEDEX, and addressed as follows:

DISTRICT: **Tison's Landing Community Development District**
c/o Governmental Management Services, LLC
475 West Town Place, Suite 114
World Golf Village
St. Augustine, Florida 32092
Attention: District Manager

With copy to: **District Counsel**
Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
SunTrust Center, Sixth Floor
515 East Las Olas Boulevard
Fort Lauderdale, Florida 33301
Attention: Dennis Lyles, Esq.

CONTRACTOR: **Carolina Carports, Incorporated**
187 Cardinal Ridge Trail
Dobson, North Carolina 27017
Attention: _____

SECTION 15. INTERPRETATION OF AGREEMENT; AMBIGUITIES. It is expressly agreed that, under no circumstances, conditions or situations, shall this contract be more strongly construed against the District than against the Contractor. Any ambiguity or uncertainties in the specifications shall be interpreted and construed by the District, whose decision shall be final and binding upon all parties.

SECTION 16. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

SECTION 17. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing, which is executed by both of the parties hereto.

SECTION 18. ASSIGNMENT. Neither the District nor the Contractor may assign their rights, duties, or obligations under this Agreement or any monies to become due hereunder without the prior written approval of the other.

SECTION 19. APPLICABLE LAW. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

SECTION 20. CONFLICTS. In the event of a conflict between any provision of this main Agreement instrument and the terms and conditions of Exhibit A, then this main Agreement instrument shall control. District's acceptance of the Contractor's Proposal set forth in Exhibit A is expressly contingent upon the parties executing this Agreement instrument in full.

SECTION 21. VENUE. In the event of any litigation arising out of this Agreement or the performance thereof, venue shall be Duval County, Florida.

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
4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records

stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

C. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRATOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

Governmental Management Services-Central Florida, LLC

475 West Town Place, Suite 114

World Golf Village

St. Augustine, Florida 32092

P: (904) 940-5850 Ext 403

F: (904) 940-5899

E-mail: etorres@gmsnf.com

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year first written above.

ATTEST:

**TISON'S LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice-Chairman

_____ day of _____, 20__

WITNESSESES:

**CAROLINA CARPORTS,
INCORPORATED**, a North Carolina
Corporation

[PRINT NAME OF WITNESS]

By:_____

Title:_____

[PRINT NAME OF WITNESS]

_____ day of _____, 20__

EXHIBIT A

PROPOSAL

| | | | | | |
|--|--|---|--|---|--|
| Corporate Office: P.O. Box 1261 187 Cardinal Ridge Tr. Dobson, NC 27017 Email: cc@carolina-carports.com | |  | | Toll Free: (800) 670-4262 Local: (336) 367-6400 Fax: (336) 367-6410 Fax: (336) 367-6411 Web: carolina-carports.com | |
| DEALER: American Steel Buildings LLC | | DEALER PHONE: (912) 294-7696 | | ORDER DATE: 12/11/2019 | |
| CUSTOMER: TISON'S LANDING CDD | | COUNTY: DUVAL | | TAX STATUS: EXEMPT | |
| DELIVERY ADDRESS: 16529 TISON'S BLUFF ROAD | | CITY: JACKSONVILLE | | STATE: FL ZIP: 32218 | |
| PHONE HOME: | | WORK: | | MOBILE: (904) 307-8313 | |

| UNIT SIZE | WIDTH 20 | LENGTH 36 | HEIGHT 9' | All Orders C.O.D. | |
|---|--|---|------------|-------------------|----------|
| COLORS | ROOF E BROWN | SIDES CLAY | TRIM WHITE | Price | 6,645.00 |
| GUAGE | <input type="checkbox"/> 14 <input checked="" type="checkbox"/> 12 <input checked="" type="checkbox"/> CERTIFIED | <input type="checkbox"/> UNCERTIFIED | | Shipping | 0.00% |
| 12 GA FRAME | 20X36X9 BOXED EAVE ROOF Certified 150MPH | | | Subtotal | 0.00 |
| | SIDES AND ENDS CLOSED | | | | |
| | (1) 9X7 GARAGE DOOR | | | | |
| | (1) WALK IN DOOR | | | | |
| | DECEMBER DISCOUNT (5%) | | | | |
| | TAX EXEMPT PER CUSTOMER | | | | |
| | THANK YOU FOR YOUR BUSINESS | | | | |
| | CHAD BURKE (912) 294-2011 | | | | |
| NOTE: FRAME 1 FT. SHORTER THAN ROOF LENGTH | | | | | |
| ROOF STYLE | <input type="checkbox"/> REGULAR <input checked="" type="checkbox"/> BOXED EAVE <input type="checkbox"/> VERTICAL | | | | |
| BARN | <input type="checkbox"/> HORSE <input type="checkbox"/> CAROLINA <input type="checkbox"/> SENECA | POWER AVAILABLE <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | | | |
| SURFACE TYPE | <input type="checkbox"/> GROUND <input checked="" type="checkbox"/> CEMENT <input type="checkbox"/> ASPHALT <input type="checkbox"/> WALL <input type="checkbox"/> WOOD <input type="checkbox"/> OTHER | | | | |

BINDING PURCHASE CONTRACT

LOT MUST BE LEVEL PRIOR TO INSTALLATION

CHECK WITH YOUR COUNTY/CITY TO SEE IF YOU NEED A ZONING AND/OR BUILDING PERMIT

This purchase agreement (the "Agreement") is made by and between Carolina Carports, Inc. ("CCI"), a North Carolina corporation, and TISON'S LANDING CDD (the "Buyer"). Buyer agrees to buy and CCI agrees to sell, pursuant to the terms hereof in this Agreement, the item described above. Buyer has read and understands the terms of this Agreement, including terms and conditions contained on the reverse side of this document and agrees to be bound by the same.

Customer: SS JOHNATHAN PERRY

CCI Representative: American Steel Buildings LLC

Email: jperry@VestaPropertyServices.COM

THANK YOU FOR CHOOSING CAROLINA CARPORTS INC.

 CLEAR FORM

 PRINT

 EMAIL FORM

NINTH ORDER OF BUSINESS

C.



TISON'S LANDING

AMENITY MANAGER'S REPORT

Date of report: 01-09-20

Submitted by: Dana Harden

SPECIAL EVENTS UPDATE / No Board action required:

Our Halloween Event was held on October 26. We handed out 200 bags of candy & toys to our wonderful community. We had food trucks, a haunted house, games, hotdogs, & popcorn. Two residents received gift cards for having the best dressed pets and another resident won a gift card for guessing the right number of M&M's in the jar. The adult event had a live band and smores for residents to enjoy.

Bagel Tuesdays has continued to be a hit with residents. We average 40 or so residents that stop by during the 3 hour period. The feedback from residents has also been overwhelmingly positive. It has presented itself as a great opportunity for residents to stop by, ask questions, or voice concerns.

On Veterans Day this year we were able to put flags in the yards of our veterans to show our thankfulness for their sacrifices. I sent out emails and asked veterans to respond, giving us their permission to put American flags in their yard. We had volunteers help put out 300 flags on 47 lawns. I was overwhelmed and humbled by their gratitude.

On November 15 we held paint night here for the residents. This was a free event for residents and it was enjoyed by all. Residents brought food and their imagination to share. Paint supplies and glassware were purchased by the community. I had a local artist help with calligraphy and painting for those who struggled in this area (like I do!). Competitor painting parties typically charge ~\$30 per person. This event was done for only \$7 per person.

I used funds from the Special Events account to decorate the entrances for the holidays. Johnathan Perry helped and we were able to decorate the trees and lamp posts at both entrances with lights and festive ribbons. I received a lot of positive feedback from the residents on how well the entrances looked. I'm glad we were able to make their holiday a little brighter.

Our Adult Christmas event was "Christmas Around the World". We had residents bring food from their nationality or a dish that was a family recipe. It turned out to be a lot of fun with lots of food! Our Community Christmas Event was held on December 14. We had snowball fights, train rides, bounce house, pictures with Santa (resident), & live music was provided by residents who were a violinist & violist. Children received personalized ornaments with their names on them after visiting Santa. It was a delight for all!

FOOD TRUCKS / No Board action required:

We have been having Food Trucks come every other Friday. However, the interest from the community has dropped off. When we have less people visiting the trucks it makes it more difficult to get them because it is less profitable for them to come. This year I am going to change things up a bit. After many resident requests, we had Chic-fil-A in November. It was nice to have something different. I'm proposing changing Food Trucks to the first Friday of the month. We could also offer a social event at that time as well. For example, sports night (was a great hit last year), karaoke, movie night, etc.

COMMUNITY GARAGE SALES / No Board action required:

Community Garage Sales were held the weekend of October 19. This is always a great time to get out and meet your neighbors and find a great deal! The Spring Yard sales have been scheduled for the weekend of March 21.

UPCOMING EVENTS UPDATE / No Board action required:

- February 8 will have a Safety & Health Fair. We will have a JFRD firetruck, Wolfson Pediatric Mobile ICU ambulance, healthy food trucks, One Blood, and Baptist Medical Center will provide bike & car seat safety. Jacksonville Moms on the Run and other vendors. There will be bicycles and massages to be raffled off.
- April 11 will be the Annual Easter Event here at Tison's Landing. More information will be provided as the date approaches.

