

TISON'S LANDING
Community Development District

March 5, 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

February 26, 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, March 5, 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 of the January 9, 2020 Meeting
- V. Ratification of Agreement with AgrowPro
- VI. Acceptance of the Fiscal Year 2019 Audit
- VII. Update on Storage Facility Project and Discussion on Capital Reserve Projects
- VIII. Discussion on the Fiscal Year 2021 Budget
- IX. Consideration of Proposals
 - A. Cameras and Access Controls
 - B. ADA Pool Lift Chair
 - C. Signs for Entry Monuments
- X. Staff Reports (2)
 - A. District Counsel
 - B. District Manager
 - C. Amenity Manager - Memorandum
 - D. Field Operations Manager
- XI. Supervisor Requests / Audience Comments
- XII. Financial Statements
 - A. Balance Sheet and Statement of Revenues & Expenditures
 - B. Assessment Receipt Schedule
 - C. Check Run Summary
- XIII. Next Scheduled Meeting – May 7, 2020 at 6:00 p.m. at the Yellow Bluff Amenity Center
- XIV. Adjournment

Enclosed under the fourth order of business is a copy of the minutes from the January 9, 2020 meeting for your review and approval.

The fifth order of business is ratification of agreement with AgrowPro. A copy of the agreement is enclosed for your review.

The sixth order of business is acceptance of the Fiscal Year 2019 audit report. A copy of the report is enclosed for your review.

The eighth order of business is discussion on the Fiscal Year 2021 budget. A copy of the proposed budget is enclosed for your review.

The ninth order of business is consideration of proposals. Enclosed for your review and approval are copies of proposals for the camera and access control system, ADA pool lift chair, and the signs for the entry monuments.

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

Sincerely,

Ernesto Torres

Ernesto Torres
District Manager

AGENDA

Tison's Landing
Community Development District
Agenda

Thursday
March 5, 2020
6:00 p.m.

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

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XIV. Adjournment

MINUTES

MINUTES OF MEETING
TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Tison's Landing Community Development District was held Thursday, January 9, 2020 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
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 January 9, 2020 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. and called the roll.

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 at the very end of the last quarter we had some issues with the front irrigation system, and it went down for about two weeks so that advanced when we had to bring in the new set of flowers. However, the two major areas that we irrigate here on the property use well water and the source of the well water has a high PH so it limits the flowers we can use, but it also has an impact even on those when they're in the ground, so about a

month after we planted that rotation, the flowers started to go bad so we then did an experiment where we dug out the soil and replaced it, and used a product we’ve some pretty good success with in the past so when it actually came time to do a rotation the flowers that we had planted in that bed were still pretty good so we went ahead and swapped out the soil in all of the islands. We did that at our expense because we want the flowers to look good. We fixed the irrigation issues and moved some irrigation in support of the project to put the shed back behind the tennis court.

The area around the JEA station and the AT&T area around the front typically are not taken care of and are not CDD or HOA property. If you all would like to take care of them, I was asked to put together a proposal. It would be a one-time fee of \$315 to clean them up and then an additional \$105 a month for maintenance.

Mr. Torres stated we will do some research as to who the property belongs to and then we will bring it back to the Board next time we meet.

Mr. Dickinson stated there is one more proposal. JEA came through and did work along Yellow Bluff Road and tore out a complete irrigation zone so we have a proposal to fix that at \$2,425.

Mr. Perry stated I contacted JEA and they said they can’t do anything because they don’t have any record of it.

Mr. Knight stated we can make contact with JEA and see what they’re willing to do, if anything. If they’re not willing to do anything then it’s going to be problematic to force them to.

FOURTH ORDER OF BUSINESS

Approval of Minutes

- A. October 3, 2019 Meeting**
 - B. December 11, 2019 Special Meeting**
- There were no comments on the minutes.

On MOTION by Mr. Plourde seconded by Mr. Richardson with all in favor the minutes of the October 3, 2019 meeting and December 11, 2019 special meeting were approved.

FIFTH ORDER OF BUSINESS

Consideration of Proposals

- A. Turf Fertilization**

Mr. Torres stated our current vendor's fee, Naders Pest Control, is incorporated into our landscape budget line. That amount is \$12,000. Anything considered above that will create a variance. It's too early for me to really give you an analysis as to how that will impact the entire budget.

Mr. Perry gave an overview of the three proposals. The Board tabled the item at this time to be revisited later in the meeting.

B. Handicap Ramp

Mr. Torres stated page seven of your financials gives you your capital project funds for the series 2016 bonds and in that you have \$29,902. We can use the remaining amount of money that you have in your capital projects to fund this and then we will be done with that account.

Mr. Perry stated most of the contractors I contacted said this job was too small for them. All Weather is also one of the vendors that submitted a proposal for the signs so it could be under one hat. The proposal is for a little over \$31,000 and it would essentially look just like the one up here and that would cover almost all of our ADA requirements.

On MOTION by Mr. Plourde seconded by Ms. Timmons with all in favor All Weather's proposal for construction of the ADA ramp was approved.
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C. Community Mobile App

Ms. Harden stated on the proposed app a lifestyle director will be coming to introduce this app but wanted to mention it while Vesta works through a few kinks. You can see upcoming events and book rentals six to nine months in advance. There's also a report a problem section that would send notice directly to Mr. Perry or myself. Also, if the pool closes, I can send notice out fast via the app. There's also a contact section where you can contact me directly. It also enables us to let residents know of pool closure fairly fast rather than email or constant contact.

Mr. Knight I noticed that on the proposals presented there was an issue raised with Durbin Crossing's regarding ADA compliance. Ms. Timmons affirmed that she had also read the same. Mr. Knight stated that they [Durbin Crossing's] opinion is that under the ADA rule, if it is cost prohibitive to comply that they don't have to. Which raises questions if someone

comes along and raises the issue, the District will then be obligated to comply. Mr. Knight is also concerned over public records request and the public requires access to everything to include the app. Mr. Knight stated these are some of the questions I may have. Mr. Kirsch asked if these are the kind of questions being asked at Durbin Crossing CDD? Mr. Perry confirmed that they are. The document presented mentions a Vesta agreement, Mr. Knight requested a copy of the agreement.

Ms. Timmons questioned if the CDD website could be made to be mobile phone friendly to eliminate the need for an app.

This item was tabled.

D. Entry Monument

Mr. Perry gave an overview of the proposals submitted for refurbishment of all four entry monuments and noted the costs could increase beyond the proposals if there is extensive damage to the signs once they are removed.

Mr. Torres stated on page four of your financials you have a capital reserve budget of \$144,000. From the list of projects that you have approved from capital reserves so far this year is the storage shed.

Mr. Perry asked that a decision be tabled to the next meeting in order to get clarification on the notation at the bottom of All Weather's proposal stating, "new signage done by others".

Mr. Kirsch asked staff to attempt to negotiate pricing if both the entry monument and ADA ramp projects are awarded to All Weather.

E. Pool Filtration Replacement

Mr. Torres stated when Vesta first assumed the property this is an issue that was brought up and we gave it a little time for them to get comfortable with the pool system, but they're still recommending this be addressed.

On MOTION by Ms. Timmons seconded by Mr. Richardson with all in favor Crown Pool's proposal in the amount of \$1,760.05 was approved.

F. Tennis Court Resurfacing

Mr. Torres stated at the last meeting this is something the Board asked to be considered.

The Board tabled consideration of the tennis court resurfacing project and asked that prioritization of the capital reserve projects be added to the agenda for discussion at the next meeting.

A. Turf Fertilization (continued)

Continuing the discussion on the turf fertilization proposals, the Board chose to terminate the contract with Nader’s Pest Raiders and to assign Supervisor Richardson the duty of negotiating with Agrowpro for reduced services to better fit the budget.

On MOTION by Mr. Plourde seconded by Ms. Timmons with all in favor Mr. Richardson was authorized to negotiate an agreement with Agrowpro for turf fertilization services.

SIXTH ORDER OF BUSINESS

Discussion on the Status of ADA Projects

Mr. Torres stated I took the information listed on the checklist in your agenda package from the ADA report that was done by Mike Yuro & Associates. In speaking with Dana and Johnathan, I know that most of these projects have been completed.

Mr. Perry stated pathways leading to every bench that we have on property are required and we haven’t done that yet.

SEVENTH ORDER OF BUSINESS

Consideration of Revising FY20 Meeting Calendar

Mr. Torres stated I brought this to the Board during our special meeting last month because we only approve four meetings a year and last year, we had six meetings and this year we’ve already had one special meeting in December. We should consider adding a meeting, perhaps in August. We can certainly wait until our June meeting to determine if you’d like to have a meeting in August.

Mr. Kirsch recommended meeting every other month. The Fiscal Year 2020 schedule was revised to include meetings on March 5, 2020, May 7, 2020, June 25, 2020 and September 17, 2020 with approval of the FY21 budget occurring at the March 5, 2020 meeting.

On MOTION by Mr. Plourde seconded by Mr. Richardson with all in favor the FY20 meeting schedule was revised to include meeting dates listed above.

EIGHTH ORDER OF BUSINESS

Status Update on Storage Building Project

Mr. Perry stated the concrete has been completed with the sidewalk and we're essentially just waiting for the building. I got an email from the permitting office yesterday stating that they need a few more things so I will go down there tomorrow to give them to them. After that, I have to send the permit and pictures of it to the contractor's building company and then they will come and install it.

NINTH ORDER OF BUSINESS

Staff Reports (2)

A. District Counsel

There being nothing to report, the next item followed.

B. District Manager

Mr. Torres reminded Board members and staff if there are any price increases for the District's maintenance contracts, we need to know during the process of drafting the budget for approval to lock it in before the budget is adopted.

C. Amenity Manager - Memorandum

Ms. Harden gave an overview of her memorandum, a copy of which was included in the agenda package.

D. Field Operations Manager - Memorandum

Ms. Waldhauer joined the meeting at this time.

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

Ms. Harden stated our insurance company came out a few weeks ago and recommended we put some signs out by the ponds that say "no swimming" so you will see us putting those up. I think we're also going to put up some "no loitering" signs. I've talked with one of the JSO officers on how exactly they need to be worded because they can't do a trespass unless we have a "no trespassing" sign in the community.

TENTH ORDER OF BUSINESS Supervisors’ Requests / Audience Comments

Audience Comments

A resident stated at the bus stop on the west end of Magnolia and Tisons they need some sort of trash can there because the bushes are so full of trash.

Mr. Perry stated I try to police the area as much as I can. We will look into it.

A resident asked who handles unlevel sidewalks and potholes in the roadway. Mr. Perry responded you can put in a request to the City of Jacksonville.

Supervisors’ Requests

Mr. Plourde stated when I was with Knights of Columbus, they looked into getting solar panels on the roof that was going to pay for their electricity and they were going to reap quite a bit in the long run. Would we be interested in getting solar panels on the community center roof? What is our electrical bill?

Mr. Torres stated \$1,382 a month.

Mr. Perry stated we could look into LED light bulbs as well.

Mr. Kirsch stated I think we would save more money putting wells in all of the pocket parks, but I don’t think we get electricity down there.

Ms. Harden stated our water bill is significantly higher than what any of our light bills run.

Mr. Richardson stated I noticed one of the LED up lights on the oak trees at the main entry is out.

ELEVENTH 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 there are no large variances. I will work with the accountant on the availability of funds for the turf fertilization.

B. Assessment Receipt Schedule

Mr. Torres stated you are 2.6% collected.

C. Check Run Summary

Mr. Torres stated the check registers total \$924,932.42. These are for expenditures from February through December.

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

TWELFTH ORDER OF BUSINESS Next Scheduled Meeting

Mr. Torres stated the next scheduled meeting is March 5, 2020 at 6:00 p.m.

THIRTEENTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

**TISON’S LANDING
COMMUNITY DEVELOPMENT DISTRICT**

SERVICES AGREEMENT

(Fertilization and Turf Management)

THIS SERVICES AGREEMENT, made and entered into this 11th day of February, 2020 (the “Agreement”), by and between the **TISON’S LANDING COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Jacksonville, Duval County, Florida, whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the “District”) and **AGROW PRO INC.**, a Florida corporation, whose address is 1339 Kavie Court, Green Cove Springs, Florida 32043 (the “Contractor”).

WITNESSETH:

WHEREAS, the District has solicited proposals for a contractor or vendor to provide those necessary fertilization and turf management services to the District’s landscaping improvements and areas (“Services”), which work is more particularly described and set forth Contractor’s proposal, attached hereto and incorporated herein as Exhibit A (the “Proposal”) and in the additional specifications attached hereto and incorporated herein as Exhibit B (“Additional Specifications”); and

WHEREAS, the Contractor represents that it possesses the necessary equipment, skill, labor, materials, licensing, and expertise to perform the Services for the District and has submitted its Proposal to perform the Services; and

WHEREAS, for the consideration hereinafter set forth, and the covenants and conditions set forth in this Agreement, the parties mutually desire to enter into this Agreement for the provision of Services.

1.0 Scope of Work.

1.1 Contractor shall furnish all labor, materials, supervision, equipment, supplies, tools, services, and all other necessary incidental things required to perform and complete the Services within and on behalf of the District in accordance with this Agreement, which includes Exhibit A and Exhibit B. All labor described herein or necessary to perform the Services specified or indicated, shall be executed in a high quality, thorough substantial and workmanlike manner and by people skilled and appropriately licensed in the applicable trade. At the request of the District Manager, Contractor agrees to meet, as reasonably necessary, with District Manager or his designee

to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement and the Services.

1.2 In addition to the Services described in the Proposal, Contractor shall:

- A. Advise the District of any additional services recommend by Contractor;
- B. Work towards providing preventative maintenance to extend the life of the any herbicides or fertilizer used;
- C. Contractor shall furnish District Manager or his designee with a Report on a monthly basis or as requested by District, providing details regarding the status of the Services and recommendations for preventative maintenance or additional services.

1.3 Contractor acknowledges that the District Manager of District may delegate all or a portion of the responsibilities for administering this Agreement to a property manager or field manager contracted by the District to provide on-site property management services.