VESTA UPDATE / No Board action required:

Working with Vesta has been a breath of fresh air. Notice I said working with Vesta – not for Vesta. I wanted to explain the difference. Vesta and I have come together for you! In the short time I've been with Vesta we've had several meetings on how to improve Tison's Landing. Working with Johnathan Perry, we've addressed long overdue maintenance concerns and how to prevent new ones from developing. I've also had the privilege to meet with other amenity managers to discuss how improvement can be made here with procedures and special events. On a final note, I met with Ross Ruben, the Regional Lifestyle Coordinator, on issues to help the community. He is a great source of ideas including, the possibility of a summer camp here for school age children and using technology to our advantage. For example, an App for residents to use to communicate and stay informed in a timely manner. I believe the support we have in Vesta is where we want to be in order to stay a top housing development on the Northside.

Should you have any comments or questions feel free to contact me directly.



D.



TISON'S LANDING

FIELD OPERATIONS MANAGER'S REPORT

Date of Report: 12/30/19

Submitted by: Johnathan Perry

Court Resurfacing – Board Action Required

Proposals have been obtained for the resurfacing of both tennis courts and basketball courts. Since the resurfacing is scheduled for this year, I urge the board to choose a proposal so that it can be completed by summer.

ADA Ramp – Board Action Required

One proposal has been obtained for the ADA access ramp to the pool. With the size of the job it is difficult to find contractors that will accept such a job. I would suggest taking the quote as is to become fully ADA compliant.

Entry Signage and LED lights – Board Action Required

Proposals have been obtained for the entry sign. There are multiple different materials and ways to go about redoing the signs and I would suggest getting the signage itself replaced and save the rest of the structure for a later date. The board could also vote on replacing the lights at the sign to enable higher visibility.

Lawn Management – Board Action Required

Proposals have been obtained for a new weed and shrub maintenance company. Previous conversations granted the need for a new company that would ensure our property is managed properly in regard to the weeds throughout the property. I would urge the board to consider these companies to ensure the neighborhood grass and shrubs are properly treated.

Pool Filtration Replacement – Board Action Required

A proposal has been obtained for the pool filtration system. The filtration is in proper working order currently but will need to be replaced soon. I would suggest the board consider completing this before the busy season.

Storage Shed – No Board Action Required

As of this report, the permitting, framing for concrete and part of the electrical work has been completed. The concrete is scheduled for early January and everything else will be completed soon after.

Splash Feature – No Board Action Required

The refurbishment of the splash feature is ongoing. The priming of the feature has been completed and we are awaiting proper weather to move forward with the final painting.

Projects Completed

- Security cameras have been replaced and are in working order at all entrances
- New dispensers have been installed in both bathrooms
- Leaky fixtures replaced or fixed
- All ADA requirements have been met except for the access ramp to the pool.
- A mailbox and address numbers have been placed on site for easier access to the postal service.
- All damage to the entry way after the last accident has been fixed.
- Dog park can and dispenser have been replaced.
- Broken gym equipment has been fixed.
- Fire extinguishers have been placed where required.
- Pools continue to be in working order.







Should you have any comments or questions feel free to contact me directly.



ELEVENTH ORDER OF BUSINESS

A.

Tison's Landing

Community Development District

Unaudited Financial Statements
as of
November 30, 2019

Board of Supervisors Meeting
January 9, 2020

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
November 30, 2019

| | Major Funds | | | Total Governmental Funds |
|--|-----------------|------------------|---------------------|--------------------------------|
| | General | Debt Service | Capital Projects | |
| <u>ASSETS:</u> | | | | |
| Cash | \$13,560 | --- | \$5,642 | \$19,202 |
| Due From Other Funds | --- | \$10,005 | --- | \$10,005 |
| Investments: | | | | |
| SBA-Surplus Funds | \$11,003 | --- | \$138,413 | \$149,416 |
| Series 2016-1 | | | | |
| Reserve | --- | \$149,251 | --- | \$149,251 |
| Prepayment | --- | \$44 | --- | \$44 |
| Construction | --- | --- | \$30,548 | \$30,548 |
| Series 2016-2 | | | | |
| Reserve | --- | \$42,220 | --- | \$42,220 |
| Prepayment | --- | \$5,441 | --- | \$5,441 |
| Deposits | \$4,202 | --- | --- | \$4,202 |
| TOTAL ASSETS | \$28,766 | \$206,961 | \$174,603 | \$410,330 |
| <u>LIABILITIES:</u> | | | | |
| Accounts Payable | \$6,354 | --- | --- | \$6,354 |
| Due to other Funds | \$10,005 | --- | --- | \$10,005 |
| TOTAL LIABILITIES | \$16,360 | \$0 | \$0 | \$16,360 |
| <u>FUND BALANCES:</u> | | | | |
| Nonspendable: | | | | |
| Prepaid items and deposits | \$4,202 | --- | --- | \$4,202 |
| Restricted for: | | | | |
| Debt service | --- | \$206,961 | --- | \$206,961 |
| Capital Projects | --- | --- | \$174,603 | \$174,603 |
| Unassigned | \$8,203 | --- | --- | \$8,203 |
| TOTAL FUND BALANCES | \$12,406 | \$206,961 | \$174,603 | \$393,970 |
| TOTAL LIABILITIES & FUND BALANCES | \$28,766 | \$206,961 | \$174,603 | \$410,330 |

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended November 30, 2019

| DESCRIPTION | ADOPTED BUDGET | PRORATED BUDGET THRU 11/30/19 | ACTUAL THRU 11/30/19 | VARIANCE |
|--------------------------------------|-------------------|----------------------------------|-------------------------|------------------|
| <u>REVENUES</u> | | | | |
| Maintenance Assessments - Tax Roll | \$527,464 | \$13,780 | \$13,780 | \$0 |
| Clubhouse Income | \$5,000 | \$833 | \$54 | (\$779) |
| Interest Income | \$4,000 | \$667 | \$103 | (\$564) |
| TOTAL REVENUES | \$536,464 | \$15,280 | \$13,937 | (\$1,343) |
| <u>EXPENDITURES</u> | | | | |
| <u>Administrative:</u> | | | | |
| Supervisor Fees | \$4,000 | \$1,000 | \$1,000 | \$0 |
| FICA Taxes | \$306 | \$77 | \$77 | \$0 |
| Engineering Fees | \$7,500 | \$1,250 | \$0 | \$1,250 |
| Arbitrage Calculation | \$1,200 | \$0 | \$0 | \$0 |
| Dissemination | \$1,000 | \$167 | \$367 | (\$200) |
| Assessment Roll | \$2,500 | \$2,500 | \$2,500 | \$0 |
| Attorney Fees | \$15,000 | \$2,500 | \$1,595 | \$905 |
| Annual Audit | \$3,465 | \$0 | \$0 | \$0 |
| Trustee Fees | \$3,725 | \$3,725 | \$3,717 | \$8 |
| Management Fees | \$47,250 | \$7,875 | \$7,875 | \$0 |
| Computer Time | \$1,000 | \$167 | \$167 | \$0 |
| Telephone | \$100 | \$17 | \$42 | (\$25) |
| Postage | \$1,000 | \$167 | \$170 | (\$3) |
| Printing & Binding | \$1,575 | \$263 | \$458 | (\$195) |
| Insurance | \$8,560 | \$8,560 | \$8,355 | \$205 |
| Legal Advertising | \$1,500 | \$250 | \$0 | \$250 |
| Other Current Charges | \$500 | \$83 | \$141 | (\$57) |
| Website Administration | \$1,800 | \$300 | \$300 | \$0 |
| Office Supplies | \$150 | \$25 | \$20 | \$5 |
| Dues, Licenses & Subscriptions | \$175 | \$175 | \$175 | \$0 |
| TOTAL ADMINISTRATIVE | \$102,306 | \$29,099 | \$26,957 | \$2,142 |
| <u>Field:</u> | | | | |
| Insurance | \$12,193 | \$12,193 | \$11,963 | \$230 |
| Field Management & Administration | \$22,300 | \$3,717 | \$4,275 | (\$558) |
| Recreation Center Attendant | \$51,400 | \$8,567 | \$14,471 | (\$5,904) |
| Recreation Center Seasonal Assistant | \$11,000 | \$0 | \$0 | \$0 |
| Security Camera Monitoring | \$13,200 | \$2,200 | \$2,023 | \$177 |
| Pool Maintenance | \$9,540 | \$1,590 | \$5,142 | (\$3,552) |
| Pool Chemicals | \$8,160 | \$1,360 | \$230 | \$1,130 |
| Permit Fees | \$1,215 | \$203 | \$363 | (\$160) |
| Landscape Maintenance | \$59,606 | \$9,934 | \$9,935 | (\$0) |
| Landscape Contingency | \$3,659 | \$610 | \$2,267 | (\$1,657) |
| Pest Control | \$390 | \$98 | \$130 | (\$33) |
| Irrigation Maintenance | \$5,625 | \$938 | \$0 | \$938 |
| Lake Maintenance | \$9,780 | \$1,630 | \$1,590 | \$40 |