2.0 **Compensation.** District shall pay Contractor for the faithful performance of the Agreement in lawful money of the United States and subject to additions and deletions. For completed Services, District shall make monthly payments of \$1,491.65 to Contractor during the initial term, as later defined, for a total contract amount of **ELEVEN THOUSAND NINE HUNDRED THIRTY-THREE AND 32/100 (\$11,933.32) DOLLARS**. Any additional compensation for additional duties or work shall be paid only if Contractor has first obtained prior written authorization from the District Manager or the District before initiating such work. Contractor shall furnish District with a monthly invoice before the last day of each contractual service month representing the installment due for that month. This provision supersedes any payment schedule or plan set forth in the Proposal

3.0 **Term.** Contractor shall commence the provision of the Services on February 1, 2020 (the "Effective Date"). The initial term of this Agreement shall expire on September 30, 2020 (the "Initial Term"). Thereafter, the term may be extended upon the mutual agreement of the parties for extension terms of one (1) year each coinciding with the Fiscal Year of the District.

4.0 **Termination.**

4.1 District reserves the right to terminate or cancel this Agreement upon thirty (30) days written notice if (i) the District determines, in its sole and absolute discretion and without any liability therefor, to terminate the contract for convenience; or (ii) if Services is not performed in a satisfactory manner as determined in the sole and absolute discretion of the District. Contractor may terminate this Agreement for convenience upon thirty (30) days advance notice to District. Notice of termination shall

be provided in accordance with Section 7.0.

4.2 Upon the effective date of the termination and except as otherwise directed, the Contractor shall:

- A. Cease the performance of all Services under this Agreement; and
- B. Place no further orders or subcontract for materials, services, or facilities except as may be necessary for completion of such portion of the Services under this Agreement as is not terminated; and
- C. Terminate all orders and subcontractors, if any, effective on the termination date, to the extent that they relate to the performance of Services terminated by the notice of termination; and
- D. Complete performance of such part of the Services as shall not have been terminated by the notice of termination; and
- E. Take such action as may be necessary or as the District may direct, for the protection and preservation of property related to this Agreement, which is in the possession of the Contractor and in which the District has or may acquire an interest; and
- F. Deliver to District releases and satisfactions of liens for all labor, materials and supplies provided prior to the termination date, if any; and
- G. Prior to the termination date, take all other necessary action to transfer or coordinate the transfer of the Services to the District or the District's new provider of such Services.

4.3 The total sum to be paid to the Contractor upon termination shall not exceed the total Agreement price as reduced by the amount of payments otherwise made and as further reduced by the Agreement price of any Services not terminated. The fair value, as determined by the District, of property which is destroyed, lost, stolen, or damaged so as to become undeliverable to the District, shall be removed from and excluded from any amounts due and payable to the Contractor.

5.0 **Contractor's Acceptance of Conditions.** Contractor has carefully examined the described District-owned or controlled improvements where Services are to be provided and has made sufficient tests and other investigations to fully satisfy Contractor as to site conditions in order that all costs pertaining to the Services have been included in the Proposal.

6.0 **Contract Documents.** This Agreement shall include this instrument and the Proposal (Exhibit "A").

7.0 **Notices.** Whenever any party desires to give notice to the other, such notice must be in writing, sent by certified United States Mail, postage prepaid, return receipt requested, or by overnight courier, or hand-delivery with a receipt for written receipt of acknowledgement of delivery, addressed to the party for whom it is intended at the place last specified. The place for giving notice shall remain the same as set forth herein until changed in writing in the manner provided in this section. For the present, the parties designate the following:

DISTRICT: Tison's Landing Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attention: District Manager

With copy to: District Counsel
SunTrust Center, Sixth Floor
515 East Las Olas Boulevard
Fort Lauderdale, Florida 33301
Attention: Dennis E. Lyles, Esq.

CONTRACTOR: AGROW PRO INC.
1339 Kavie Court
Green Cove Springs, Florida 32043
Attention: William K. Hutchings, President

8.0 **Compliance with Laws.** Contractor shall be familiar with and comply with all federal, state and local laws, ordinances, rules and regulations that in any manner affect the Services. Ignorance on the part of the Contractor will in no way relieve him from responsibility.

9.0 **Insurance.**

9.1 Contractor shall provide and maintain, at Contractor's expense, during the life of this Agreement Worker's Compensation Insurance in accordance with the requirements of Chapter 440, Florida Statutes, and other applicable laws.

9.2 Contractor shall provide and maintain, at Contractor's expense, during the life of this Agreement, insurance that will protect Contractor, and any subcontractor performing work covered by the Agreement from claims for damage for personal injury, including accidental death, as well as from claims for property damages which may arise from operations under this Agreement, whether such operations be by Contractor or by any subcontractors or by anyone directly or indirectly employed by either of them. Contractor shall also provide and maintain during the life of the Agreement insurance that will indemnify and hold harmless the District, and their agents and employees from and against all claims, costs, expenses, including attorney's fees and damages arising out of or resulting from performance of the Services, injury to or conduct, want of care or skill, negligence and patent infringement providing that any such claim, damage loss or expenses (a) is attributable to bodily injury, sickness, disease or death, or to injury to or

destruction of property including the loss of use resulting therefrom and (b) is caused in whole or in part by any negligent act of Contractor, its employees, agents, officers, or subcontractors, or anyone indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder. Insurance shall be provided with per incident limits as provided below, and the District shall be listed as a named additional insured on each policy, as follows:

- A. Comprehensive General Liability Insurance (\$1,000,000); and
- B. Automobile Liability Insurance (\$500,000).

9.3 All such insurance shall be obtained from companies licensed and authorization to do business in the field of insurance in the State of Florida, and are authorized and licensed to provide the insurance required herein.

9.4 At the time of execution of the Agreement, the Contractor will file with the District certificates of such insurance, acceptable to the District. These certificates shall contain provisions stating that (a) the coverage afforded under the policies will not be canceled or materially changed until at least thirty (30) days prior written notice has been given to the District, and (b) lists the District as an ADDITIONAL INSURED.

10.0 **Indemnification.**

10.1 Contractor shall indemnify and hold harmless the District and its agents and employees from and against all claims, damages, losses and expenses, including attorney's fees arising out of or resulting from the performances of the Services, bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Services itself), including the loss of use resulting therefrom when caused in whole or in part by any negligent act or omission of Contractor, any subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder.

10.2 In any and all claims against District or any of its agents or employees by any employee of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation shall not be limited in any way by any limitation in the amount of type of damages, compensation or benefits payable by or for the Contractor or any subcontractor under Worker's Compensation Act, Disability Benefit Acts or other Employee Benefits Acts.

10.3 Contractor shall be held responsible for any violation of law, rules, regulations or ordinances affecting in any way the conduct of all persons, engaged in or the materials or methods used by him, on the Services provided by him. At the time of the execution of the Agreement, Contractor shall furnish to the District with Certificates of Insurance evidencing the existence of the insurance policies as required herein.

11.0 Protection of Property and Public.

11.1 Contractor shall continually maintain adequate protection of all District property, real, tangible and otherwise, from damage and shall protect public and private property from injury or loss arising in connection with the Services provided pursuant to this Agreement. Contractor shall make redress for any such damage, injury or loss. Contractor shall adequately protect adjacent property as provided by law and this Agreement.

11.2 Contractor shall erect and properly maintain at all times, as required by the conditions and progress of the Services, all necessary safeguards, including sufficient lights and danger signals on or near the area or areas where the Services are being performed, from sunset to sunrise. Contractor shall erect suitable railing, barricades, or other protective devices about unfinished Services, open trenches, embankments, or other hazards and obstructions to traffic, as necessary. Contractor shall take all necessary precautions to prevent accidents and injuries to persons or property in connection with the performance of this Agreement.

11.3 Contractor shall in every respect be responsible for, and shall replace and make good all loss, injury, or damage to the premises (including but not limited to landscaping, walks, drives, structures, or other facilities) on the premises and/or property of District's of any land adjoining any work sites, which may be caused by Contractor or Contractor's employees or subcontractors, or which he or they might have prevented. Contractor shall, at all times while the work is in progress, use extraordinary care to see that adjacent buildings are not endangered in any way by reason of fire, water, or construction or maintenance operations, and to this end shall take such steps as may be necessary or directed, to protect the property therefrom; the same care shall be exercised by all Contractor's and subcontractor's employees.

11.4 Buildings, sidewalks, fences, shade trees, lawns, irrigation systems, and all other improvements shall be duly protected from damage by Contractor.

11.5 Contractor shall use due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and Work within twenty-four (24) hours.

12.0 **Authority of District.** District shall have the authority to suspend the Services wholly or in part for such period or periods as may be deemed necessary due to any failure on the part of the Contractor to carry out orders given by District or for whatever reason deemed necessary by District. The Contractor shall not suspend the Services without written authorization of the District.

13.0 **Examination of Work.** It is Contractor's responsibility to perform the Services in all details in accordance with this Agreement, and the District shall never be responsible or liable to the Contractor or any other party by reason of the Contractor's

failure to do so. Any failure by the District to discover defects or deficiencies in the Services of the Contractor shall not release Contractor from its liability therefore to the District, or any other party for any such defect or deficiency.

14.0 Defective Work.

14.1 Within fourteen (14) calendar days after being notified in writing of defective work, should 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 Contractor in default.

14.2 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.

15.0 Extra Work. Contractor shall perform all additional services ("Extra Work") not specified herein that may be ordered in writing by the District. For the Extra Work, the Contractor shall be paid at the rate named in the Agreement for work of a similar nature and character. Except as hereinafter provided, all Extra Work ordered and performed in accordance with the above paragraph will be paid for at the price in the written order for such Extra Work. The price (or rate) shall have been approved by the District and mutually agreed by the Contractor. However, if the Contractor and District fail to agree on an equitable price for any Extra Work ordered, District may have the Extra Work performed by another contractor, vendor, or provider. Nothing herein shall be construed to prevent or limit District from hiring a contractor or vendor other than the Contractor to perform the Extra Work.

16.0 Acts of God and Others. Contractor shall not be responsible for damage caused by natural catastrophe such as hurricane, hailstorm, or tornado and acts of others over which the Contractor has no control or supervision.

17.0 Audit; Records Retention.

17.1 District shall have the right to audit the books, records, and accounts of Contractor related to this Agreement. Contractor shall keep such books, records, and accounts as may be necessary in order to record complete and correct entries related to this Agreement.

17.2 Contractor shall preserve and make available, at reasonable times for examination and audit by District, all records and any other documents pertinent to this Agreement for the required retention period of the Florida Public Records Act (Chapter 119, Fla. Stat.), if applicable, or, if the Florida Public Records Act is not applicable, for a minimum period of three (3) years after termination of this Agreement. If any audit has been initiated and audit findings have not been resolved at the end of the retention period or three (3) years, whichever is longer, the books, records, and accounts shall be retained until resolution of the audit findings. If the Florida Public Records Act is determined by District to be applicable to Contractor's records, Contractor shall comply with all requirements thereof; however, no confidentiality or non-disclosure requirement of either federal or state law shall be violated by Contractor. Any incomplete or incorrect entry in such books, records, and accounts shall be a basis for District's disallowance and recovery of any payment upon such entry.

18.0 **Miscellaneous Provisions.**

18.1 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 Agreement 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 Agreement 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.

18.2 Employees of Contractor. The Contractor shall at all times enforce strict discipline and good order among his employees and the employees of any subcontractors, and shall not employ on the Services an unfit person or anyone not skilled in the Services assigned to him or her. Subcontractors whose work is unsatisfactory to the District or who are considered as careless, incompetent, unskilled or disorderly or who uses threatening or abusive language to any person shall be dismissed from work upon notice from the District and shall not be employed to perform the Services thereafter. No liquor, alcoholic beverages, or narcotics shall be allowed on the site of the Services. All employees of contractor and subcontractor shall at all times wear uniforms clearly identifying the company name for which they are employed. Contractor shall ensure employees are provided and utilize proper safety equipment and clothing in compliance

with all applicable regulations for the scope of Services included in this Agreement.

18.3 Sales Tax and Excise Tax. 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.

18.4 Assignment. No assignment by Contractor of this Agreement or of any part thereof, or any monies due, or to become due thereunder shall be made without the prior written approval of the District.

18.5 Amendments. No modification, amendment, or alteration of the terms and conditions contained in this Agreement shall be effective unless contained in a written document executed with the same formality and of equal dignity herewith.

18.6 No Third Party Beneficiary. Neither Contractor nor the District intends to directly or substantially benefit a third party by this Agreement. Therefore, the parties agree that there are no third party beneficiaries to this Agreement and that no third party shall be entitled to assert a claim against either of them based on this Agreement.

18.7 Interpretation of Agreement. It is expressly agreed that, under no circumstances, conditions or situations, shall this Agreement be more strongly construed against the District than against the Contractor.

18.8 Ambiguities. Any ambiguity or uncertainties in the Services shall be interpreted and construed by the District, whose decision shall be final and binding upon all parties.

18.9 Joint Preparation. The parties hereto acknowledge that they have sought and received whatever competent advice and counsel as was necessary for them to form a full and complete understanding of all rights and obligations herein and that the preparation of this Agreement has been a joint effort of the parties, the language has been agreed to by parties to express their mutual intent and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the parties than the other

18.10 Governing Law. This Agreement shall be governed by the laws of the State of Florida with venue lying in Duval County, Florida.

18.11 Extent of Agreement. This document incorporates and includes all prior negotiations, correspondence, conversations, agreements, and understandings applicable to the matters contained herein and the parties agree that there are no commitments, agreements or understandings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, the parties agree that no deviation from the terms hereof shall be predicated upon any prior representations or agreements, whether oral or written. All prior agreements between the District and Contractor are hereby canceled and replaced with this Agreement.

18.12 Attorney's Fees. In the event 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.

18.13 Exhibits. Each of the Contract Documents referred to in Section 6.0 herein forms an essential part of this Agreement. The Contract Documents, if not physically attached, should be treated as part of this Agreement and are incorporated herein by reference.

18.14 Severability. If any provision of this Agreement or application thereof to any person or situation shall to any extent, be held invalid or unenforceable, the remainder of this Agreement, and the application of such provisions to persons or situations other than those as to which it shall have been held invalid or unenforceable, shall not be affected thereby, and shall continue in full force and effect, and be enforced to the fullest extent permitted by law.

18.15 Waiver. It is distinctly understood and agreed that the approval, or acceptance of any part of the Services by the District as in compliance with terms of this Agreement and related specifications covering said Services, shall not operate as a waiver by District of the strict compliance with any other terms and conditions of the contract and related specifications. Any Services required by this Agreement and related specifications not performed by the Contractor, after receipt of written notice in accordance with this Agreement of such failure to perform said Services to recover reasonable cost for such Services from the Contractor or, reduce the sums of money due Contractor by the cost of such Services. Failure of the District to insist upon strict performance of any provision or condition of this Agreement, or to execute any right therein contained, shall not be constructed as a waiver or relinquishment for the future of any such provision, condition, or right, but the same shall remain in full force and effect.

18.16 Priority of Provisions. If there is a conflict or inconsistency between any term, statement, requirement, or provision of any exhibit attached hereto, any document or events referred to herein, or any document incorporated into this Agreement by reference and a term, statement, requirement, or provision of this Agreement, the term, statement, requirement, or provision contained in this Agreement shall prevail and be given effect, followed in priority by Exhibit "A" and Exhibit "B."

18.17 Multiple Originals. This Agreement may be executed in two (2) copies, each of which shall be deemed to be an original.

18.18 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

CONTRACTOR'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
475 WEST TOWN PLACE, SUITE 114
ST. AUGUSTINE, FLORIDA 32092
TELEPHONE: 904-940-5850
EMAIL: ETORRES@GMSNF.COM**

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties execute this Agreement and further agree that it shall take effect as of the Effective Date.

Attest:

TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT

[Signature]
Print Name: Ernesto Torres
Secretary Assistant Secretary

By: [Signature]
Print Name: Brandon Kirsch
Chair/Vice-Chair

11 day of FEB, 2020

Witnesses:

AGROW PRO INC., a Florida corporation

[Signature]
Print Name: Corderel Fairley

By: [Signature]
Print: W. Kyle Hurlings
Title: President

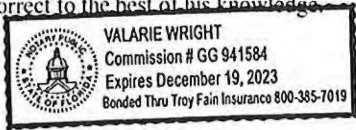
[Signature]
Print Name: Cardell Branch

3 day of Feb, 2020

(CORPORATE SEAL)

STATE OF FLORIDA }
COUNTY OF clay }

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7 day of February, 2020, by William Kyle Hurlings as President of AGROW PRO, INC., a Florida corporation. He or she is personally known to me or has produced H225-951-88-417 as identification and who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his knowledge.



Valarie Wright
Notary Public
Valarie Wright
Print Name

Commission Expires:

EXHIBIT “A”

SERVICES

General Requirements:

1. Materials: All fertilizer, herbicides and other materials delivered to the site shall be in the original containers clearly marked with the name of the material, the manufacturer, the date and chemical analysis. All fertilizer shall be in' sealed bags or containers and stored in a dry place. No damp or wet bags of fertilizer shall be allowed to be used. All fertilizer and herbicides (other than liquid) must be dry, loose and friable for application.

2. Fertilizer Application: Keep all fertilizer contained within the lawn area or plant bed being fertilized to avoid any spill over onto pavement. Care shall be taken to avoid any fertilizer from staining walks, curbs, roads or pavers especially when fertilizing palms with manganese or magnesium sulfate. Any damage to paved areas shall be repaired at no additional cost to the District/Property Manager.

3. Soil Analysis and Plant Testing: Soil or plant nutrient testing may be required from time to time. District or Property Manager may require testing and shall pay for the laboratory fees. Labor costs as a result of taking the test shall be part of the base contract.

4. Herbicides and Application:

- Handling of herbicides and other chemicals shall comply with all applicable laws and regulations. Disposal of chemicals shall be within the guidelines established government regulations.
- District Manager shall be notified at least 24 hours prior to any chemical application by Contractor. Logs of treatment and application to the property shall be provided to the on-site property manager.
- All herbicides shall be applied taking care to prevent wind or water drift contaminating other areas than those being treated. Water activated chemicals shall be watered only in quantities to activate the chemical and not to runoff onto other areas.
- All areas of the project being treated with herbicides shall be clearly marked with warning signs alerting the public to keep themselves and pets away from those areas for the recommended time prescribed by the manufacturer or government agency regulating the chemical.

5. Substitutions: Any substitutions of materials specified, fertilizers, etc. shall not be allowed without approval by the District Manager.

6. Meetings: Monthly project observations shall be required with the Contractor and the District Manager to observe and discuss any conditions requiring adjustment to the maintenance scope or materials.

EXHIBIT “B”

PROPOSAL



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; Celsius 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

Palm Stakes (Palms Only) IPM

IPM during all turf visits spot treatments as needed.

Summary of Charges
Annual costs for services

St Augustine Common areas.....	\$.00
Bermuda Sports Field.....	\$.00
Shrubs and Palms.....	\$.00
Monthly Charge Feb-Oct 2020.....	\$1,491.65
Total cost of Services.....	\$11,933.32

The total cost for the preceding services is **\$1,491.65** 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. This is a short-term agreement for services commencing February 1st 2020, and ending September 30th 2020. Either party may terminate this contract with no less than 60 days' notice.

Customer
Signature _____

—

Title _____

Date _____

SIXTH ORDER OF BUSINESS

**Tison's Landing
Community Development District**

ANNUAL FINANCIAL REPORT

September 30, 2019

Tison's Landing Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2019

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

REPORT OF INDEPENDENT AUDITORS

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

Report on the Financial Statements

We have audited the accompanying basic financial statements of the Tison's Landing Community Development District as of and for the year ended September 30, 2019, as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

Fort Pierce / Stuart

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

Opinion

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities and each major fund as of September 30, 2019, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated February 13, 2020 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

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



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

February 13, 2020

Tison's Landing Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2019

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

OVERVIEW OF THE FINANCIAL STATEMENTS

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

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

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

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

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

**Tison's Landing Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2019**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

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

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

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

Financial Highlights

The following are the highlights of the financial activity for the year ended September 30, 2019.

- ◆ The District's total assets exceeded total liabilities by \$6,963,667 (net position). Unrestricted net position for Governmental Activities was \$242,513. Restricted net position-debt service was \$34,196 and restricted net position-capital projects was \$29,902. Net investment in capital assets was \$6,657,056.

- ◆ Governmental activities revenues totaled \$945,076 while governmental activities expenses totaled \$1,030,721.

**Tison's Landing Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2019**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

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

Net Position

	Governmental Activities	
	2019	2018
Current assets	\$ 137,574	\$ 253,043
Restricted assets	464,434	349,129
Capital assets	<u>11,410,123</u>	<u>11,733,374</u>
Total Assets	<u>12,012,131</u>	<u>12,335,546</u>
Deferred outflows of resources	<u>23,817</u>	<u>25,153</u>
Current liabilities	313,782	339,654
Non-current liabilities	<u>4,758,499</u>	<u>4,971,733</u>
Total Liabilities	<u>5,072,281</u>	<u>5,311,387</u>
Net position - net investment in capital assets	6,657,056	6,619,158
Net position - restricted	64,098	233,762
Net position - unrestricted	<u>242,513</u>	<u>196,392</u>
Total Net Position	<u>\$ 6,963,667</u>	<u>\$ 7,049,312</u>

The decrease in current assets and the increase in restricted assets is primarily related to the transfer between certain investments.

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

The decrease in restricted net position is related to the reserve requirements for debt service funded by debt proceeds.

**Tison's Landing Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2019**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

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

Financial Activity

	Governmental Activities	
	2019	2018
Program Revenues		
Charges for services	\$ 920,511	\$ 884,447
General Revenues		
Miscellaneous revenues	6,972	16,745
Investment earnings	17,593	10,253
Total Revenues	945,076	911,445
Expenses		
General government	111,596	102,353
Physical environment	429,604	539,647
Culture/Recreation	313,505	268,511
Interest on long-term debt	176,016	181,555
Total Expenses	1,030,721	1,092,066
Change in Net Position	(85,645)	(180,621)
Net Position - Beginning of Year	7,049,312	7,229,933
Net Position - End of Year	\$ 6,963,667	\$ 7,049,312

The decrease in physical environment is related to the loss on equipment disposal in the prior year.

The increase in culture/recreation expenses is related to additional repairs and maintenance expenses in the current year.

**Tison's Landing Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2019**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets activity as of September 30, 2019 and 2018:

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2019</u>	<u>2018</u>
Capital assets being depreciated		
Land and improvements	\$ 5,607,329	\$ 5,607,329
Buildings	3,909,381	3,909,381
Infrastructure	5,688,380	5,688,380
Equipment	231,978	176,778
Accumulated depreciation	(4,026,945)	(3,648,494)
Capital assets being depreciated	<u>\$ 11,410,123</u>	<u>\$ 11,733,374</u>

There was \$378,451 in depreciation and \$55,200 in additions to equipment in the current year.

General Fund Budgetary Highlights

Actual expenditures exceeded budgeted expenditures primarily due to higher legal expenses than were anticipated.

There were no amendments to the September 30, 2019 budget.

Debt Management

Governmental Activities debt includes the following:

- ◆ In August 2016, the District issued \$4,520,000 Series 2016A-1 Senior Special Assessment Revenue Refunding and Improvement Bonds and \$1,135,000 2016A-2 Subordinate Special Assessment Revenue Refunding and Improvement Bonds. These bonds were issued to refund and redeem the 2005A Bonds and to finance improvements within the District. As of September 30, 2019, the outstanding balance of the Series 2016A-1 and Series 2016A-2 were \$4,000,000 and \$1,000,000 respectively.

Economic Factors and Next Year's Budget

Tison's Landing Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2020.

**Tison's Landing Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2019**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Request for Information

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

Tison's Landing Community Development District
STATEMENT OF NET POSITION
September 30, 2019

	Governmental Activities
ASSETS	
Current Assets:	
Cash and cash equivalents	\$ 24,309
Accounts receivable	822
Investment	85,900
Prepaid expenses	22,341
Deposits	4,202
Total Current Assets	137,574
Non-current Assets:	
Restricted assets:	
Investments	464,434
Capital assets not being depreciated	
Land and improvements	5,607,329
Capital assets being depreciated	
Buildings	3,909,381
Infrastructure	5,688,380
Equipment	231,978
Accumulated depreciation	(4,026,945)
Total Non-current Assets	11,874,557
Total Assets	12,012,131
 Deferred Outflows of Resources	
Deferred amount on refunding	23,817
 LIABILITIES	
Current Liabilities:	
Accounts payable	33,021
Accrued interest payable	70,761
Bonds payable	210,000
Total Current Liabilities	313,782
Non-current Liabilities:	
Bonds payable, net	4,758,499
Total Liabilities	5,072,281
 NET POSITION	
Net investment in capital assets	6,657,056
Restricted-debt service	34,196
Restricted-capital projects	29,902
Unrestricted	242,513
Total Net Position	\$ 6,963,667

See accompanying notes to financial statements.

Tison's Landing Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2019

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u> <u>Charges for Services</u>	<u>Net (Expense) Revenues and Changes in Governmental Activities</u>
Primary government			
Governmental Activities			
General government	\$ (111,596)	\$ 122,828	\$ 11,232
Physical environment	(429,604)	253,745	(175,859)
Culture/Recreation	(313,505)	152,103	(161,402)
Interest on long-term debt	(176,016)	391,835	215,819
Total Governmental Activities	<u><u>\$ (1,030,721)</u></u>	<u><u>\$ 920,511</u></u>	<u><u>(110,210)</u></u>
General revenues:			
			6,972
			17,593
			<u>24,565</u>
			(85,645)
			7,049,312
			<u><u>\$ 6,963,667</u></u>

See accompanying notes to financial statements.

Tison's Landing Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2019

ASSETS	General	Debt Service	Capital Projects	Total Governmental Funds
Cash and cash equivalents	\$ 18,210	\$ -	\$ 6,099	\$ 24,309
Investment	85,900	-	-	85,900
Accounts receivable	822	-	-	822
Prepaid expenses	22,341	-	-	22,341
Deposits	4,202	-	-	4,202
Restricted assets:				
Restricted investments	-	296,572	167,862	464,434
Total Assets	\$ 131,475	\$ 296,572	\$ 173,961	\$ 602,008
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable	\$ 32,836	\$ -	\$ 185	\$ 33,021
FUND BALANCES				
Nonspendable	26,543	-	-	26,543
Restricted for:				
Debt service	-	296,572	-	296,572
Capital projects	-	-	29,902	29,902
Assigned for capital projects	-	-	143,874	143,874
Unassigned	72,096	-	-	72,096
Total Fund Balances	98,639	296,572	173,776	568,987
Total Liabilities and Fund Balances	\$ 131,475	\$ 296,572	\$ 173,961	\$ 602,008

See accompanying notes to financial statements.

Tison's Landing Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2019

Total Governmental Fund Balances	\$	568,987
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Capital assets, land and improvements (\$5,607,329), buildings (\$3,909,381) infrastructure (\$5,688,380) and equipment (\$231,978) net of accumulated depreciation (\$4,026,945) used in governmental activities are not current financial resources; and therefore, are not reported at the governmental fund level.		11,410,123
Deferred amounts on refunding are not financial uses, and therefore, are not recognized at the fund level. At the government-wide level they are reflected as a deferred outflow of resources.		23,817
Long-term liabilities, including bonds payable (\$5,000,000), net of bond discount, net (\$31,501) are not due and payable in the current period; therefore, are not reported at the governmental fund level.		(4,968,499)
Accrued interest expense for long-term debt is not a current financial use; therefore, it is not reported at the governmental fund level.		<u>(70,761)</u>
Net Position of Governmental Activities	\$	<u><u>6,963,667</u></u>

See accompanying notes to financial statements.

Tison's Landing Community Development District
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
For the Year Ended September 30, 2019

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ 528,676	\$ 391,835	\$ -	\$ 920,511
Miscellaneous revenues	6,972	-	-	6,972
Investment earnings	4,813	7,925	4,855	17,593
Total Revenues	<u>540,461</u>	<u>399,760</u>	<u>4,855</u>	<u>945,076</u>
Expenditures				
Current				
General government	111,596	-	-	111,596
Physical environment	207,976	-	32,015	239,991
Culture/recreation	124,667	-	-	124,667
Capital outlay	-	-	55,200	55,200
Debt service				
Principal	-	215,000	-	215,000
Interest	-	175,156	-	175,156
Total Expenditures	<u>444,239</u>	<u>390,156</u>	<u>87,215</u>	<u>921,610</u>
Excess of Revenues over/(under) Expenditures	<u>96,222</u>	<u>9,604</u>	<u>(82,360)</u>	<u>23,466</u>
Other Financing Sources/(Uses)				
Transfers in	-	-	94,548	94,548
Transfers out	<u>(90,600)</u>	<u>(3,948)</u>	<u>-</u>	<u>(94,548)</u>
Total other financing sources/(uses)	<u>(90,600)</u>	<u>(3,948)</u>	<u>94,548</u>	<u>-</u>
Net Change in Fund Balances	5,622	5,656	12,188	23,466
Fund Balances - October 1, 2018	<u>93,017</u>	<u>290,916</u>	<u>161,588</u>	<u>545,521</u>
Fund Balances - September 30, 2019	<u>\$ 98,639</u>	<u>\$ 296,572</u>	<u>\$ 173,776</u>	<u>\$ 568,987</u>

See accompanying notes to financial statements.