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended November 30, 2019

| DESCRIPTION | ADOPTED BUDGET | PRORATED BUDGET THRU 11/30/19 | ACTUAL THRU 11/30/19 | VARIANCE |
|--|-------------------|----------------------------------|-------------------------|------------------|
| <i>Field: (continued)</i> | | | | |
| General Facility Maintenance | \$25,000 | \$4,167 | \$0 | \$4,167 |
| Utilities-Electric | \$21,000 | \$3,500 | \$2,853 | \$647 |
| Utilities-Water | \$22,500 | \$3,750 | \$4,381 | (\$631) |
| Utilities-Cable | \$3,300 | \$550 | \$607 | (\$57) |
| Utilities-Telephone | \$1,800 | \$300 | \$0 | \$300 |
| Refuse Service | \$2,340 | \$390 | \$549 | (\$159) |
| Repairs and Maintenance | \$32,200 | \$5,367 | \$4,439 | \$928 |
| Janitorial Maintenance | \$7,000 | \$1,167 | \$4,388 | (\$3,221) |
| Janitorial Supplies | \$3,000 | \$500 | \$0 | \$500 |
| Special Events | \$14,000 | \$2,571 | \$2,571 | \$0 |
| Amenity Supplies | \$3,350 | \$558 | \$1,036 | (\$478) |
| Capital Outlay | \$25,000 | \$0 | \$0 | \$0 |
| Capital Reserve | \$65,600 | \$0 | \$0 | \$0 |
| TOTAL FIELD | \$434,158 | \$65,858 | \$73,214 | (\$7,356) |
| TOTAL EXPENDITURES | \$536,464 | \$94,957 | \$100,171 | (\$5,214) |
| Excess (deficiency) of revenues over (under) expenditures | \$0 | (\$79,677) | (\$86,234) | (\$6,557) |
| Net change in fund balance | \$0 | (\$79,677) | (\$86,234) | (\$6,557) |
| FUND BALANCE - Beginning | \$0 | | \$98,640 | |
| FUND BALANCE - Ending | \$0 | | \$12,406 | |

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL RESERVE FUND
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended November 30, 2019

| <u>DESCRIPTION</u> | <u>ADOPTED BUDGET</u> | <u>PRORATED BUDGET THRU 11/30/19</u> | <u>ACTUAL THRU 11/30/19</u> | <u>VARIANCE</u> |
|--|---------------------------|--|---------------------------------|-----------------------|
| <u>REVENUES</u> | | | | |
| Interest Income | \$500 | \$83 | \$453 | \$370 |
| Capital Reserve-Transfer In | \$90,600 | \$0 | \$0 | \$0 |
| TOTAL REVENUES | <u>\$91,100</u> | <u>\$83</u> | <u>\$453</u> | <u>\$370</u> |
| <u>EXPENDITURES</u> | | | | |
| Capital Outlay | \$0 | \$0 | \$120 | (\$120) |
| Miscellaneous Services | \$0 | \$0 | \$152 | (\$152) |
| TOTAL EXPENDITURES | <u>\$0</u> | <u>\$0</u> | <u>\$272</u> | <u>(\$272)</u> |
| Excess (deficiency) of revenues over (under) expenditures | <u>\$91,100</u> | <u>\$83</u> | <u>\$181</u> | <u>\$98</u> |
| Net change in fund balance | <u>\$91,100</u> | <u>\$83</u> | <u>\$181</u> | <u>\$98</u> |
| FUND BALANCE - Beginning | \$105,862 | | \$143,874 | |
| FUND BALANCE - Ending | <u>\$196,962</u> | | <u>\$144,055</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 November 30, 2019

| DESCRIPTION | AMENDED BUDGET | PRORATED BUDGET THRU 11/30/19 | ACTUAL THRU 11/30/19 | VARIANCE |
|--|---------------------------|--|---------------------------------|-------------------|
| <u>REVENUES</u> | | | | |
| Special Assessments - On Roll | \$382,996 | \$10,005 | \$10,005 | \$0 |
| Interest Income | \$750 | \$125 | \$856 | \$731 |
| TOTAL REVENUES | \$383,746 | \$10,130 | \$10,862 | \$731 |
| <u>EXPENDITURES</u> | | | | |
| <u>Series 2016-1</u> | | | | |
| Interest - 11/01 | \$61,413 | \$61,413 | \$61,413 | \$0 |
| Special Call - 11/01 | \$0 | \$0 | \$10,000 | (\$10,000) |
| Interest - 05/01 | \$61,413 | \$0 | \$0 | \$0 |
| Principal - 05/01 | \$175,000 | \$0 | \$0 | \$0 |
| <u>Series 2016-2</u> | | | | |
| Interest - 11/01 | \$23,500 | \$23,500 | \$23,500 | \$0 |
| Special Call - 11/01 | \$0 | \$0 | \$5,000 | (\$5,000) |
| Interest - 05/01 | \$23,500 | \$0 | \$0 | \$0 |
| Principal - 05/01 | \$35,000 | \$0 | \$0 | \$0 |
| TOTAL EXPENDITURES | \$379,826 | \$84,913 | \$99,913 | (\$15,000) |
| Excess (deficiency) of revenues over (under) expenditures | \$3,920 | (\$74,783) | (\$89,051) | (\$14,269) |
| <u>Other Financing Sources/(Uses)</u> | | | | |
| Interfund Transfer In / (Out) | \$0 | \$0 | (\$559) | (\$559) |
| Total Other Financing Sources/(Uses) | \$0 | \$0 | (\$559) | (\$559) |
| Net change in fund balance | \$3,920 | (\$74,783) | (\$89,610) | (\$14,827) |
| FUND BALANCE - Beginning | \$95,879 | | \$296,571 | |
| FUND BALANCE - Ending | \$99,799 | | \$206,961 | |

**TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
Long Term Debt Report
FY 2020**

| Series 2016A-1, Senior Special Assessment Revenue Refunding and Improvement Bonds | | |
|---|-----------------------------|-----------------------|
| 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 | \$1,340,000.00 |
| Reserve Fund Requirement: | 50% Max Annual Debt Service | |
| Bonds outstanding - 09/30/2019 | | \$4,000,000.00 |
| Less: | Nov 1, 2019 (Special Call) | (\$10,000.00) |
| | May 1, 2020 (Mandatory) | \$0.00 |
| Current Bonds Outstanding | | \$3,990,000.00 |
| 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 - 09/30/2019 | | \$1,000,000.00 |
| Less: | Nov 1, 2019 (Special Call) | (\$5,000.00) |
| | May 1, 2020 (Mandatory) | \$0.00 |
| Current Bonds Outstanding | | \$995,000.00 |
| Total Current Bonds Outstanding | | \$4,985,000.00 |

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND - SERIES 2016
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended November 30, 2019

| <u>DESCRIPTION</u> | <u>ADOPTED BUDGET</u> | <u>PRORATED BUDGET THRU 11/30/19</u> | <u>ACTUAL THRU 11/30/19</u> | <u>VARIANCE</u> |
|--|---------------------------|--|---------------------------------|---------------------|
| <u>REVENUES</u> | | | | |
| Interest Income | \$0 | \$0 | \$88 | \$88 |
| TOTAL REVENUES | <u>\$0</u> | <u>\$0</u> | <u>\$88</u> | <u>\$88</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>\$88</u> | <u>\$88</u> |
| <u>Other Financing Sources/(Uses)</u> | | | | |
| Interfund Transfer In / (Out) | \$0 | \$0 | \$559 | \$559 |
| Total Other Financing Sources/(Uses) | <u>\$0</u> | <u>\$0</u> | <u>\$559</u> | <u>\$559</u> |
| Net change in fund balance | <u>\$0</u> | <u><u>\$0</u></u> | <u>\$646</u> | <u><u>\$646</u></u> |
| FUND BALANCE - Beginning | \$0 | | \$29,902 | |
| FUND BALANCE - Ending | <u><u>\$0</u></u> | | <u><u>\$30,548</u></u> | |

Tison's Landing
Community Development District
General Fund
Statement of Revenues and Expenditures (Month by Month)
FY 2020

| | OCT 2019 | NOV 2019 | DEC 2019 | JAN 2020 | FEB 2020 | MAR 2020 | APR 2020 | MAY 2020 | JUN 2020 | JUL 2020 | AUG 2020 | SEP 2020 | TOTAL |
|------------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|----------|
| <i>Revenues</i> | | | | | | | | | | | | | |
| Maintenance Assessments - Tax Roll | \$0 | \$13,780 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$13,780 |
| Clubhouse Income | \$0 | \$54 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$54 |
| Interest Income | \$79 | \$24 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$103 |
| <i>Total Revenues</i> | \$79 | \$13,857 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$13,937 |
| Supervisor Fees | \$1,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,000 |
| FICA Taxes | \$77 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$77 |
| Engineering Fees | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Arbitrage Calculation | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Dissemination | \$283 | \$83 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$367 |
| Assessment Roll | \$2,500 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$2,500 |
| Attorney Fees | \$1,595 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,595 |
| Annual Audit | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Trustee Fees | \$3,717 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,717 |
| Management Fees | \$3,938 | \$3,938 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$7,875 |
| Computer Time | \$83 | \$83 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$167 |
| Telephone | \$0 | \$42 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$42 |
| Postage | \$13 | \$157 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$170 |
| Printing & Binding | \$443 | \$14 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$458 |
| Insurance | \$8,355 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$8,355 |
| Legal Advertising | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Other Current Charges | \$69 | \$72 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$141 |
| Website Administration | \$150 | \$150 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$300 |
| Office Supplies | \$20 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$20 |
| Dues, Licenses & Subscriptions | \$175 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$175 |
| <i>Total Administrative</i> | \$22,418 | \$4,539 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$26,957 |