Tison's Landing Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2019

Net Change in Fund Balances - Total Governmental Funds	\$	23,466
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays (\$55,200) as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation (\$(378,451)). This is the net amount in the current year.		(323,251)
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Payment of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce long-term liabilities in the Statement of Net Position.		215,000
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Amortization expense of bond discounts and deferred amount on refunding does not require the use of current resources and therefore is not reported at the governmental funds level. This is the amount of amortization in the current period.		(3,102)
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In the Statement of Activities, interest is accrued on outstanding bonds; whereas at governmental funds level, interest expenditures are reported when due. This is the change in accrued interest from the prior year.		2,242
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Change in Net Position of Governmental Activities	\$	<u>(85,645)</u>
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See accompanying notes to financial statements.

**Tison's Landing Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL –
GENERAL FUND
For the Year Ended September 30, 2019**

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 527,464	\$ 527,464	\$ 528,676	\$ 1,212
Miscellaneous revenues	3,000	3,000	6,972	3,972
Interest earnings	-	-	4,813	4,813
Total Revenues	<u>530,464</u>	<u>530,464</u>	<u>540,461</u>	<u>9,997</u>
Expenditures				
Current				
General government	100,673	100,673	111,596	(10,923)
Physical environment	211,059	211,059	207,976	3,083
Culture/recreation	128,132	128,132	124,667	3,465
Total Expenditures	<u>439,864</u>	<u>439,864</u>	<u>444,239</u>	<u>(4,375)</u>
Excess of revenues over/(under) expenditures	90,600	90,600	96,222	5,622
Other Financing Sources/(Uses)				
Transfers out	<u>(90,600)</u>	<u>(90,600)</u>	<u>(90,600)</u>	<u>-</u>
Net Change in Fund Balances	-	-	5,622	5,622
Fund Balances - October 1, 2018	<u>-</u>	<u>-</u>	<u>93,017</u>	<u>93,017</u>
Fund Balances - September 30, 2019	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 98,639</u>	<u>\$ 98,639</u>

See accompanying notes to financial statements.

Tison's Landing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

1. Reporting Entity

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

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

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

Tison's Landing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting

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

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

a. Government-wide Financial Statements

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

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

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

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

b. Fund Financial Statements

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

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

Tison's Landing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

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

The District has various policies governing the fund balance classifications.

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

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

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

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

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

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

Tison's Landing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

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

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

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

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

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

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

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

Tison's Landing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

b. Non-current Governmental Assets/Liabilities

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

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

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

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

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

b. Restricted Assets

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

Tison's Landing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

c. Capital Assets

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

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

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

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

d. Bond Discounts

Bond discounts are amortized over the life of the bonds.

e. Deferred Amount on Refunding

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

f. Budgets

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

g. Net Position

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

Tison's Landing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

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

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

“Total fund balances” of the District’s governmental funds, \$568,987, differs from “net position” of governmental activities, \$6,963,667, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net position versus the current financial resources focus of the Governmental Fund Balance Sheet. The effect of the differences is illustrated below.

Capital related items

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

Land and improvements	\$	5,607,329
Buildings		3,909,381
Infrastructure		5,688,380
Equipment		231,978
Accumulated depreciation		<u>(4,026,945)</u>
Net Capital Assets		<u>\$ 11,410,123</u>

Long-term debt transactions

Long-term liabilities and the deferred amount on refunding applicable to the District’s governmental activities are not current uses or resources and accordingly are not reported at the fund level. All uses and resources (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2019 were:

Bonds payable	\$	(5,000,000)
Bond discount, net		31,501
Total		<u>\$ (4,968,499)</u>
Deferred amount on refunding		<u>\$ 23,817</u>

Accrued interest

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

Accrued interest	\$	<u>(70,761)</u>
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Tison's Landing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

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

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

The “net change in fund balances” for government funds, \$23,466, differs from the “change in net position” for governmental activities, \$(85,645), reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

Capital related items

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

Depreciation	\$ (378,451)
Capital outlay	55,200
Total	<u>\$ (323,251)</u>

Long-term debt transactions

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

Debt principal payments	<u>\$ 215,000</u>
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Amortization expense of the bond discount and deferred amount on refunding does not require the use of current resources and therefore is not reported in the governmental funds.

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

Change in accrued interest payable	<u>\$ 2,242</u>
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Tison's Landing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE C – CASH AND INVESTMENTS

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

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District follows the provisions of Chapter 280, Florida Statutes regarding deposits and investments to manage custodial credit risk. The District maintains all deposits in a qualified public depository, so that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes. As of September 30, 2019, the District's bank balance was \$28,588 and the carrying value was \$24,309.

As of September 30, 2019, the District had the following investments and maturities:

Investment	Maturities	Fair Value
SBA Local Government Surplus Funds	37 Days*	\$ 223,860
First American Government Obligation Fund	24 Days*	326,474
Total		\$ 550,334

* Weighted Average Maturity

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

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

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

Investments

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

Tison's Landing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

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

Interest Rate Risk

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

Credit Risk

The District's investments in treasury funds, commercial paper, and government loans are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2019, the District's investment in SBA Local Government Surplus Fund and First American Government Obligation were rated AAAM by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest. The investments in First American Government Obligation Fund represent 59% and the investments in SBA Government Surplus Fund represents 41% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2019 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE D – SPECIAL ASSESSMENT REVENUES

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

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

Tison's Landing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE E – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2019 was as follows:

	Balance October 1, 2018	Additions	Deletions	Balance September 30, 2019
<u>Governmental Activities:</u>				
Capital assets, not being depreciated				
Land and improvements	\$ 5,607,329	\$ -	\$ -	\$ 5,607,329
Capital assets, being depreciated:				
Buildings	3,909,381	-	-	3,909,381
Infrastructure	5,688,380	-	-	5,688,380
Equipment	176,778	55,200	-	231,978
Total Capital Assets, Being Depreciated	9,774,539	55,200	-	9,829,739
Less accumulated depreciation for:				
Building	(1,701,312)	(162,837)	-	(1,864,149)
Infrastructure	(1,874,039)	(189,613)	-	(2,063,652)
Equipment	(73,143)	(26,001)	-	(99,144)
Total Accumulated Depreciation	(3,648,494)	(378,451)	-	(4,026,945)
Total Capital Assets Depreciated, Net	\$ 6,126,045	\$ (323,251)	\$ -	\$ 5,802,794
Governmental Activities, Capital Assets	\$ 11,733,374	\$ (323,251)	\$ -	\$ 11,410,123

Depreciation of \$378,451 was charged to culture/recreation (\$188,838), and physical environment (\$189,613).

Tison's Landing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE F – LONG-TERM DEBT

The following is a summary of debt activity for the District for the year ended September 30, 2019:

	Balance October 1, 2018	Additions	Deletions	Balance September 30, 2019
<u>Governmental Activities</u>				
Bonds payable:				
Series 2016	\$5,215,000	\$ -	\$ (215,000)	\$ 5,000,000
Less: Bond discount, net	(33,267)	-	1,766	(31,501)
Bonds Payable, net	<u>\$5,181,733</u>	<u>\$ -</u>	<u>\$ (213,234)</u>	<u>\$ 4,968,499</u>

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

Special Assessment Revenue Refunding and Improvement Bonds

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

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

Bond payable 5,000,000

Bond discount, net (31,501)

Bonds Payable, Net \$ 4,968,499

Tison's Landing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE F – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2019 are as follows:

Year Ending September 30,	Principal	Interest	Total
2020	\$ 210,000	\$ 169,826	\$ 379,826
2021	220,000	164,681	384,681
2022	220,000	159,201	379,201
2023	225,000	153,721	378,721
2024	235,000	147,771	382,771
2025-2029	1,285,000	626,373	1,911,373
2030-2034	1,540,000	381,877	1,921,877
2035-2037	1,065,000	82,695	1,147,695
Totals	<u>\$ 5,000,000</u>	<u>\$ 1,886,145</u>	<u>\$ 6,886,145</u>

Summary of Significant Bond Resolution Terms and Covenants

Special Assessment Revenue Refunding and Improvement Bonds

Significant Bond Provisions

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

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

Depository Funds

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

Tison's Landing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE F – LONG-TERM DEBT (CONTINUED)

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

The following is a schedule of required reserve deposits as of September 30, 2019:

	Reserve Balance	Reserve Requirement
Senior Special Assessment Refunding Bonds, Series 2016A-1	\$ 149,488	\$ 149,251
Subordinate Special Assessment Refunding Bonds, Series 2016A-2	\$ 42,364	\$ 42,220

NOTE G – INTERFUND ACTIVITY

Interfund activity for the year ended September 30, 2019 consisted of the following:

	Transfers In
Transfers Out	Capital Projects Fund
General Fund	\$ 90,600
Debt Service Fund	3,948
Totals	\$ 94,548

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

NOTE H – RISK MANAGEMENT

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



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Tison's Landing Community Development District, as of and for the year ended September 30, 2019, and the related notes to the financial statements, and have issued our report thereon dated February 13, 2020.

Internal Control Over Financial Reporting

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

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

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

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

Compliance and Other Matters

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

Purpose of this Report

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



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

February 13, 2020



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

MANAGEMENT LETTER

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

Report on the Financial Statements

We have audited the financial statements of the Tison's Landing Community Development District as of and for the year ended September 30, 2019, and have issued our report thereon dated February 13, 2020.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated February 13, 2020, should be considered in conjunction with this management letter.

Prior Audit Findings

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

Financial Condition and Management

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

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

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Tison's Landing Community Development District. It is management's responsibility to monitor the Tison's Landing Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2019.

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

Additional Matters

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

Purpose of this Letter

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

*Berger Toombs Elam
Gaines & Frank*

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

February 13, 2020



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

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

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

We have examined Tison's Landing Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2019. Management is responsible for Tison's Landing Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Tison's Landing Community Development District's compliance based on our examination.

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

In our opinion, Tison's Landing Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2019.

*Berger Toombs Elam
Gaines + Frank*

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

February 13, 2020

EIGHTH ORDER OF BUSINESS

***Proposed Budget
Fiscal Year 2021***

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

March 5, 2020



Tison's Landing

Community Development District

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Tison's Landing

Community Development District

General Fund

<u>Description</u>	<u>Adopted Budget FY 2020</u>	<u>Actual Thru 1/31/2020</u>	<u>Projected Next 8 Months</u>	<u>Total Projected 9/30/2020</u>	<u>Proposed Budget FY 2021</u>
Revenues					
Maintenance Assessments - Tax Roll	\$527,464	\$519,999	\$7,465	\$527,464	\$591,478
Clubhouse Income	\$5,000	\$1,604	\$3,396	\$5,000	\$5,000
Interest Income	\$4,000	\$930	\$3,070	\$4,000	\$4,000
TOTAL REVENUES	\$536,464	\$522,533	\$13,931	\$536,464	\$600,478
Expenditures					
<u>Administrative</u>					
Supervisor Fees	\$4,000	\$3,000	\$4,000	\$7,000	\$4,000
FICA Taxes	\$306	\$230	\$306	\$536	\$306
Engineering Fees	\$7,500	\$0	\$3,000	\$3,000	\$3,000
Arbitrage Calculation	\$1,200	\$0	\$1,200	\$1,200	\$1,200
Dissemination Agent	\$1,000	\$533	\$467	\$1,000	\$1,000
Trustee Fees	\$3,725	\$3,717	\$0	\$3,717	\$3,725
Assessment Roll Administration	\$2,500	\$2,500	\$0	\$2,500	\$2,500
Attorney Fees	\$15,000	\$3,085	\$11,915	\$15,000	\$15,000
Annual Audit	\$3,465	\$0	\$3,465	\$3,465	\$3,570
Management Fees	\$47,250	\$15,750	\$31,500	\$47,250	\$47,250
Computer Time	\$1,000	\$333	\$667	\$1,000	\$1,000
Telephone	\$100	\$42	\$58	\$100	\$100
Postage	\$1,000	\$224	\$776	\$1,000	\$1,000
Printing & Binding	\$1,575	\$564	\$1,436	\$2,000	\$2,000
Insurance	\$8,560	\$8,911	\$0	\$8,911	\$8,911
Legal Advertising	\$1,500	\$263	\$738	\$1,000	\$1,000
Other Current Charges	\$500	\$247	\$253	\$500	\$500
Website Administration	\$1,800	\$600	\$1,200	\$1,800	\$1,800
Office Supplies	\$150	\$40	\$460	\$500	\$500
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
TOTAL ADMINISTRATIVE	\$102,306	\$40,215	\$61,439	\$101,654	\$98,537
<u>Field</u>					
Insurance	\$12,193	\$11,963	\$0	\$11,963	\$12,193
Field Management & Administration (Vesta)	\$22,300	\$8,550	\$17,100	\$25,650	\$26,612
Amenity Manager (Vesta)	\$51,400	\$28,942	\$57,883	\$86,825	\$90,081
Amenity Seasonal Assistant	\$11,000	\$0	\$0	\$0	\$0
Security Camera Monitoring	\$13,200	\$5,059	\$7,082	\$12,141	\$12,141
Pool Maintenance (Vesta)	\$9,540	\$9,323	\$13,367	\$22,690	\$23,540
Pool Repair	\$0	\$0	\$3,000	\$3,000	\$3,000
Pool Chemicals (Vesta)	\$8,160	\$2,950	\$5,210	\$8,160	\$8,568
Permit Fees	\$1,215	\$464	\$527	\$991	\$991
Landscape Maintenance	\$59,606	\$15,800	\$31,600	\$47,400	\$47,400
Landscape Fertilization	\$0	\$2,035	\$13,968	\$16,003	\$17,900
Landscape Contingency	\$3,659	\$2,927	\$1,073	\$4,000	\$4,000
Pest Control	\$390	\$260	\$520	\$780	\$780

Tison's Landing

Community Development District

General Fund

<u>Description</u>	<u>Adopted Budget FY 2020</u>	<u>Actual Thru 1/31/2020</u>	<u>Projected Next 8 Months</u>	<u>Total Projected 9/30/2020</u>	<u>Proposed Budget FY 2021</u>
<i>Field-continued</i>					
Irrigation Maintenance	\$5,625	\$0	\$5,625	\$5,625	\$5,625
Lake Maintenance	\$9,780	\$3,180	\$6,360	\$9,540	\$9,540
General Facility Maintenance	\$25,000	\$0	\$0	\$0	\$0
Utilities-Electric	\$21,000	\$5,528	\$15,472	\$21,000	\$21,000
Utilities-Water/Sewer/Irrigation	\$22,500	\$7,829	\$22,171	\$30,000	\$30,000
Utilities-Cable	\$3,300	\$1,221	\$2,499	\$3,720	\$3,720
Utilities-Telephone	\$1,800	\$0	\$0	\$0	\$0
Refuse Service	\$2,340	\$1,009	\$1,891	\$2,900	\$2,900
Repairs and Maintenance	\$32,200	\$4,724	\$35,276	\$40,000	\$40,000
Janitorial Maintenance (Vesta)	\$7,000	\$7,775	\$15,551	\$23,326	\$24,200
Janitorial Supplies (Vesta)	\$3,000	\$1,000	\$2,000	\$3,000	\$3,150
Special Events	\$14,000	\$3,751	\$13,249	\$17,000	\$17,000
Amenity Supplies	\$3,350	\$2,420	\$2,580	\$5,000	\$5,000
Contingency	\$0	\$585	\$7,911	\$8,496	\$2,000
Capital Outlay	\$25,000	\$25,000	(\$25,000)	\$0	\$25,000
Capital Reserve	\$65,600	\$65,600	(\$40,000)	\$25,600	\$65,600
TOTAL FIELD	\$434,158	\$217,894	\$216,916	\$434,810	\$501,941
TOTAL EXPENDITURES	\$536,464	\$258,109	\$278,355	\$536,464	\$600,478
EXCESS REVENUES / (EXPENDITURES)	\$0	\$264,424	(\$264,424)	\$0	\$0
NET CHANGE IN FUND BALANCE	\$0	\$264,424	(\$264,424)	\$0	\$0

Product	Units	FY 2020 O&M		FY 2021 O&M		Increase	
		per Unit (gross)	Total	per Unit (gross)	Total	per Unit (gross)	Total
50' SF	186	\$838.58	\$155,975.05	\$940.35	\$174,904.46	\$101.77	\$18,929.42
55' SF	151	\$838.58	\$126,624.90	\$940.35	\$141,992.33	\$101.77	\$15,367.43
60' SF	138	\$838.58	\$115,723.42	\$940.35	\$129,767.83	\$101.77	\$14,044.41
65' SF	205	\$838.58	\$171,907.98	\$940.35	\$192,771.05	\$101.77	\$20,863.07
Total	680						
Gross Assessments			\$570,231.35		\$639,435.68		\$69,204.32
Discounts 4%			\$22,809.25		\$25,577.43		\$2,768.17
Commissions 3.5%			\$19,958.10		\$22,380.25		\$2,422.15
Net Assessment			\$527,464.00		\$591,478.00		\$64,014.00

REVENUES:

Maintenance Assessments

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

Clubhouse Income

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

Interest Income

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

EXPENDITURES:

ADMINISTRATIVE:

Supervisor Fees

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one calendar year. The amount for the fiscal year is based upon the five paid supervisors attending the estimated 4 meetings.

FICA Expense

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

Engineering Fees

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

Arbitrage

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

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Trustee Fees

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

Assessment Roll Administration

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

Attorney Fees

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

Annual Audit

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

ADMINISTRATIVE: (continued)

Management Fees

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

Computer Time

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

Website Administration

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

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc

Printing & Binding

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

Insurance

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

FIELD:

Insurance

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

Field Management & Administration

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

FIELD: (continued)

Amenity Manager

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

Amenity Seasonal Assistant

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

Security Camera Monitoring

The District is currently considering adding Envera services. Monthly monitoring rate is \$650 and service/maintenance rate is \$336.71

Pool Maintenance

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

<u>Vendor</u>	<u>Monthly</u>	<u>Annually</u>
Vesta Property Service	\$1,890.80	\$23,540

Pool Chemicals

The District's management company (Vesta Property Service) has contract with Poolsure for the placement of chemicals in the Amenity Center Swimming Pool. The amount budgeted is based on usage and should not exceed \$8,568.

Permit Fees

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

Landscape Maintenance

The District currently has a landscape maintenance contract with Lawnboy Lawn Services, Inc and Nader's Pest Raiders. The budgeted amount is based upon the following:

<u>Vendor</u>	<u>Monthly</u>	<u>Annually</u>
Lawnboy Services, Inc.	\$3,950.00	\$47,400

Landscape Fertilization

The District currently has a contract Agro Pro. The budgeted amount is based upon the following:

<u>Vendor</u>	<u>Monthly</u>	<u>Annually</u>
Agro Pro	\$1,491.65	\$17,900

Landscape Contingency

Any unanticipated landscape improvement expenses to the District.

Pest Control

Any unanticipated pest control expense to the District.

<u>Vendor</u>	<u>Monthly</u>	<u>Annually</u>
Turner Pest Control	\$65.00	\$780

FIELD: (continued)

Irrigation Maintenance

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

Lake Maintenance

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

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

Utilities-Electric

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

<u>Location</u>	<u>Meter #</u>	<u>Annually</u>
16365 N Main St Apt SG01	95045373	\$1,092
16529 Tisons Bluff Road	06221889	\$19,908
Total		\$21,000

Utilities-Water/Sewer/Irrigation

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

<u>Location</u>	<u>Meter #</u>	<u>Annually</u>
Water:		
16529 Tisons Bluff Road	67891772	\$1,382
Sewer:		
16529 Tisons Bluff Road	67891772	\$3,012
Commercial Irrigation:		
15635 Tisons Bluff Road	67370623	\$2,052
15681 Tisons Bluff Road	67370625	\$2,254
16123 Tisons Bluff Road	83726295	\$1,080
16151 Dowing Creek Dr	74534584	\$1,308
16211 Dowing Creek Dr	74458033	\$3,420
16303 Hunters Hollow TL	67370633	\$2,040
16316 Magnolia Grove Wy	67370626	\$2,028
16331 Tisons Bluff Road	67370634	\$2,244
16343 Tisons Bluff Road	67370632	\$3,168
16356 Magnolia Grove Wy Apt IR01	67370624	\$2,184
261 Bradford Lake Cr	81523391	\$2,016
79 Bradford Lake Cr	83874232	\$1,812
Total		\$30,000

Utilities-Cable

The District uses Comcast for cable/TV and internet.

Refuse Service

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

FIELD: (continued)

Repairs and Maintenance

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

Janitorial Maintenance

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

Janitorial Supplies

The district's management company (Vesta Property Service) provides janitorial supplies.

Special Events

Monthly events and organized functions provided for all residents.

Amenity Supplies

Miscellaneous supplies needed for the Clubhouse.

Contingency

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

Tison's Landing

Community Development District

Capital Reserve Fund

<u>Description</u>	<u>Adopted Budget FY 2020</u>	<u>Actual Thru 1/31/2020</u>	<u>Projected Next 8 Months</u>	<u>Total Projected 9/30/2020</u>	<u>Proposed Budget FY 2021</u>
Revenues					
Carry Forward Surplus	\$105,862	\$143,874	\$0	\$143,874	\$121,934
Interest Income	\$500	\$977	\$2,023	\$3,000	\$3,000
Capital Reserve-Transfer In	\$90,600	\$90,600	(\$65,000)	\$25,600	\$90,600
TOTAL REVENUES	\$196,962	\$235,451	(\$62,977)	\$172,474	\$215,534
Expenditures					
Capital Outlay	\$0	\$12,543	\$37,457	\$50,000	\$50,000
Miscellaneous	\$540	\$273	\$267	\$540	\$540
TOTAL EXPENDITURES	\$540	\$12,816	\$37,724	\$50,540	\$50,540
EXCESS REVENUES / (EXPENDITURES)	\$196,422	\$222,635	(\$100,701)	\$121,934	\$164,994

Tison's Landing

Community Development District

Debt Service Fund

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

Description	Adopted Budget FY 2020	Actual Thru 1/31/2020	Projected Next 8 Months	Total Projected 9/30/2020	Proposed Budget FY 2021
Revenues					
Carry Forward Surplus ⁽¹⁾	\$95,879	\$105,101	\$0	\$105,101	\$95,065
Special Assessments - On Roll	\$382,996	\$377,574	\$6,536	\$384,110	\$382,996
Interest Income	\$750	\$1,524	\$3,000	\$4,524	\$3,000
TOTAL REVENUES	\$479,625	\$484,199	\$9,536	\$493,735	\$481,061
Expenditures					
Series 2016-1					
Interest - 11/01	\$61,413	\$61,413	\$0	\$61,413	\$59,501
Special Call - 11/01	\$0	\$10,000	\$0	\$10,000	\$0
Interest - 05/01	\$61,413	\$0	\$61,251	\$61,251	\$59,501
Principal - 05/01	\$175,000	\$0	\$175,000	\$175,000	\$180,000
Series 2016-2					
Interest - 11/01	\$23,500	\$23,500	\$0	\$23,500	\$22,560
Special Call - 11/01	\$0	\$5,000	\$0	\$5,000	\$0
Interest - 05/01	\$23,500	\$0	\$23,500	\$23,500	\$22,560
Principal - 05/01	\$35,000	\$0	\$35,000	\$35,000	\$40,000
Special Call - 05/01	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$379,826	\$99,913	\$294,751	\$394,664	\$384,121
EXCESS REVENUES / (EXPENDITURES)	\$99,799	\$384,286	(\$285,215)	\$99,071	\$96,940
Other Financing Sources and (Uses)					
Interfund Transfer In/(Out)	\$0	(\$1,006)	(\$3,000)	(\$4,006)	(\$3,000)
Total Other Financing Sources and (Uses)	\$0	(\$1,006)	(\$3,000)	(\$4,006)	(\$3,000)
EXCESS REVENUES/(EXPENDITURES)	\$99,799	\$383,280	(\$288,215)	\$95,065	\$93,940

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

Interest 11/1/2021 2016-1	\$ 57,701
Interest 11/1/2021 2016-2	\$ 21,620
Total	\$79,321

	Assessments Per Unit	Lot Size					Total Gross Assessments	
		50'	55'	60'	65'	Total		
Phase I								
Single Family	\$417.64	15	21	66	74	176	\$73,504.64	
Single Family	\$421.26	18	9	7	22	56	\$23,590.56	
Single Family	\$436.63	6	4	3	6	19	\$8,295.97	
Single Family	\$728.62	7	13	0	0	20	\$14,572.40	
Single Family	\$946.48	0	0	11	7	18	\$17,036.64	
Phase II								
Single Family	\$421.26	15	24	3	13	55	\$23,169.30	
Single Family	\$436.63	26	17	2	4	49	\$21,394.87	
Single Family	\$728.62	95	63	0	0	158	\$115,121.96	
Single Family	\$946.48	0	0	45	79	124	\$117,363.52	
		Total					675	
Total Gross assessments							\$414,049.86	
Less: Disc. & Coll. (7.5%)							\$31,053.74	
Total Net Assessment (Maximum Annual Debt)							\$382,996.12	

Tison's Landing

Community Development District

Amortization Schedule

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

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/20	\$3,825,000.00	2.000%	\$0.00	\$59,500.63	\$0.00
05/01/21	\$3,825,000.00	2.000%	\$180,000.00	\$59,500.63	\$299,001.25
11/01/21	\$3,645,000.00	2.000%	\$0.00	\$57,700.63	\$0.00
05/01/22	\$3,645,000.00	2.000%	\$180,000.00	\$57,700.63	\$295,401.25
11/01/22	\$3,465,000.00	2.000%	\$0.00	\$55,900.63	\$0.00
05/01/23	\$3,465,000.00	2.200%	\$185,000.00	\$55,900.63	\$296,801.25
11/01/23	\$3,280,000.00	2.200%	\$0.00	\$53,865.63	\$0.00
05/01/24	\$3,280,000.00	2.400%	\$190,000.00	\$53,865.63	\$297,731.25
11/01/24	\$3,090,000.00	2.400%	\$0.00	\$51,585.63	\$0.00
05/01/25	\$3,090,000.00	2.600%	\$195,000.00	\$51,585.63	\$298,171.25
11/01/25	\$2,895,000.00	2.600%	\$0.00	\$49,050.63	\$0.00
05/01/26	\$2,895,000.00	2.875%	\$200,000.00	\$49,050.63	\$298,101.25
11/01/26	\$2,695,000.00	2.875%	\$0.00	\$46,175.63	\$0.00
05/01/27	\$2,695,000.00	3.000%	\$205,000.00	\$46,175.63	\$297,351.25
11/01/27	\$2,490,000.00	3.000%	\$0.00	\$43,100.63	\$0.00
05/01/28	\$2,490,000.00	3.125%	\$210,000.00	\$43,100.63	\$296,201.25
11/01/28	\$2,280,000.00	3.125%	\$0.00	\$39,819.38	\$0.00
05/01/29	\$2,280,000.00	3.375%	\$220,000.00	\$39,819.38	\$299,638.75
11/01/29	\$2,060,000.00	3.375%	\$0.00	\$36,106.88	\$0.00
05/01/30	\$2,060,000.00	3.375%	\$225,000.00	\$36,106.88	\$297,213.75
11/01/30	\$1,835,000.00	3.375%	\$0.00	\$32,310.00	\$0.00
05/01/31	\$1,835,000.00	3.375%	\$235,000.00	\$32,310.00	\$299,620.00
11/01/31	\$1,600,000.00	3.375%	\$0.00	\$28,344.38	\$0.00
05/01/32	\$1,600,000.00	3.375%	\$245,000.00	\$28,344.38	\$301,688.75
11/01/32	\$1,355,000.00	3.375%	\$0.00	\$24,210.00	\$0.00
05/01/33	\$1,355,000.00	3.600%	\$250,000.00	\$24,210.00	\$298,420.00
11/01/33	\$1,105,000.00	3.600%	\$0.00	\$19,710.00	\$0.00
05/01/34	\$1,105,000.00	3.600%	\$260,000.00	\$19,710.00	\$299,420.00
11/01/34	\$845,000.00	3.600%	\$0.00	\$15,030.00	\$0.00
05/01/35	\$845,000.00	3.600%	\$270,000.00	\$15,030.00	\$300,060.00
11/01/35	\$575,000.00	3.600%	\$0.00	\$10,170.00	\$0.00
05/01/36	\$575,000.00	3.600%	\$275,000.00	\$10,170.00	\$295,340.00
11/01/36	\$300,000.00	3.600%	\$0.00	\$5,220.00	\$0.00
05/01/37	\$300,000.00	3.600%	\$290,000.00	\$5,220.00	\$300,440.00
Total			\$3,815,000.00	\$1,255,601.25	\$5,070,601.25