Tison's Landing
Community Development District
General Fund
Statement of Revenues and Expenditures (Month by Month)
FY 2020

| | OCT 2019 | NOV 2019 | DEC 2019 | JAN 2020 | FEB 2020 | MAR 2020 | APR 2020 | MAY 2020 | JUN 2020 | JUL 2020 | AUG 2020 | SEP 2020 | TOTAL |
|--|-----------------|-----------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|------------------|
| FIELD: | | | | | | | | | | | | | |
| Insurance | \$11,963 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$11,963 |
| Field Management & Administration | \$2,138 | \$2,138 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$4,275 |
| Recreation Center Attendant | \$7,235 | \$7,235 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$14,471 |
| Recreation Center Seasonal Assistant | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Security Camera Monitoring | \$2,023 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$2,023 |
| Pool Maintenance | \$2,571 | \$2,571 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$5,142 |
| Pool Chemicals | \$0 | \$230 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$230 |
| Permit Fees | \$363 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$363 |
| Landscape Maintenance | \$4,967 | \$4,967 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$9,935 |
| Landscape Contingency | \$0 | \$2,267 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$2,267 |
| Pest Control | \$65 | \$65 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$130 |
| Irrigation Maintenance | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Lake Maintenance | \$795 | \$795 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,590 |
| General Facility Maintenance | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Utilities-Electric | \$1,471 | \$1,382 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$2,853 |
| Utilities-Water | \$2,713 | \$1,669 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$4,381 |
| Utilities-Cable | \$304 | \$304 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$607 |
| Utilities-Telephone | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Refuse Service | \$194 | \$354 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$549 |
| Repairs and Maintenance | \$3,930 | \$509 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$4,439 |
| Janitorial Maintenance | \$2,194 | \$2,194 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$4,388 |
| Janitorial Supplies | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Special Events | \$1,137 | \$1,434 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$2,571 |
| Amenity Supplies | \$490 | \$546 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,036 |
| Capital Outlay | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Capital Reserve | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Field Expenditures | \$44,554 | \$28,660 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$73,214 |
| Subtotal Operating Expenditures | \$66,972 | \$33,198 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$100,171 |
| Interfund Transfers | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Excess Revenues (Expenditures) | (\$66,893) | (\$19,341) | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | (\$86,234) |

TISON'S LANDING
Community Development District
Series 2016 Special Assessment Revenue and Refunding Capital Improvement Bonds

1. Recap of Capital Project Fund Activity Through November 30, 2019

| | |
|---|---------------------------|
| Opening Balance in Construction Account | \$547,212.92 |
| Source of Funds: | |
| Interest Earned | \$2,519.61 |
| Interfund Transfer | (\$2,825.91) |
| Use of Funds: | |
| Disbursements: | |
| Fitness Equipment | (\$25,565.00) |
| Fitness Room Improvements | \$0.00 |
| Security Room Improvements | (\$41,759.81) |
| Pool Improvements | (\$108,244.29) |
| Cost Of Issuance | (\$336,770.56) |
| Professional Fees | (\$4,019.00) |
| <u>Adjusted Balance in Construction Account at November 30, 2019</u> | <u>\$30,547.96</u> |

2. Funds Available For Construction at November 30, 2019

| | |
|--|--------------------|
| Book Balance of Construction Fund at November 30, 2019 | \$30,547.96 |
| Construction Funds available at November 30, 2019 | <u>\$30,547.96</u> |

3. Investments - US Bank

| | | | | | |
|--------------------|-------------|--------------|------------|------------------------------|---------------------------|
| November 30, 2019 | <u>Type</u> | <u>Yield</u> | <u>Due</u> | <u>Maturity</u> | <u>Principal</u> |
| Construction Fund: | Overnight | 0.10% | | \$30,547.96 | \$30,547.96 |
| | | | | Contracts Payable | \$0.00 |
| | | | | Balance at November 30, 2019 | <u>\$30,547.96</u> |

B.

Special Assessment Receipts

| | |
|--------------------------------|---------------------|
| GROSS PERCENT COLLECTED | 2.61% |
| GROSS OUTSTANDING | \$958,606.47 |

| | GROSS AMOUNT ASSESSED | PERCENTAGE | ASSESSMENTS COLLECTED | ASSESSMENTS TRANSFERRED | AMOUNT TO BE TFR. |
|--------------|--------------------------|------------|--------------------------|----------------------------|----------------------|
| O & M | \$527,466.82 | 57.9339% | \$13,779.64 | (\$13,779.64) | \$0.00 |
| DEBT SERVICE | \$382,996.12 | 42.0661% | \$10,005.46 | \$0.00 | \$10,005.46 |
| TOTAL | \$910,462.94 | 100.00% | \$23,785.10 | (\$13,779.64) | \$10,005.46 |

| <u>DATE</u> | <u>CHECK #</u> | <u>AMOUNT</u> |
|---------------------------|----------------|---------------|
| | TOTAL | \$0.00 |
| Amount to be transferred: | | \$10,005.46 |

C.

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

9/12/19 - 12/28/19

| <u>Date</u> | <u>Check Numbers</u> | <u>Amount</u> |
|--------------------|-----------------------------|----------------------------|
| General Fund | | |
| 09/16/19 | 2402-2405 | \$23,064.63 |
| 09/26/19 | 2406-2407 | \$229.63 |
| 09/27/19 | 2408-2410 | \$1,688.50 |
| 09/28/19 | 2411 | \$1,136.80 |
| 10/01/19 | 2412 | \$194.47 |
| 10/07/19 | 2413-2424 | \$44,789.98 |
| 10/08/19 | 2425 | \$105.00 |
| 10/10/19 | 2426-2428 | \$5,089.00 |
| 10/18/19 | 2429-2433 | \$4,651.27 |
| 10/28/19 | 2434 | \$900.96 |
| 11/01/19 | 2435-2441 | \$6,345.41 |
| 11/05/19 | 2442-2443 | \$14,500.33 |
| 11/08/19 | 2444-2447 | \$10,143.64 |
| 11/19/19 | 2448-2458 | \$15,302.22 |
| 12/04/19 | 2459-2463 | \$5,663.23 |
| 11/28/19 | 2464 | \$1,137.37 |
| 12/28/19 | 2465 | \$1,500.12 |
| 12/12/19 | 2466-2467 | \$768,130.55 |
| 12/13/19 | 2468-2470 | \$19,064.67 |
| 12/23/19 | 2471-2472 | \$1,294.64 |
| Total | | <u><u>\$924,932.42</u></u> |

AP300R
*** CHECK NOS. 002402-002470

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/16/19
TISONS LANDING GF
BANK A TISON LANDING

PAGE 1

| DATE CHECK | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|---------------|-------|-----------------------------------|--|------------------------------------|--------|-----------|-----------------------------|
| 9/16/19 00034 | | 9/13/19 9636 | 201909 300-15500-10000 | | * | 20,318.00 | |
| | | | INSURANCE FY 2020 | | | | |
| | | | | EGIS INSURANCE ADVISORS, LLC | | | 20,318.00 002402 |
| 9/16/19 00046 | | 8/30/19 362 | 201908 320-57200-46500 | | * | 680.00 | |
| | | | AUG 19- POOL CHEMICALS | | | | |
| | | 8/31/19 363 | 201908 320-57200-45106 | | * | 1,600.00 | |
| | | | FACILITY ASSI THRU 9/2/19 | | | | |
| | | 8/31/19 364 | 201908 300-36900-10000 | | * | 240.00 | |
| | | | RENTAL PARTY ATT 8/31/19 | | | | |
| | | | | RIVERSIDE MANAGEMENT SERVICES INC. | | | 2,520.00 002403 |
| 9/16/19 00012 | | 9/18/19 19-07828 | 201909 310-51300-48000 | | * | 93.13 | |
| | | | NOTICE MEETINGS FY20 | | | | |
| | | | | DAILY RECORD | | | 93.13 002404 |
| 9/16/19 00009 | | 9/10/19 0191685 | 201908 310-51300-31100 | | * | 133.50 | |
| | | | ENGINEER THRU 8/31/19 | | | | |
| | | | | ENGLAND, THIMS & MILLER | | | 133.50 002405 |
| 9/26/19 00012 | | 9/24/19 19-07975 | 201909 310-51300-48000 | | * | 79.63 | |
| | | | NOTICE OF MEETING | | | | |
| | | | | DAILY RECORD | | | 79.63 002406 |
| 9/26/19 00140 | | 9/01/19 2411 | 201909 310-51300-49500 | | * | 150.00 | |
| | | | SEP 19- HOSTING MAINT | | | | |
| | | | | UNICORN WEB DEVELOPMENT, LLC | | | 150.00 002407 |
| 9/27/19 00042 | | 8/26/19 A30065 | 201908 320-57200-46600 | | * | 511.00 | |
| | | | REP FROZEN UNIT | | | | |
| | | 9/18/19 A30185 | 201909 320-57200-46600 | | * | 700.00 | |
| | | | COIL CHANGE OUT | | | | |
| | | | | FLORIDA AIR SERVICE & ENGINEERING | | | 1,211.00 002408 |
| 9/27/19 00101 | | 9/17/19 20735 | 201909 320-57200-46000 | | * | 245.00 | |
| | | | REPL CABLE ON LEG PRESS | | | | |
| | | | | ALLWAYS IMPROVING LLC | | | 245.00 002409 |
| 9/27/19 00065 | | 9/20/19 92975 | 201909 320-57200-46000 | | * | 232.50 | |
| | | | REP PUMP JUNCTION BOX | | | | |
| | | | | PARTRIDGE WELL DRILLING CO, INC. | | | 232.50 002410 |
| 9/28/19 00152 | | 9/03/19 44846100 | 201908 320-57200-52000 | | * | 48.09 | |
| | | | BLINDS | | | | |
| | | 9/03/19 44846100 | 201908 320-57200-52000 | | * | 646.28 | |
| | | | FABRIC/FOAM RECOV BARSTOO | | | | |