Tison's Landing

Community Development District

Amortization Schedule

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

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/20	\$960,000.00	4.700%	\$0.00	\$22,560.00	\$0.00
05/01/21	\$960,000.00	4.700%	\$40,000.00	\$22,560.00	\$85,120.00
11/01/21	\$920,000.00	4.700%	\$0.00	\$21,620.00	\$0.00
05/01/22	\$920,000.00	4.700%	\$40,000.00	\$21,620.00	\$83,240.00
11/01/22	\$880,000.00	4.700%	\$0.00	\$20,680.00	\$0.00
05/01/23	\$880,000.00	4.700%	\$40,000.00	\$20,680.00	\$81,360.00
11/01/23	\$840,000.00	4.700%	\$0.00	\$19,740.00	\$0.00
05/01/24	\$840,000.00	4.700%	\$45,000.00	\$19,740.00	\$84,480.00
11/01/24	\$795,000.00	4.700%	\$0.00	\$18,682.50	\$0.00
05/01/25	\$795,000.00	4.700%	\$45,000.00	\$18,682.50	\$82,365.00
11/01/25	\$750,000.00	4.700%	\$0.00	\$17,625.00	\$0.00
05/01/26	\$750,000.00	4.700%	\$50,000.00	\$17,625.00	\$85,250.00
11/01/26	\$700,000.00	4.700%	\$0.00	\$16,450.00	\$0.00
05/01/27	\$700,000.00	4.700%	\$50,000.00	\$16,450.00	\$82,900.00
11/01/27	\$650,000.00	4.700%	\$0.00	\$15,275.00	\$0.00
05/01/28	\$650,000.00	4.700%	\$50,000.00	\$15,275.00	\$80,550.00
11/01/28	\$600,000.00	4.700%	\$0.00	\$14,100.00	\$0.00
05/01/29	\$600,000.00	4.700%	\$55,000.00	\$14,100.00	\$83,200.00
11/01/29	\$545,000.00	4.700%	\$0.00	\$12,807.50	\$0.00
05/01/30	\$545,000.00	4.700%	\$55,000.00	\$12,807.50	\$80,615.00
11/01/30	\$490,000.00	4.700%	\$0.00	\$11,515.00	\$0.00
05/01/31	\$490,000.00	4.700%	\$60,000.00	\$11,515.00	\$83,030.00
11/01/31	\$430,000.00	4.700%	\$0.00	\$10,105.00	\$0.00
05/01/32	\$430,000.00	4.700%	\$65,000.00	\$10,105.00	\$85,210.00
11/01/32	\$365,000.00	4.700%	\$0.00	\$8,577.50	\$0.00
05/01/33	\$365,000.00	4.700%	\$65,000.00	\$8,577.50	\$82,155.00
11/01/33	\$300,000.00	4.700%	\$0.00	\$7,050.00	\$0.00
05/01/34	\$300,000.00	4.700%	\$70,000.00	\$7,050.00	\$84,100.00
11/01/34	\$230,000.00	4.700%	\$0.00	\$5,405.00	\$0.00
05/01/35	\$230,000.00	4.700%	\$75,000.00	\$5,405.00	\$85,810.00
11/01/35	\$155,000.00	4.700%	\$0.00	\$3,642.50	\$0.00
05/01/36	\$155,000.00	4.700%	\$75,000.00	\$3,642.50	\$82,285.00
11/01/36	\$80,000.00	4.700%	\$0.00	\$1,880.00	\$0.00
05/01/37	\$80,000.00	4.700%	\$80,000.00	\$1,880.00	\$83,760.00
Total			\$960,000.00	\$455,430.00	\$1,415,430.00

NINTH ORDER OF BUSINESS

A.



Quote #: Q-06476-1
 Date: 2/13/2020
 Expires On: 3/14/2020

Envera Systems

Next Generation Security
 4171 W Hillsboro Blvd Ste 7
 Coconut Creek, FL 33073
 Phone: (855) 936-8372 | Email: info@enverasystems.com

Prepared for

Tison's Landing CDD
 c/o Government Management Services, LLC
 475 West Town Place, Suite 114
 Golf World Village
 Jacksonville, Florida 32092

SECURITY CONSULTANT	PHONE	EMAIL
Eddie Coalwell	+1 9044208464	ecoalwell@enverasystems.com

INSTALLATION INVESTMENT

Amenity - Access Control System

QTY	PRODUCT	INSTALL INVESTMENT
2	Card Reader Kit for Standard Pedestrian Gate	
2	8' Post	
2	Card Reader Kit for Pool Pedestrian Gate	
2	8' Post	
2	Card Reader Kit for Single Door (Strike)	
2	Electric Strike Combo	
1	Head End Equipment Included in Another Product Group	
100	Conduit	
500	Wire	
1	eMerge50P Network Controller	
95	Trenching & Backfilling	
Amenity - Access Control System TOTAL:		\$11,489.19

Installation Investment Total: \$11,489.19

THIRD PARTY FINANCING OPTIONS

24 Months (1%)	36 Months (2%)	48 Months (3%)	60 Months (4%)	72 Months (5%)
\$483.72	\$329.08	\$254.31	\$211.60	\$185.03

- Finance Options Based on Credit Rating A
- \$150 Documentation Fee & First Month Required at Signing
- Eligibility subject to credit approval upon receipt of credit application to Tandem Financing

MONTHLY INVESTMENT

Amenity - Access Control System

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Database Management	\$200.00	\$200.00
1	Service & Maintenance Plan	\$83.42	\$83.42
Amenity - Access Control System TOTAL:			\$283.42

Monthly Investment Total: \$283.42

Service & Maintenance Plan

- During Primary Period, should any equipment need to be serviced or replaced, Envera will not charge for labor or system parts and materials.
- During Renewal Periods, should any equipment need to be serviced or replaced, Envera will not charge for labor and will only charge cost for system parts and materials.
- Ground loops are warranted for a period of 90 days and are not included in the Service & Maintenance Plan
- Service Level Commitment
 - Envera will perform system checks of all cameras on a daily basis.
 - Envera will proactively troubleshoot any discovered issues, which may include sending a technician onsite.
 - Envera will perform a full system check whenever a technician is onsite.
 - Since most issues can be resolved remotely, emergency service requests will be responded to within 24 hours.
- Service and Maintenance Plan excludes accident, vandalism, flood, water, lightning, fire, intrusion, abuse, misuse, an act of God, any casualty, including electricity, unauthorized repair service, modification or improper installation or any other cause beyond the control of Envera, including interruption of electrical power or internet service.

Terms & Conditions

- Community will be responsible for all required internet lines with minimum of 5MB upload and download speeds for most systems to operate. This may require multiple primary and backup lines throughout the community. Envera's team will work with internet providers to assist Client as necessary.
- Community will be responsible for providing adequate power at all head-end locations.
- If purchasing a Virtual Gate Guard or Access Control System, Community will be responsible for providing a list of all residents with addresses, phone numbers, and email addresses in an Excel or CSV format.
- If purchasing a Virtual Gate Guard System:
 - *Virtual Gate Guard Monitoring is a per home charge and any additional homes added above those reported in the Qty field above (or at signing) will be charged to the Community at the per home price per month.
 - Installation of the equipment will take approximately six weeks to complete and fully test
 - Envera's Implementation Team will provide a resident orientation session
 - Once the system is activated and on-line, Envera will conduct a "soft opening" giving residents 21 days to get acclimated (Guests will be asked where they are going but no guest will be denied entry)
 - After the soft opening period expires, all guests will be verified before being granted entry into the community
 - Recurring monthly pricing is based on all resident and renters having Envera programmed credentials on their vehicles and unencumbered access to use MyEnvera.com or the MyEnvera App for guest management
- Minimum 36-month agreement is required for monthly services (sales tax will be added to all monthly charges).
- Deposit due at signing equal to 50% of installation costs and two (2) months of the monthly services costs prior to Envera scheduling work. Envera will give an additional 3% discount on installation if 100% of installation is paid within 7 days of signing. 40% of installation will be due within 5 days of Envera beginning installation. Final 10% of installation is due within 5 days of Envera completing installation.
- Community will be responsible for all costs related to permits, bonds, surveys, drawings or site plan modifications.



Quote #: Q-06477-1
 Date: 2/13/2020
 Expires On: 3/14/2020

Envera Systems

Next Generation Security
 4171 W Hillsboro Blvd Ste 7
 Coconut Creek, FL 33073
 Phone: (855) 936-8372 | Email: info@enverasystems.com

Prepared for

Tison's Landing CDD
 c/o Government Management Services, LLC
 475 West Town Place, Suite 114
 Golf World Village
 Jacksonville, Florida 32092

SECURITY CONSULTANT	PHONE	EMAIL
Eddie Coalwell	+1 9044208464	ecoalwell@enverasystems.com

INSTALLATION INVESTMENT

Utility - Passive Video Surveillance

QTY	PRODUCT	INSTALL INVESTMENT
1	NVR iFT 16 IP Channels 10TB	
2	Outdoor Bullet Camera - 4MP	
1	iBoot Bar	
1	Battery Backup 800VA	
1	Fortigate Router (30E)	
1	Outdoor Enclosure Kit - Small	
1	16' Aluminum 4 X 4 Pole	
45	Trenching & Backfilling	
50	Conduit	
120	Wire	
Utility - Passive Video Surveillance TOTAL:		\$10,096.44

Installation Investment Total: \$10,096.44

THIRD PARTY FINANCING OPTIONS

24 Months (1%)	36 Months (2%)	48 Months (3%)	60 Months (4%)	72 Months (5%)
\$425.08	\$289.19	\$223.48	\$185.95	\$162.60

- Finance Options Based on Credit Rating A
- \$150 Documentation Fee & First Month Required at Signing
- Eligibility subject to credit approval upon receipt of credit application to Tandem Financing

MONTHLY INVESTMENT

Utility - Passive Video Surveillance

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Service & Maintenance Plan	\$123.65	\$123.65
1	Video Pulls	\$200.00	\$200.00
Utility - Passive Video Surveillance TOTAL:			\$323.65

Monthly Investment Total: \$323.65

Service & Maintenance Plan

- During Primary Period, should any equipment need to be serviced or replaced, Envera will not charge for labor or system parts and materials.
- During Renewal Periods, should any equipment need to be serviced or replaced, Envera will not charge for labor and will only charge cost for system parts and materials.
- Ground loops are warranted for a period of 90 days and are not included in the Service & Maintenance Plan
- Service Level Commitment
 - Envera will perform system checks of all cameras on a daily basis.
 - Envera will proactively troubleshoot any discovered issues, which may include sending a technician onsite.
 - Envera will perform a full system check whenever a technician is onsite.
 - Since most issues can be resolved remotely, emergency service requests will be responded to within 24 hours.
- Service and Maintenance Plan excludes accident, vandalism, flood, water, lightning, fire, intrusion, abuse, misuse, an act of God, any casualty, including electricity, unauthorized repair service, modification or improper installation or any other cause beyond the control of Envera, including interruption of electrical power or internet service.

Terms & Conditions

- Community will be responsible for all required internet lines with minimum of 5MB upload and download speeds for most systems to operate. This may require multiple primary and backup lines throughout the community. Envera's team will work with internet providers to assist Client as necessary.
- Community will be responsible for providing adequate power at all head-end locations.
- If purchasing a Virtual Gate Guard or Access Control System, Community will be responsible for providing a list of all residents with addresses, phone numbers, and email addresses in an Excel or CSV format.
- If purchasing a Virtual Gate Guard System:
 - *Virtual Gate Guard Monitoring is a per home charge and any additional homes added above those reported in the Qty field above (or at signing) will be charged to the Community at the per home price per month.
 - Installation of the equipment will take approximately six weeks to complete and fully test
 - Envera's Implementation Team will provide a resident orientation session
 - Once the system is activated and on-line, Envera will conduct a "soft opening" giving residents 21 days to get acclimated (Guests will be asked where they are going but no guest will be denied entry)
 - After the soft opening period expires, all guests will be verified before being granted entry into the community
 - Recurring monthly pricing is based on all resident and renters having Envera programmed credentials on their vehicles and unencumbered access to use MyEnvera.com or the MyEnvera App for guest management
- Minimum 36-month agreement is required for monthly services (sales tax will be added to all monthly charges).
- Deposit due at signing equal to 50% of installation costs and two (2) months of the monthly services costs prior to Envera scheduling work. Envera will give an additional 3% discount on installation if 100% of installation is paid within 7 days of signing. 40% of installation will be due within 5 days of Envera beginning installation. Final 10% of installation is due within 5 days of Envera completing installation.
- Community will be responsible for all costs related to permits, bonds, surveys, drawings or site plan modifications.



Quote #: Q-06247-1
 Date: 1/17/2020
 Expires On: 2/16/2020

Envera Systems

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 4171 W Hillsboro Blvd Ste 7
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Prepared for

Tison's Landing CDD
 c/o Government Management Services, LLC
 475 West Town Place, Suite 114
 Golf World Village
 Jacksonville, Florida 32092

SECURITY CONSULTANT	PHONE	EMAIL
Eddie Coalwell	+1 9044208464	ecoalwell@enverasystems.com

INSTALLATION INVESTMENT

PVS Entry 1

QTY	PRODUCT	INSTALL INVESTMENT
1	NVR iFT 16 IP Channels 10TB	
1	iBoot Bar	
1	Battery Backup 800VA	
1	Fortigate Router (30E)	
1	Outdoor Enclosure Kit - Small	
75	Trenching & Backfilling	
80	Conduit	
400	Wire	
1	Bore Setup	
50	Bore	
PVS Entry 1 TOTAL:		\$11,056.05

PVS Entry 2

Cameras run to Amenity Headend

QTY	PRODUCT	INSTALL INVESTMENT
1	Bore Setup	
50	Bore	
100	Trenching & Backfilling	
105	Conduit	
1,000	Wire	
1	NVR iFT 6TB HDD	
PVS Entry 2 TOTAL:		\$4,230.87

Installation Investment Total: \$15,286.92

THIRD PARTY FINANCING OPTIONS

24 Months (1%)	36 Months (2%)	48 Months (3%)	60 Months (4%)	72 Months (5%)
\$643.61	\$437.86	\$338.38	\$281.54	\$246.20

- Finance Options Based on Credit Rating A
- \$150 Documentation Fee & First Month Required at Signing
- Eligibility subject to credit approval upon receipt of credit application to Tandem Financing

MONTHLY INVESTMENT

PVS Entry 1

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Video Pulls	\$150.00	\$150.00
1	Service & Maintenance Plan	\$129.27	\$129.27
PVS Entry 1 TOTAL:			\$279.27

PVS Entry 2

Cameras run to Amenity Headend

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Service & Maintenance Plan	\$30.61	\$30.61
1	Video Pulls	\$150.00	\$150.00
PVS Entry 2 TOTAL:			\$180.61

Monthly Investment Total: \$459.88

Service & Maintenance Plan

- During Primary Period, should any equipment need to be serviced or replaced, Envera will not charge for labor or system parts and materials.
- During Renewal Periods, should any equipment need to be serviced or replaced, Envera will not charge for labor and will only charge cost for system parts and materials.
- Ground loops are warranted for a period of 90 days and are not included in the Service & Maintenance Plan
- Service Level Commitment
 - Envera will perform system checks of all cameras on a daily basis.
 - Envera will proactively troubleshoot any discovered issues, which may include sending a technician onsite.
 - Envera will perform a full system check whenever a technician is onsite.
 - Since most issues can be resolved remotely, emergency service requests will be responded to within 24 hours.
- Service and Maintenance Plan excludes accident, vandalism, flood, water, lightning, fire, intrusion, abuse, misuse, an act of God, any casualty, including electricity, unauthorized repair service, modification or improper installation or any other cause beyond the control of Envera, including interruption of electrical power or internet service.

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- Community will be responsible for providing adequate power at all head-end locations.
- If purchasing a Virtual Gate Guard or Access Control System, Community will be responsible for providing a list of all residents with addresses, phone numbers, and email addresses in an Excel or CSV format.
- If purchasing a Virtual Gate Guard System:
 - *Virtual Gate Guard Monitoring is a per home charge and any additional homes added above those reported in the Qty field above (or at signing) will be charged to the Community at the per home price per month.
 - Installation of the equipment will take approximately six weeks to complete and fully test
 - Envera's Implementation Team will provide a resident orientation session
 - Once the system is activated and on-line, Envera will conduct a "soft opening" giving residents 21 days to get acclimated (Guests will be asked where they are going but no guest will be denied entry)
 - After the soft opening period expires, all guests will be verified before being granted entry into the community
 - Recurring monthly pricing is based on all resident and renters having Envera programmed credentials on their vehicles and unencumbered access to use MyEnvera.com or the MyEnvera App for guest management
- Minimum 36-month agreement is required for monthly services (sales tax will be added to all monthly charges).
- Deposit due at signing equal to 50% of installation costs and two (2) months of the monthly services costs prior to Envera scheduling work. Envera will give an additional 3% discount on installation if 100% of installation is paid within 7 days of signing. 40% of installation will be due within 5 days of Envera beginning installation. Final 10% of installation is due within 5 days of Envera completing installation.
- Community will be responsible for all costs related to permits, bonds, surveys, drawings or site plan modifications.

B.

Crown Pools Inc

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

Quote

1/28/2020
Quote # 10219
Entered by - KEITH
Valid through -

Bill To:
TISON'S LANDING CDD
16529 TISON'S BLUFF RD
JACKSONVILLE, FL 32218
JONATHAN PERRY
904-757-1547

Ship To:
TISON'S LANDING CDD
16529 TISON'S BLUFF RD
JACKSONVILLE, FL 32218

Item	Description	QTY	Proposed Price
notes	QUOTE: DELIVERY & MOBILE CHAIR SET-UP		
SERVICE LABOR	LABOR / SET-UP OF POOL LIFT CHAIR	1	\$575.00
SERVICE PARTS	300# CAPACITY 240* PAL2 PORTABLE AQUATIC LIFT (SRS423008)	1	\$8,182.66
	Group Subtotal		\$8,757.66
	Subtotal		\$8,757.66
	Tax		\$0.00
	Total		\$8,757.66

Notes

Quote Accepted By: _____

Date: _____

Print/Sign

Crown Pools Inc

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

Quote

1/28/2020
 Quote # 10218
 Entered by - KEITH
 Valid through -

Bill To:
 TISON'S LANDING CDD
 16529 TISON'S BLUFF RD
 JACKSONVILLE, FL 32218
 JONATHAN PERRY
 904-757-1547

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

Item	Description	QTY	Proposed Price
notes	QUOTE: PERMANENT INSTALL ADA POOL CHAIRLIFT		
SERVICE LABOR	LABOR / INSTALLATION OF POOL LIFT CHAIR	1	\$1,850.00
SERVICE PARTS	300# CAPACITY MULTILIFT ML300 POOL LIFT (SRS422999)	1	\$6,592.64
SERVICE PARTS	ML300 ANCHOR JIG W/ ANCHORS (SRS423028) / CONCRETE FOR PAD	1	\$1,284.90
		Group Subtotal	\$9,727.54
		Subtotal	\$9,727.54
		Tax	\$0.00
		Total	\$9,727.54

Notes

Quote Accepted By: _____

Date: _____

Print/Sign

C.

First Coast Signs

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



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

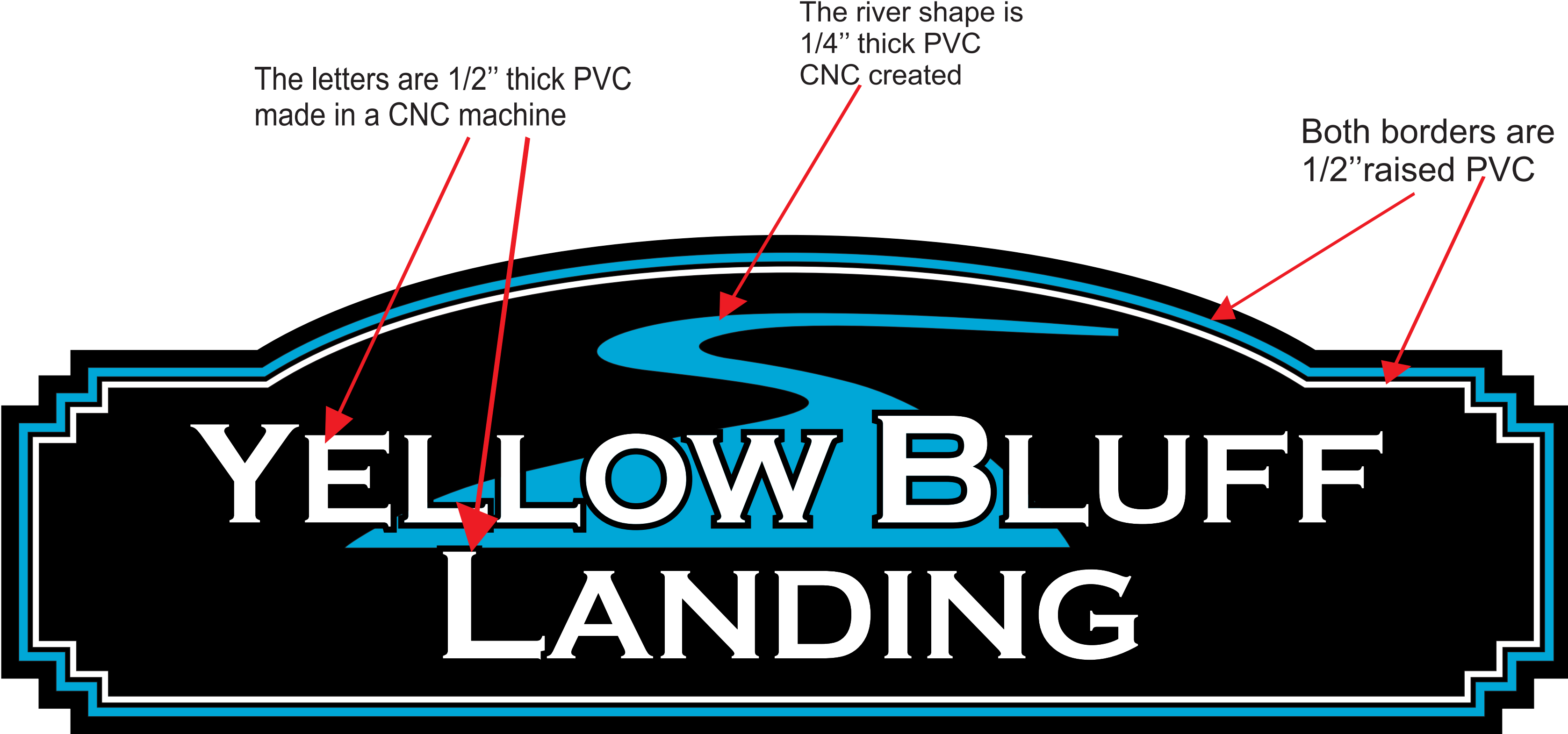
	Quantity	Price	Unit Price	Subtotal
1 Product: Custom Products & Services	4	\$25,419.00	\$6,354.75	\$25,419.00
Description: Custom Molded sign with High Impact Resin application for durability. Includes raised text, border, logo, and painted to customer's specification. Mounting to existing structure 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: / /



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

TENTH ORDER OF BUSINESS

C.



TISON'S LANDING

FIELD OPERATIONS MANAGER'S REPORT

Date of Report: 03/05/2020

Submitted by Johnathan Perry

Painting Amenities Center Exterior Floor – Board Action Required

All Weather Contracting has come out and inspected our exterior flooring for a repaint. They are in the process of submitting a quote. The surface will need to be stripped of the existing paint and prepared for a non-stick coating that will ensure residents will not slip on the surface.

ADA Lift – Board Action Required

As the board knows, we are required to provide access to all disabled individuals into the pools. Quotes have been obtained for the ADA chair. One is for a permanent chair and the other a mobile one. The permanent one will ensure all residents that always need access have it. The mobile one will enable us to move the chair if necessary but will require staff to be present.

Envera Entry Cameras – Board Action Required

The neighborhood has seen a string of security issues in the past few months and the current company we employ does not adequately provide the much-needed monitoring we require. With that being said, Envera has provided quotes to take over the tag reader cameras at the medians, the access control for the building and provide monitoring for the metal building once installed. Envera has the ability for 24-hour monitoring, so that when there is an issue we will be notified immediately, and the issue can be resolved. Our current system does not allow for this. It is costly but will ensure that this community has the proper security for when the inevitable issue arises again.

HVAC Maintenance Proposal – Board Action Required

We have received a proposal to start a quarterly maintenance cycle for the HVAC system. With this quarterly service, we would receive in depth service that would include lubrication of parts, belt checks and changes, refrigerant leak checks, filter replacements and much more. This service would give us the peace of mind that our HVAC would be in consistent working order.

Entry Monument Signs – Board Action Required

The signs at the entry monuments are in need of repair. These signs are as old as the neighborhood and are beginning to fall apart. New lights have been installed in the monuments, but they are still in need of new signage. I have received multiple quotes, which both are going to remove the old ones and install the new ones. With this project, we are uncertain what the status

of the interior structure of the monument itself will be, but both companies are willing to work with us to remedy any situation that may arise.

Metal Building – No Board Action Required

The city required that we hire architects to complete the permitting process for the building. They are working on getting this information completed. Once received the permit for the building itself will be received and I will contact the manufacturer to schedule installation.

ADA Ramp – No Board Action Required

All Weather Contracting has been out to start the permitting of the ramp. As you all know, this is a lengthy process and as soon as it is received work will commence.

Turf Management – No Board Action Required

AGrowPro has had their first successful application of their chemicals. We should see a significant change on the turf throughout the neighborhood soon.

Splash Park – No Board Action Required

The painting of the splash park is still ongoing. With the unpredictable weather recently, we have had minimal days to which we could paint, but we are using every available day to get the task accomplished. The netting has been installed on all the rails and is ready to be installed on the feature. We are making every effort to have the project completed by spring break.

Pothole at Roundabout – No Board Action Required

Thanks to the combined efforts of the community members that reported the pothole at the roundabout as well as reporting it myself, the pothole was filled rather quickly. This is an example of the power in numbers with the City of Jacksonville.

Additional Purchases Once Shed is Installed – No Board Action Required

As soon as the shed is completed, additional items will need to be purchased. These items will include a pressure washer, backpack leaf blower, toolbox, etc. I have been diligently researching the best available options and will ensure that the items purchased will benefit the community for an extended period at the best possible price.

Lawn Boy Update – No Board Action Required

Lawn Boy has continued to maintain all common areas around the neighborhood in an exceptional manner. We have had many meeting over the last few months and are trying to implement a new flower rotation that would allow for less waste. These rotations would only need to be done semi-annually for most of the flowers due to the types we are choosing. Lawn

Boy and I are still working on the arrangements but will continue to make sure the neighborhood is as welcoming as possible.

Updates

- A trash can has been installed near the bus stop at the cut through on Tison's Bluff.
- New LED's installed on entry signs.
- Connected LawnBoys with new flower distributor.
- Installed new hinges and hardware on all pool filtration lids
- New volleyball net installed
- Fitness Equipment Fixed
- Crown Pools has replaced the filtration in the pools with no issues.
- Multiple irrigation issues were fixed in a timely manner by Lawn Boys.

Irrigation Fixes



Trash at Pass-Thru



Pothole at Roundabout



Gym Equipment Fixes



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



TWELFTH ORDER OF BUSINESS

A.