TISO TISON

TCESSNA

AP300R
*** CHECK NOS. 002402-002470

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

RUN 12/16/19

PAGE 2

| DATE CHECK | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|---------------|-------|-----------------------------------|--|--|--------|----------|----------------------------|
| | | 9/03/19 | 44846100 201908 320-57200-46602 | JANITORIAL SUPPLIES | * | 135.03 | |
| | | 9/03/19 | 44846100 201908 320-57200-49400 | COFFEE/BAGELS | * | 55.09 | |
| | | 9/03/19 | 44846100 201908 320-57200-46600 | WATER FILTER/WASP SPRAY | * | 88.84 | |
| | | 9/03/19 | 44846100 201908 320-57200-46601 | RETURN WATER FILTER | * | 49.99- | |
| | | 9/03/19 | 44846100 201908 320-57200-52000 | PRINTER INK | * | 39.43 | |
| | | 9/03/19 | 44846100 201908 320-57200-49400 | REUSABEL BACKDROP | * | 51.90 | |
| | | 9/03/19 | 44846100 201908 320-57200-46602 | WELLNESS CENTER WIPTS | * | 129.95 | |
| | | 9/03/19 | 44846100 201908 320-57200-46602 | WATER FILTER REFRIGERATOR | * | 39.98 | |
| | | 9/03/19 | 44846100 201908 320-57200-46601 | CONCRETE INST NEW BIKE RA | * | 7.20 | |
| | | 9/03/19 | 44846100 201908 320-57200-49400 | BAGEL MORNINGS | * | 9.23 | |
| | | 9/03/19 | 44846100 201908 300-36900-10000 | WELLS FARGO CC CASH BACK | * | 64.23- | |
| | | | | WELLS FARGO CREDIT CARD (AUTO PAY) | | | 1,136.80 002411 |
| 10/01/19 | 00077 | 9/16/19 | 0687-001 201910 320-57200-43200 | PICKUP SV 10/1-10/31/19 | * | 194.47 | |
| | | | | REPUBLIC SERVICES #687 | | | 194.47 002412 |
| 10/07/19 | 00081 | 8/31/19 | 158159 201908 310-51300-31500 | LEGAL SV THRU 8/31/19 | * | 2,860.10 | |
| | | | | BILLING, COCHRAN, LYLES, MAURO & RAMSE | | | 2,860.10 002413 |
| 10/07/19 | 00030 | 9/25/19 | 84957412 201910 320-57200-41050 | TV/INTERNET 10/4-11/3/19 | * | 303.53 | |
| | | | | COMCAST | | | 303.53 002414 |
| 10/07/19 | 00129 | 10/02/19 | 23980475 201909 320-57200-49100 | CONTACT 9/14-10/13/19 | * | 38.25 | |
| | | 10/02/19 | 23980475 201909 320-57200-49100 | CONTACT 9/14-10/13/19 | V | 38.25- | |
| | | | | CONSTANT CONTACT | | | .00 002415 |
| 10/07/19 | 00125 | 10/02/19 | 5 201910 310-51300-31200 | SERIES 2016-A 1 AND A-2 | * | 200.00 | |
| | | | | DISCLOSURE SERVICES, LLC | | | 200.00 002416 |
| | | | | TISO TISON | | | |
| | | | | TCESSNA | | | |

AP300R
*** CHECK NOS. 002402-002470

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

RUN 12/16/19

PAGE 3

| DATE CHECK | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|---------------|-------|-----------------------------------|--|-------------|--------|----------|----------------------------|
| 10/07/19 | 00004 | 9/15/19 392 | 201910 310-51300-31400 | | * | 2,500.00 | |
| | | | ASSESSMENT ROLL FY2020 | | | | |
| 10/01/19 | | 393 | 201910 310-51300-34000 | | * | 3,937.50 | |
| | | | OCT 19- MGMT FEE | | | | |
| 10/01/19 | | 393 | 201910 310-51300-35100 | | * | 83.33 | |
| | | | OCT 19- COMPUTER TIME | | | | |
| 10/01/19 | | 393 | 201910 310-51300-31200 | | * | 83.33 | |
| | | | OCT 19- DISSEMINATION | | | | |
| 10/01/19 | | 393 | 201910 310-51300-51000 | | * | 20.15 | |
| | | | OCT 19- OFFICE SUPPLIES | | | | |
| 10/01/19 | | 393 | 201910 310-51300-42000 | | * | 12.80 | |
| | | | OCT 19- POSTAGE | | | | |
| 10/01/19 | | 393 | 201910 310-51300-42500 | | * | 443.40 | |
| | | | OCT 19- COPIES | | | | |
| | | | GOVERNMENTAL MANagements SERVICES | | | | 7,080.51 002417 |
| 10/07/19 | 00150 | 8/14/19 08142019 | 201908 320-57200-46600 | | * | 175.32 | |
| | | | MAILBOX | | | | |
| | | | DANA HARDEN | | | | 175.32 002418 |
| 10/07/19 | 00015 | 9/27/19 89708215 | 201909 320-57200-43100 | | * | 1,446.59 | |
| | | | ELECTRIC 8/24-9/25/19 | | | | |
| 9/27/19 | | 89708215 | 201909 320-57200-43000 | | * | 2,596.58 | |
| | | | IRRIGATION 8/24-9/25/19 | | | | |
| 9/27/19 | | 89708215 | 201909 320-57200-43000 | | * | 668.37 | |
| | | | SEWER 8/24-9/25/19 | | | | |
| 9/27/19 | | 89708215 | 201909 320-57200-43000 | | * | 227.73 | |
| | | | WATER 8/24-9/25/19 | | | | |
| | | | JEA | | | | 4,939.27 002419 |
| 10/07/19 | 00052 | 10/01/19 6860 | 201909 320-57200-46200 | | * | 3,950.00 | |
| | | | SEP 19- LANDSCAPE SV | | | | |
| | | | LAWNBOY LAWN SERVICES, INC. | | | | 3,950.00 002420 |
| 10/07/19 | 00046 | 9/01/19 360 | 201909 320-57200-46601 | | * | 403.84 | |
| | | | 9/20/19-JANITO SV | | | | |
| 9/01/19 | | 360 | 201909 320-57200-46400 | | * | 550.38 | |
| | | | 9/20/19-POOL MAINT | | | | |
| 9/01/19 | | 360 | 201909 320-57200-34400 | | * | 1,238.89 | |
| | | | 9/20/19-OPER MGMT | | | | |
| 9/01/19 | | 360 | 201909 320-57200-45105 | | * | 2,772.33 | |
| | | | 9/20/19-FACILITY MGMT | | | | |
| 9/18/19 | | 365 | 201908 320-57200-46600 | | * | 610.53 | |
| | | | FACILITY MAINT 8/1-8/31 | | | | |
| | | | RIVERSIDE MANAGEMENT SERVICES INC. | | | | 5,575.97 002421 |
| | | | TISO TISON | TCESSNA | | | |

AP300R
*** CHECK NOS. 002402-002470

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/16/19
TISONS LANDING GF
BANK A TISON LANDING

PAGE 4

| DATE CHECK | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|---------------|-------|-----------------------------------|---|-----------------------------|--------|----------|----------------------------|
| 10/07/19 | 00137 | 10/01/19 462510 | 201910 320-57200-46800 OCT 19- LAKE MAINT | THE LAKE DOCTORS, INC. | * | 795.00 | 795.00 002422 |
| 10/07/19 | 00134 | 9/27/19 6080267 | 201909 320-57200-46202 COM PEST CONTR 9/27/19 | TURNER PEST CONTROL | * | 65.00 | 65.00 002423 |
| 10/07/19 | 00157 | 9/26/19 360876 | 201909 320-57200-45105 SEP 21-30 OPERATIN AMENIT | | * | 2,409.39 | |
| | | 9/26/19 360876 | 201909 320-57200-46400 SEP 21-30 POOL MAINT | | * | 856.09 | |
| | | 9/26/19 360876 | 201909 320-57200-34400 SEP 21-30 FACILITY MAINT | | * | 711.79 | |
| | | 9/26/19 360876 | 201909 320-57200-46601 SEP 21-30 JANITORIAL | | * | 730.52 | |
| | | 10/01/19 360878 | 201910 320-57200-45105 OCT 19- AMENITY/FIELD OP | | * | 7,235.41 | |
| | | 10/01/19 360878 | 201910 320-57200-46400 OCT 19- POOL MAINT/CHEMIC | | * | 2,570.83 | |
| | | 10/01/19 360878 | 201910 320-57200-34400 OCT 19- FACILITY MAINT | | * | 2,137.50 | |
| | | 10/01/19 360878 | 201910 320-57200-46601 OCT 19- JANITORIAL SV | VESTA PROPERTY SERVICE INC. | * | 2,193.75 | 18,845.28 002424 |
| 10/08/19 | 00153 | 9/09/19 09092019 | 201909 320-57200-52000 DECOR/CLOCK/PICTURES | LINDA WALDHAUER | * | 105.00 | 105.00 002425 |
| 10/10/19 | 00129 | 10/10/19 BK8DQR7A | 201910 320-57200-49100 12 MO 501-2500 CONTACTS | CONSTANT CONTACT | * | 459.00 | 459.00 002426 |
| 10/10/19 | 00052 | 9/01/19 6824 | 201908 320-57200-46200 AUG 19- LAWN MAINT | LAWNBOY LAWN SERVICES, INC. | * | 3,950.00 | 3,950.00 002427 |
| 10/10/19 | 00142 | 8/01/19 13129558 | 201909 320-57200-46400 SEP 19- POOL SV | POOLSURE | * | 680.00 | 680.00 002428 |
| 10/18/19 | 00132 | 9/30/19 3963 | 201909 320-57200-46000 SERVICE CALL 8/20 | NITELITES | * | 95.00 | 95.00 002429 |
| TISO TISON | | | | TCESSNA | | | |

AP300R
*** CHECK NOS. 002402-002470

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

RUN 12/16/19

PAGE 5

| DATE CHECK | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|---------------|-------|-----------------------------------|--|--|--------|----------|----------------------------|
| 10/18/19 | 00046 | 10/14/19 366 | 201909 320-57200-46600 | | * | 367.50 | |
| | | SEPT 19- | FACILITY MAINT | RIVERSIDE MANAGEMENT SERVICES INC. | | | 367.50 002430 |
| 10/18/19 | 00140 | 10/01/19 2423 | 201910 310-51300-49500 | | * | 150.00 | |
| | | OCT 19- | WEB SITE HOST/MAI | UNICORN WEB DEVELOPMENT, LLC | | | 150.00 002431 |
| 10/18/19 | 00016 | 9/25/19 5500876 | 201910 310-51300-31300 | | * | 3,717.38 | |
| | | SERIES 2016 9/1-8/31/20 | | US BANK | | | 3,717.38 002432 |
| 10/18/19 | 00157 | 9/30/19 361847 | 201909 320-57200-46500 | | * | 321.39 | |
| | | POOL SUPPLIES | | VESTA PROPERTY SERVICE INC. | | | 321.39 002433 |
| 10/28/19 | 00152 | 10/03/19 44846100 | 201909 320-57200-46602 | | * | 19.50 | |
| | | URINAL SCREENS | | | * | 155.93 | |
| | | 10/03/19 44846100 | 201909 320-57200-52000 | | * | 89.50 | |
| | | ADA SUPPLIES/COFFEE URN | | | * | 250.03 | |
| | | 10/03/19 44846100 | 201909 320-57200-49400 | | * | 74.49 | |
| | | LIFE RINGS FOR POOL | | | * | 113.94 | |
| | | 10/03/19 44846100 | 201909 320-57200-52000 | | * | 21.36 | |
| | | BAGLES | | | * | 29.98 | |
| | | 10/03/19 44846100 | 201909 320-57200-52000 | | * | 35.96 | |
| | | SMORES FOR ADULT EVENT | | | * | 16.48 | |
| | | 10/03/19 44846100 | 201909 320-57200-52000 | | * | 93.79 | |
| | | BATTERY VACUUM | | | | | |
| | | 10/03/19 44846100 | 201909 320-57200-52000 | | * | | |
| | | TUBING FOR CHLORING POOL | | | | | |
| | | 10/03/19 44846100 | 201909 320-57200-52000 | | * | | |
| | | LOCK CUTTERS | | | | | |
| | | 10/03/19 44846100 | 201909 320-57200-52000 | | * | | |
| | | PAPER TOWELS/TOILET PAPER | | | | | |
| | | 10/03/19 44846100 | 201909 320-57200-52000 | | * | | |
| | | MAILBOX INST ITEMS | | | | | |
| | | 10/03/19 44846100 | 201909 320-57200-52000 | | * | | |
| | | KEY FOBS FOR ACCESS CARDS | | | | | |
| | | | | WELLS FARGO CREDIT CARD (AUTO PAY) | | | 900.96 002434 |
| 11/01/19 | 00101 | 10/16/19 20978 | 201910 320-57200-46000 | | * | 175.00 | |
| | | OCT 19 | PREVENTATIVE MAINT | ALLWAYS IMPROVING LLC | | | 175.00 002435 |
| 11/01/19 | 00081 | 9/30/19 158658 | 201909 310-51300-31500 | | * | 2,942.50 | |
| | | LEGAL SV THRU 9/30/19 | | BILLING, COCHRAN, LYLES, MAURO & RAMSE | | | 2,942.50 002436 |

TISO TISON

TCESSNA

AP300R
*** CHECK NOS. 002402-002470

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/16/19
TISONS LANDING GF
BANK A TISON LANDING

PAGE 6

| DATE CHECK | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|---------------|-------|-----------------------------------|--|-----------------------------|--------|----------|----------------------------|
| 11/01/19 | 00030 | 10/25/19 | 84957412 201911 320-57200-41050 TV/INTERNET 11/4-12/3/19 | COMCAST | * | 303.55 | 303.55 002437 |
| 11/01/19 | 00158 | 10/29/19 | 3157 201910 320-57200-46000 BACKFLOW TEST/CERT | | * | 360.00 | |
| | | 10/29/19 | 3158 201910 320-57200-46000 WILKINS RP BACK FLOW | PHILLIP MCDONALD PLUMBING | * | 1,350.00 | 1,710.00 002438 |
| 11/01/19 | 00077 | 10/16/19 | 0687-001 201911 320-57200-43000 PICKUP SVC 11/1-11/30/19 | REPUBLIC SERVICES #687 | * | 354.36 | 354.36 002439 |
| 11/01/19 | 00137 | 11/01/19 | 468249 201911 320-57200-46800 NOV 19 - LAKE MAINT | THE LAKE DOCTORS, INC. | * | 795.00 | 795.00 002440 |
| 11/01/19 | 00134 | 10/30/19 | 6143403 201910 320-57200-46202 COM PEST CONTROL 10/30/19 | TURNER PEST CONTROL | * | 65.00 | 65.00 002441 |
| 11/05/19 | 00109 | 10/20/19 | 50077708 201910 320-57200-54000 PREV BALANCE | | * | 1.66- | |
| | | 10/20/19 | 50077708 201910 320-57200-54000 LIC FEE ADJ 1/1-10/31/19 | | * | 7.50 | |
| | | 10/20/19 | 50077708 201910 320-57200-54000 LICENSE FEE 11/1-12/31/19 | | * | 59.50 | |
| | | 10/20/19 | 50077708 201910 320-57200-54000 LICENSE FEE 1/1-10/31/20 | ASCAP | * | 297.50 | 362.84 002442 |
| 11/05/19 | 00157 | 11/01/19 | 361999 201911 320-57200-45105 NOV 19- AMENITY/FIELD | | * | 7,235.41 | |
| | | 11/01/19 | 361999 201911 320-57200-46400 NOV 19- POOL MAINT | | * | 2,570.83 | |
| | | 11/01/19 | 361999 201911 320-57200-34400 NOV 19- FACILITY/COMM GRO | | * | 2,137.50 | |
| | | 11/01/19 | 361999 201911 320-57200-46601 NOV 19- JANITORIAL SV | VESTA PROPERTY SERVICE INC. | * | 2,193.75 | 14,137.49 002443 |
| 11/08/19 | 00004 | 11/01/19 | 394 201911 310-51300-34000 NOV 19- MGMT FEE | | * | 3,937.50 | |
| | | 11/01/19 | 394 201911 310-51300-35100 NOV 19- COMPUTER TIME | | * | 83.33 | |

TISO TISON

TCESSNA

AP300R
*** CHECK NOS. 002402-002470

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/16/19
TISONS LANDING GF
BANK A TISON LANDING

PAGE 7

| DATE CHECK | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|----------------|-------|-----------------------------------|--|-------------|--------|----------|----------------------------|
| | | 11/01/19 394 | 201911 310-51300-31200 | | * | 83.33 | |
| | | NOV 19- | DISSEMINATION | | | | |
| | | 11/01/19 394 | 201911 310-51300-42000 | | * | 157.09 | |
| | | NOV 19- | POSTAGE | | | | |
| | | 11/01/19 394 | 201911 310-51300-42500 | | * | 14.25 | |
| | | NOV 19- | COPIES | | | | |
| | | 11/01/19 394 | 201911 310-51300-41000 | | * | 41.70 | |
| | | NVO 19- | TELEPHONE | | | | |
| | | | GOVERNMENTAL MANagements SERVICES | | | | 4,317.20 002444 |
| 11/08/19 00015 | | 10/29/19 89708215 | 201910 320-57200-43000 | | * | 1,471.34 | |
| | | ELECTRIC 9/25-10/24/19 | | | | | |
| | | 10/29/19 89708215 | 201910 320-57200-43100 | | * | 2,275.48 | |
| | | IRRIGATION 9/25-10/24/19 | | | | | |
| | | 10/29/19 89708215 | 201910 320-57200-43100 | | * | 312.96 | |
| | | SEWER 9/25-10/24/19 | | | | | |
| | | 10/29/19 89708215 | 201910 320-57200-43100 | | * | 124.28 | |
| | | WATER 9/25-10/24/19 | | | | | |
| | | | JEA | | | | 4,184.06 002445 |
| 11/08/19 00064 | | 10/01/19 36014071 | 201910 320-57200-46200 | | * | 242.50 | |
| | | OCT 19- | LAWN PROGRAM | | | | |
| | | 10/06/19 35711804 | 201910 320-57200-46200 | | * | 104.00 | |
| | | OCT 19- | SHRUB SV | | | | |
| | | 10/06/19 35711805 | 201910 320-57200-46200 | | * | 584.88 | |
| | | OCT 19- | LAWN SV | | | | |
| | | 10/06/19 35711806 | 201910 320-57200-46200 | | * | 86.00 | |
| | | OCT 19- | ORNAMENTAL SV | | | | |
| | | | NADER'S PEST RAIDERS | | | | 1,017.38 002446 |
| 11/08/19 00132 | | 11/08/19 4066 | 201911 320-57200-46200 | | * | 485.00 | |
| | | STAINLESS STEEL TRANSFORM | | | | | |
| | | 11/08/19 4066 | 201911 320-57200-46200 | | * | 140.00 | |
| | | DIGITAL ASTRO TIMER | | | | | |
| | | | NITELITES | | | | 625.00 002447 |
| 11/19/19 00159 | | 10/31/19 19415-1 | 201910 320-57200-46000 | | * | 250.00 | |
| | | BACKFLOW INSPECTION | | | | | |
| | | | AEGIS FIRE AND INTEGRATED SERVICES | | | | 250.00 002448 |
| 11/19/19 00003 | | 10/01/19 74238 | 201910 310-51300-54000 | | * | 175.00 | |
| | | SPECIAL DISTRICT FEE FY20 | | | | | |
| | | | DEPARTMENT OF ECONOMIC OPPORTUNITY | | | | 175.00 002449 |
| 11/19/19 00013 | | 11/11/19 18857 | 201909 310-51300-31600 | | * | 1,200.00 | |
| | | SERIES A1 AND A2 7/31/19 | | | | | |
| | | | GRAU AND ASSOCIATES | | | | 1,200.00 002450 |
| | | | TISO TISON | TCESSNA | | | |

AP300R
*** CHECK NOS. 002402-002470

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/16/19
TISONS LANDING GF
BANK A TISON LANDING

PAGE 8

| DATE CHECK | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|---------------|-------|-----------------------------------|--|------------------------------|--------|----------|----------------------------|
| 11/19/19 | 00064 | 11/01/19 36261266 | 201911 320-57200-46200 | | * | 242.50 | |
| | | NOV 19- LAWN PROGR | | | | | |
| 11/03/19 | | 35986306 | 201911 320-57200-46200 | | * | 104.00 | |
| | | NOV 19- SHRUB SV | | | | | |
| 11/03/19 | | 35986307 | 201911 320-57200-46200 | | * | 584.88 | |
| | | NOV 19- LAWN SV | | | | | |
| 11/03/19 | | 35986308 | 201911 320-57200-46200 | | * | 86.00 | |
| | | NOV 19- ORNAMENTAL SV | | | | | |
| | | | | NADER'S PEST RAIDERS | | | 1,017.38 002451 |
| 11/19/19 | 00140 | 11/01/19 2432 | 201911 310-51300-49500 | | * | 150.00 | |
| | | NOV 19- HOSTING/MAINT | | | | | |
| | | | | UNICORN WEB DEVELOPMENT, LLC | | | 150.00 002452 |
| 11/19/19 | 00061 | 11/18/19 137810 | 201910 320-57200-46000 | | * | 1,794.98 | |
| | | REPLACE CAMERA | | | | | |
| | | | | ATLANTIC COMPANIES INC | | | 1,794.98 002453 |
| 11/19/19 | 00012 | 12/02/19 19-09536 | 201912 310-51300-48000 | | * | 83.00 | |
| | | NOTICE OF MEETING | | | | | |
| | | | | DAILY RECORD | | | 83.00 002454 |
| 11/19/19 | 00052 | 11/01/19 6893 | 201910 320-57200-46200 | | * | 3,950.00 | |
| | | OCT 19- LAWN SV | | | | | |
| 12/01/19 | | 6826 | 201911 320-57200-46200 | | * | 1,642.00 | |
| | | DUVAL PROP/ACCIDENT | | | | | |
| 12/01/19 | | 6924 | 201911 320-57200-46200 | | * | 3,950.00 | |
| | | NOV 19 - LAWN MAINT | | | | | |
| | | | | LAWNBOY LAWN SERVICES, INC. | | | 9,542.00 002455 |
| 11/19/19 | 00077 | 11/16/19 0687-001 | 201912 320-57200-43000 | | * | 229.86 | |
| | | PICKUP SVC 12/01-12/31/19 | | | | | |
| | | | | REPUBLIC SERVICES #687 | | | 229.86 002456 |
| 11/19/19 | 00137 | 12/01/19 474001 | 201912 320-57200-46800 | | * | 795.00 | |
| | | DEC 19 - WATER MGMT | | | | | |
| | | | | THE LAKE DOCTORS, INC. | | | 795.00 002457 |
| 11/19/19 | 00134 | 11/21/19 6217077 | 201911 320-57200-46202 | | * | 65.00 | |
| | | COM PEST CONTROL 11/21/19 | | | | | |
| | | | | TURNER PEST CONTROL | | | 65.00 002458 |
| 12/04/19 | 00101 | 11/26/19 21242 | 201911 320-57200-46000 | | * | 509.00 | |
| | | REPL BELT ON TREADMILL | | | | | |
| | | | | ALLWAYS IMPROVING LLC | | | 509.00 002459 |
| | | | | | | | |
| | | | | TISO TISON | | | |
| | | | | TCESSNA | | | |

AP300R
*** CHECK NOS. 002402-002470

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/16/19
TISONS LANDING GF
BANK A TISON LANDING

PAGE 9

| DATE CHECK | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|---------------|-------|-----------------------------------|--|--|--------|----------|----------------------------|
| 12/04/19 | 00117 | 12/14/19 | 12142019 201912 320-57200-49400 | MULTI GAME/RIDE PACKAGE | * | 205.00 | |
| | | | | AMAZING AMUSEMENTS | | | 205.00 002460 |
| 12/04/19 | 00081 | 10/31/19 | 159341 201910 310-51300-31500 | LEGAL SVCS THRU 10/31/19 | * | 1,595.00 | |
| | | | | BILLING, COCHRAN, LYLES, MAURO & RAMSE | | | 1,595.00 002461 |
| 12/04/19 | 00030 | 11/25/19 | 84957412 201912 320-57200-41050 | TV/INTERNET 12/4-1/3/19 | * | 303.55 | |
| | | | | COMCAST | | | 303.55 002462 |
| 12/04/19 | 00015 | 11/26/19 | 89708215 201911 320-57200-43000 | ELECTRIC 10/24-11/24/19 | * | 1,382.15 | |
| | | 11/26/19 | 89708215 201911 320-57200-43100 | IRRIGATION 10/24-11/24/19 | * | 1,469.32 | |
| | | 11/26/19 | 89708215 201911 320-57200-43100 | SEWER 10/24-11/24/19 | * | 128.67 | |
| | | 11/26/19 | 89708215 201911 320-57200-43100 | WATER 10/24-11/24/19 | * | 70.64 | |
| | | 11/26/19 | 89708215 201911 320-57200-43000 | ELECT MISTAKE 8/24-9/25 | * | .10- | |
| | | | | JEA | | | 3,050.68 002463 |
| 11/28/19 | 00152 | 11/03/19 | 44846100 201910 320-57200-49400 | BAGELS/SUPPLIES | * | 168.75 | |
| | | 11/03/19 | 44846100 201910 320-57200-49400 | FOOD FOR HALLOWEEN | * | 225.47 | |
| | | 11/03/19 | 44846100 201910 320-57200-49400 | BLACK LIGHT HAUNTED HOUSE | * | 35.99 | |
| | | 11/03/19 | 44846100 201910 320-57200-49400 | FOG FLUID HAUNTED HOUSE | * | 12.99 | |
| | | 11/03/19 | 44846100 201910 320-57200-49400 | FACE MASKS/MISC PAINTING | * | 61.96 | |
| | | 11/03/19 | 44846100 201910 320-57200-49400 | CARAMEL POPCORN | * | 28.68 | |
| | | 11/03/19 | 44846100 201910 320-57200-49400 | FAKE PUMPKINS FOR GAME | * | 36.98 | |
| | | 11/03/19 | 44846100 201910 320-57200-49400 | CANDY/GIFTS CARDS FOR WIN | * | 311.82 | |
| | | 11/03/19 | 44846100 201910 320-57200-49400 | CANDY/GIFTS CARDS FOR WIN | * | 162.74 | |
| | | 11/03/19 | 44846100 201910 320-57200-49400 | HAY FOR HALLWEEN | * | 32.00 | |
| | | 11/03/19 | 44846100 201910 320-57200-49400 | REUSABEL CHALKBOARD | * | 59.99 | |
| | | | | WELLS FARGO CREDIT CARD (AUTO PAY) | | | 1,137.37 002464 |

TISO TISON

TCESSNA

AP300R
*** CHECK NOS. 002402-002470

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

RUN 12/16/19

PAGE 10

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|---------------|-------|-----------------------------------|--|------------------------------------|--------|------------|-----------------------------|
| 12/28/19 | 00152 | 12/03/19 44846100 | 201911 320-57200-49400 | | * | 73.12 | |
| | | DRINKS, CUPS | | | | | |
| 12/03/19 | | 44846100 | 201911 320-57200-49400 | | * | 231.31 | |
| | | BAGELS | | | | | |
| 12/03/19 | | 44846100 | 201911 320-57200-49400 | | * | 139.52 | |
| | | VETERANS DAY CELEBRATION | | | | | |
| 12/03/19 | | 44846100 | 201911 320-57200-49400 | | * | 311.06 | |
| | | CHICFILA | | | | | |
| 12/03/19 | | 44846100 | 201911 320-57200-46000 | | * | 119.99 | |
| | | RAMP FOR ADA COMPL PLAYGR | | | | | |
| 12/03/19 | | 44846100 | 201911 320-57200-49400 | | * | 287.44 | |
| | | CHRISTMAS DECORATIONS | | | | | |
| 12/03/19 | | 44846100 | 201911 320-57200-49400 | | * | 158.57 | |
| | | PAINT NIGHT | | | | | |
| 12/03/19 | | 44846100 | 201911 320-57200-49400 | | * | 53.00 | |
| | | GLASS FOR PAINT NIGHT | | | | | |
| 12/03/19 | | 44846100 | 201911 320-57200-49400 | | * | 179.99 | |
| | | SNOWBALLS FOR SNOWB FIGHT | | | | | |
| 12/03/19 | | 44846100 | 201911 300-36900-10000 | | * | 53.88- | |
| | | CASH BACK NOVEMBER 19 | | | | | |
| | | | | WELLS FARGO CREDIT CARD (AUTO PAY) | | | 1,500.12 002465 |
| 12/12/19 | 00038 | 12/12/19 12122019 | 201912 300-20700-10200 | | * | 368,130.55 | |
| | | TXFER TAX COLLECTION | | | | | |
| | | | | TISON'S LANDING CDD | | | 368,130.55 002466 |
| 12/12/19 | 00102 | 12/12/19 12122019 | 201912 300-15100-10000 | | * | 400,000.00 | |
| | | TXFER EXCESS FUNDS TO SBA | | | | | |
| | | | | TISON'S LANDING CDD | | | 400,000.00 002467 |
| 12/13/19 | 00031 | 11/20/19 ARFR2000 | 201911 320-57200-49100 | | * | 31.37 | |
| | | FIRE INSPECTION | | | | | |
| | | | | CITY OF JACKSONVILLE | | | 31.37 002468 |
| 12/13/19 | 00004 | 12/01/19 395 | 201912 310-51300-34000 | | * | 3,937.50 | |
| | | DEC 19- MGMT FEE | | | | | |
| 12/01/19 | | 395 | 201912 310-51300-35100 | | * | 83.33 | |
| | | DEC 19- COMPUTER TIME | | | | | |
| 12/01/19 | | 395 | 201912 310-51300-31200 | | * | 83.33 | |
| | | DEC 19- DISSEMINATION | | | | | |
| 12/01/19 | | 395 | 201912 310-51300-42000 | | * | 9.50 | |
| | | DEC 19- POSTAGE | | | | | |
| 12/01/19 | | 395 | 201912 310-51300-42500 | | * | 6.00 | |
| | | DEC 19- COPIES | | | | | |
| | | | | GOVERNMENTAL MANAGEMENTS SERVICES | | | 4,119.66 002469 |
| | | | | | | | |
| | | | | TISO TISON | | | |
| | | | | TCESSNA | | | |

AP300R
*** CHECK NOS. 002402-002470

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

RUN 12/16/19

PAGE 11

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|-----------------------------|-------|-----------------------------------|--|-------------|--------|------------|----------------------------|
| 12/13/19 | 00157 | 11/30/19 | 363825 201911 320-57200-46500 | | * | 230.17 | |
| | | | POOL MATERIEALS | | | | |
| | | 11/30/19 | 363825 201911 320-57200-52000 | | * | 13.88 | |
| | | | CHRISTMAS DECORATION | | | | |
| | | 11/30/19 | 363825 201911 320-57200-52000 | | * | 22.43 | |
| | | | EXTENTION CORDS | | | | |
| | | 11/30/19 | 363825 201911 320-57200-52000 | | * | 31.01 | |
| | | | POST HOLE DIGGERS | | | | |
| | | 11/30/19 | 363825 201911 320-57200-52000 | | * | 32.01 | |
| | | | EXTENSION CORDS | | | | |
| | | 11/30/19 | 363825 201911 320-57200-52000 | | * | 35.30 | |
| | | | POSTS FOR GARAGE SALE SIG | | | | |
| | | 11/30/19 | 363825 201911 320-57200-52000 | | * | 42.98 | |
| | | | WATER HOSE | | | | |
| | | 11/30/19 | 363825 201911 320-57200-52000 | | * | 45.89 | |
| | | | ADDRESS NUMBER/BUILDING | | | | |
| | | 11/30/19 | 363825 201911 320-57200-52000 | | * | 77.55 | |
| | | | A/C COVERS/EXTINGUISHER | | | | |
| | | 11/30/19 | 363825 201911 320-57200-52000 | | * | 244.93 | |
| | | | FIRE EXTINGUISHER | | | | |
| | | 12/01/19 | 363158 201912 320-57200-45105 | | * | 7,235.41 | |
| | | | DEC 19- AMENITY/FIELD | | | | |
| | | 12/01/19 | 363158 201912 320-57200-46400 | | * | 2,570.83 | |
| | | | DEC 19- POOL MAINT/CHEMIC | | | | |
| | | 12/01/19 | 363158 201912 320-57200-34400 | | * | 2,137.50 | |
| | | | DEC 19- FACILITY/GROUNDS | | | | |
| | | 12/01/19 | 363158 201912 320-57200-46601 | | * | 2,193.75 | |
| | | | DEC 19- JANITORIAL SV | | | | |
| VESTA PROPERTY SERVICE INC. | | | | | | 14,913.64 | 002470 |
| ----- | | | | | | | |
| TOTAL FOR BANK A | | | | | | 923,637.78 | |
| TOTAL FOR REGISTER | | | | | | 923,637.78 | |

TISO TISON

TCESSNA

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

9/12/19 - 12/28/19

| <u>Date</u> | <u>Check Numbers</u> | <u>Amount</u> |
|--------------------|-----------------------------|---------------------------|
| Capital Reserve | | |
| 09/23/19 | 10-12 | \$6,420.00 |
| 09/29/19 | 13-14 | \$4,480.00 |
| 11/04/19 | 15 | \$185.00 |
| | | |
| Total | | <u><u>\$11,085.00</u></u> |

| DATE CHECK | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|----------------|-------|-----------------------------------|--|-------------------------------------|--------|--------------------|----------------------------|
| 9/23/19 00008 | | 9/23/19 303526 | 201909 600-53800-60000 | | * | 4,364.00 | |
| | | | GYM FLOOR COVERING | | | | |
| | | | | BONITZ FLOORING GROUP, INC | | | 4,364.00 000010 |
| 9/23/19 00003 | | 8/30/19 361 | 201908 600-53800-60000 | | * | 85.00 | |
| | | | PUMP IMPELLER | | | | |
| | | | | RIVERSIDE MANAGEMENT SERVICES, INC. | | | 85.00 000011 |
| 9/23/19 00009 | | 9/23/19 20622 | 201909 600-53800-60000 | | * | 1,971.00 | |
| | | | HAMMER HEAD WH TRAILER HI | | | | |
| | | | | EPIC POOLS AND HARDSCAPE | | | 1,971.00 000012 |
| 9/26/19 00010 | | 9/23/19 19-025 | 201909 600-53800-60000 | | * | 4,480.00 | |
| | | | REM/REPL SLINGS CHAIRS/LO | | | | |
| | | 9/23/19 19-025 | 201909 600-53800-60000 | | V | 4,480.00- | |
| | | | REM/REPL SLINGS CHAIRS/LO | | | | |
| | | | | SANDI KAY WOODS | | | .00 000013 |
| 9/26/19 00010 | | 9/23/19 19-025 | 201909 600-53800-60000 | | * | 4,480.00 | |
| | | | REM/REPL SLINGS CHAIRS/LO | | | | |
| | | | | SANDI KAY WOODS | | | 4,480.00 000014 |
| 11/04/19 00004 | | 8/22/19 130758 | 201908 600-53800-60000 | | * | 185.00 | |
| | | | WIRE/RE-MOUNT TAG CAMERA | | | | |
| | | | | ATLANTIC COMPANIES INC | | | 185.00 000015 |
| | | | | | | TOTAL FOR BANK C | 11,085.00 |
| | | | | | | TOTAL FOR REGISTER | 11,085.00 |

TISO TISON

TCESSNA