Tison's Landing Community Development District

Unaudited Financial Statements
as of
January 31, 2020

Board of Supervisors Meeting
March 5, 2020

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
January 31, 2020

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS:				
Cash	\$58,926	---	\$498	\$59,424
Due From Other Funds	\$2,400	\$9,443	---	\$11,843
Assessments Receivable	---	\$0	---	\$0
Investments:				
SBA-Surplus Funds	\$321,230	---	\$224,537	\$545,767
Series 2016-1				
Reserve	---	\$149,251	---	\$149,251
Interest	---	\$0	---	\$0
Revenue	---	\$368,339	---	\$368,339
Prepayment	---	\$44	---	\$44
Construction	---	---	\$31,067	\$31,067
Series 2016-2				
Reserve	---	\$42,220	---	\$42,220
Interest	---	\$0	---	\$0
Prepayment	---	\$5,453	---	\$5,453
Deposits	\$4,202	---	---	\$4,202
Prepaid Expenses	\$0	---	---	\$0
TOTAL ASSETS	\$386,758	\$574,750	\$256,102	\$1,217,610
LIABILITIES:				
Accounts Payable	\$14,251	---	---	\$14,251
Accrued Expenditures	\$0	---	---	\$0
Due to other Funds	\$9,443	---	\$2,400	\$11,843
TOTAL LIABILITIES	\$23,695	\$0	\$2,400	\$26,095
FUND BALANCES:				
Nonspendable:				
Prepaid items and deposits	\$4,202	---	---	\$4,202
Restricted for:				
Debt service	---	\$574,750	---	\$574,750
Capital Projects	---	---	\$31,067	\$31,067
Assigned for Captial Projects	---	---	\$222,635	\$222,635
Unassigned	\$358,861	---	---	\$358,861
TOTAL FUND BALANCES	\$363,064	\$574,750	\$253,702	\$1,191,516
TOTAL LIABILITIES & FUND BALANCES	\$386,758	\$574,750	\$256,102	\$1,217,610

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended January 31, 2020

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 01/31/20</u>	<u>ACTUAL THRU 01/31/20</u>	<u>VARIANCE</u>
<u>REVENUES</u>				
Maintenance Assessments - Tax Roll	\$527,464	\$519,999	\$519,999	\$0
Clubhouse Income	\$5,000	\$1,667	\$1,604	(\$63)
Interest Income	\$4,000	\$1,333	\$930	(\$404)
TOTAL REVENUES	<u>\$536,464</u>	<u>\$522,999</u>	<u>\$522,533</u>	<u>(\$466)</u>
<u>EXPENDITURES</u>				
<u>Administrative:</u>				
Supervisor Fees	\$4,000	\$3,000	\$3,000	\$0
FICA Taxes	\$306	\$230	\$230	\$0
Engineering Fees	\$7,500	\$2,500	\$0	\$2,500
Arbitrage Calculation	\$1,200	\$0	\$0	\$0
Dissemination Agent	\$1,000	\$333	\$533	(\$200)
Assessment Roll	\$2,500	\$2,500	\$2,500	\$0
Attorney Fees	\$15,000	\$5,000	\$3,085	\$1,915
Annual Audit	\$3,465	\$0	\$0	\$0
Trustee Fees	\$3,725	\$3,725	\$3,717	\$8
Management Fees	\$47,250	\$15,750	\$15,750	\$0
Computer Time	\$1,000	\$333	\$333	\$0
Telephone	\$100	\$33	\$42	(\$8)
Postage	\$1,000	\$333	\$224	\$110
Printing & Binding	\$1,575	\$525	\$564	(\$39)
Insurance	\$8,560	\$8,560	\$8,911	(\$351)
Legal Advertising	\$1,500	\$500	\$263	\$238
Other Current Charges	\$500	\$167	\$247	(\$81)
Website Administration	\$1,800	\$600	\$600	\$0
Office Supplies	\$150	\$50	\$40	\$10
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	<u>\$102,306</u>	<u>\$44,315</u>	<u>\$40,215</u>	<u>\$4,100</u>
<u>Field:</u>				
Insurance	\$12,193	\$12,193	\$11,963	\$230
Field Management & Administration (Vesta)	\$22,300	\$7,433	\$8,550	(\$1,117)
Amenity Manager (Vesta)	\$51,400	\$17,133	\$28,942	(\$11,808)
Amenity Seasonal Assistant	\$11,000	\$0	\$0	\$0
Security Camera Monitoring	\$13,200	\$5,500	\$5,059	\$441
Pool Maintenance (Vesta)	\$9,540	\$3,180	\$9,323	(\$6,143)
Pool Chemicals (Vesta)	\$8,160	\$2,720	\$2,950	(\$230)
Permit Fees	\$1,215	\$405	\$464	(\$59)
Landscape Maintenance	\$59,606	\$19,869	\$17,835	\$2,034
Landscape Contingency	\$3,659	\$1,220	\$2,927	(\$1,707)
Pest Control	\$390	\$130	\$260	(\$130)
Irrigation Maintenance	\$5,625	\$1,875	\$0	\$1,875
Lake Maintenance	\$9,780	\$3,260	\$3,180	\$80

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended January 31, 2020

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 01/31/20	ACTUAL THRU 01/31/20	VARIANCE
<i>Field: (continued)</i>				
General Facility Maintenance	\$25,000	\$8,333	\$0	\$8,333
Utilities-Electric	\$21,000	\$7,000	\$5,528	\$1,472
Utilities-Water	\$22,500	\$7,500	\$7,829	(\$329)
Utilities-Cable	\$3,300	\$1,100	\$1,221	(\$121)
Utilities-Telephone	\$1,800	\$600	\$0	\$600
Refuse Service	\$2,340	\$780	\$1,009	(\$229)
Repairs and Maintenance	\$32,200	\$10,733	\$4,724	\$6,009
Janitorial Maintenance (Vesta)	\$7,000	\$2,333	\$7,775	(\$5,442)
Janitorial Supplies (Vesta)	\$3,000	\$1,000	\$1,000	\$0
Special Events	\$14,000	\$3,751	\$3,751	\$0
Amenity Supplies	\$3,350	\$1,117	\$2,420	(\$1,303)
Contingency	\$0	\$0	\$585	(\$585)
Capital Outlay	\$25,000	\$25,000	\$25,000	\$0
Capital Reserve	\$65,600	\$65,600	\$65,600	\$0
TOTAL FIELD	\$434,158	\$209,766	\$217,895	(\$8,128)
TOTAL EXPENDITURES	\$536,464	\$254,081	\$258,109	(\$4,029)
Excess (deficiency) of revenues over (under) expenditures	\$0	\$268,919	\$264,424	(\$4,495)
<u>Other Financing Sources/(Uses):</u>				
Interfund Transfer In / (Out)	\$0	\$0	\$0	\$0
Total Other Financing Sources/(Uses):	\$0	\$0	\$0	\$0
Net change in fund balance	\$0	\$268,919	\$264,424	(\$4,495)
FUND BALANCE - Beginning	\$0		\$98,640	
FUND BALANCE - Ending	\$0		\$363,064	

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL RESERVE FUND
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended January 31, 2020

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 01/31/20</u>	<u>ACTUAL THRU 01/31/20</u>	<u>VARIANCE</u>
<u>REVENUES</u>				
Interest Income	\$500	\$167	\$977	\$810
Capital Reserve-Transfer In	\$90,600	\$90,600	\$90,600	\$0
TOTAL REVENUES	<u>\$91,100</u>	<u>\$90,767</u>	<u>\$91,577</u>	<u>\$810</u>
<u>EXPENDITURES</u>				
Capital Outlay	\$0	\$0	\$12,543	(\$12,543)
Miscellaneous Services	\$0	\$0	\$273	(\$273)
TOTAL EXPENDITURES	<u>\$0</u>	<u>\$0</u>	<u>\$12,816</u>	<u>(\$12,816)</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$91,100</u>	<u>\$90,767</u>	<u>\$78,761</u>	<u>(\$12,005)</u>
Net change in fund balance	<u>\$91,100</u>	<u><u>\$90,767</u></u>	<u>\$78,761</u>	<u><u>(\$12,005)</u></u>
FUND BALANCE - Beginning	\$105,862		\$143,874	
FUND BALANCE - Ending	<u><u>\$196,962</u></u>		<u><u>\$222,635</u></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 January 31, 2020

<u>DESCRIPTION</u>	<u>AMENDED BUDGET</u>	<u>PRORATED BUDGET THRU 01/31/20</u>	<u>ACTUAL THRU 01/31/20</u>	<u>VARIANCE</u>
<u>REVENUES</u>				
Special Assessments - On Roll	\$382,996	\$377,574	\$377,574	\$0
Interest Income	\$750	\$250	\$1,524	\$1,274
TOTAL REVENUES	<u>\$383,746</u>	<u>\$377,824</u>	<u>\$379,098</u>	<u>\$1,274</u>
<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	<u>\$379,826</u>	<u>\$84,913</u>	<u>\$99,913</u>	<u>(\$15,000)</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$3,920</u>	<u>\$292,911</u>	<u>\$279,185</u>	<u>(\$13,726)</u>
<u>Other Financing Sources/(Uses)</u>				
Interfund Transfer In / (Out)	\$0	\$0	(\$1,006)	(\$1,006)
Total Other Financing Sources/(Uses)	<u>\$0</u>	<u>\$0</u>	<u>(\$1,006)</u>	<u>(\$1,006)</u>
Net change in fund balance	<u>\$3,920</u>	<u>\$292,911</u>	<u>\$278,178</u>	<u>(\$14,732)</u>
FUND BALANCE - Beginning	\$95,879		\$296,571	
FUND BALANCE - Ending	<u>\$99,799</u>		<u>\$574,750</u>	

**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 January 31, 2020

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 01/31/20</u>	<u>ACTUAL THRU 01/31/20</u>	<u>VARIANCE</u>
<u>REVENUES</u>				
Interest Income	\$0	\$0	\$159	\$159
TOTAL REVENUES	<u>\$0</u>	<u>\$0</u>	<u>\$159</u>	<u>\$159</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>\$159</u>	<u>\$159</u>
<u>Other Financing Sources/(Uses)</u>				
Interfund Transfer In / (Out)	\$0	\$0	\$1,006	\$1,006
Total Other Financing Sources/(Uses)	<u>\$0</u>	<u>\$0</u>	<u>\$1,006</u>	<u>\$1,006</u>
Net change in fund balance	<u>\$0</u>	<u>\$0</u>	<u>\$1,166</u>	<u>\$1,166</u>
FUND BALANCE - Beginning	<u>\$0</u>		<u>\$29,902</u>	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$31,067</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	\$499,128	\$7,092	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$519,999
Clubhouse Income	\$0	\$54	\$0	\$1,550	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,604
Interest Income	\$79	\$24	\$298	\$529	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$930
Total Revenues	\$79	\$13,857	\$499,426	\$9,171	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$522,533
<i>Expenditures</i>													
Supervisor Fees	\$1,000	\$0	\$1,000	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000
FICA Taxes	\$77	\$0	\$77	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$230
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 Agent	\$283	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$533
Assessment Roll	\$2,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500
Attorney Fees	\$1,595	\$500	\$990	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,085
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trustee Fees	\$3,717	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,717
Management Fees	\$3,938	\$3,938	\$3,938	\$3,938	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,750
Computer Time	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$333
Telephone	\$0	\$42	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42
Postage	\$13	\$157	\$10	\$44	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$224
Printing & Binding	\$443	\$14	\$6	\$101	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$564
Insurance	\$8,355	\$0	\$556	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,911
Legal Advertising	\$0	\$0	\$166	\$97	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$263
Other Current Charges	\$69	\$72	\$83	\$23	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$247
Website Administration	\$150	\$150	\$150	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600
Office Supplies	\$20	\$0	\$0	\$20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$22,418	\$5,039	\$7,142	\$5,616	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,215

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 (Vesta)	\$2,138	\$2,138	\$2,138	\$2,138	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,550
Amenity Manager (Vesta)	\$7,235	\$7,235	\$7,235	\$7,235	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,942
Amenity Seasonal Assistant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Security Camera Monitoring	\$2,023	\$0	\$3,035	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,059
Pool Maintenance (Vesta)	\$1,891	\$1,891	\$3,651	\$1,891	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,323
Pool Chemicals (Vesta)	\$680	\$910	\$680	\$680	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,950
Permit Fees	\$363	\$0	\$101	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$464
Landscape Maintenance	\$4,967	\$4,967	\$3,950	\$3,950	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,835
Landscape Contingency	\$385	\$2,267	\$0	\$275	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,927
Pest Control	\$65	\$65	\$65	\$65	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$260
Irrigation Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lake Maintenance	\$795	\$795	\$795	\$795	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,180
General Facility Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utilities-Electric	\$1,471	\$1,382	\$1,381	\$1,293	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,528
Utilities-Water	\$2,713	\$1,669	\$1,733	\$1,714	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,829
Utilities-Cable	\$304	\$304	\$304	\$310	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,221
Utilities-Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Refuse Service	\$194	\$354	\$230	\$230	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,009
Repairs and Maintenance	\$3,930	\$509	\$0	\$285	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,724
Janitorial Maintenance (Vesta)	\$1,944	\$1,944	\$1,944	\$1,944	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,775
Janitorial Supplies (Vesta)	\$250	\$250	\$250	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000
Special Events	\$1,137	\$1,434	\$897	\$283	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,751
Amenity Supplies	\$0	\$1,611	\$94	\$715	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,420
Contingency	\$459	\$31	\$49	\$46	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$585
Capital Outlay	\$0	\$0	\$25,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,000
Capital Reserve	\$0	\$0	\$65,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$65,600
Total Field Expenditures	\$44,908	\$29,756	\$119,134	\$24,098	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$217,895
Total Expenditures	\$67,326	\$34,795	\$126,275	\$29,714	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$258,109

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

1. Recap of Capital Project Fund Activity Through January 31, 2020

Opening Balance in Construction Account	\$547,212.92
Source of Funds:	
Interest Earned	\$2,591.38
Developer Proceeds	\$0.00
Interfund Transfer	(\$2,378.38)
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 January 31, 2020</u>	 <u>\$31,067.26</u>

2. Funds Available For Construction at January 31, 2020

Book Balance of Construction Fund at January 31, 2020	\$31,067.26
Construction Funds available at January 31, 2020	<u>\$31,067.26</u>

3. Investments - US Bank

	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
January 31, 2020					
Construction Fund:	Overnight	0.10%		\$31,067.26	\$31,067.26
				Contracts Payable	<u>\$0.00</u>
				Balance at January 31, 2020	<u>\$31,067.26</u>

B.

**TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Receipts

							ASSESSED THROUGH COUNTY			
							TOTAL GROSS ASSESSMENT LEVY	\$570,231.35	\$414,049.86	\$984,281.21
							57.93%	42.07%	100.00%	
DATE	DESCRIPTION	AMOUNT	DISCOUNTS/ PENALTIES	COMMISSION S/PROP APP	INTEREST	NET RECEIPTS	General Fund O&M	Debt Service Fund Series 2016	Total	
11/06/19	10/16-10/31/19	\$3,041.28	\$121.65	\$58.39	\$43.79	\$2,817.45	\$1,632.26	\$1,185.19	\$2,817.45	
11/15/19	11/1-11/12/19	\$15,816.28	\$632.66	\$303.66	\$227.75	\$14,652.21	\$8,488.60	\$6,163.61	\$14,652.21	
11/22/19	11/13-11/18/19	\$6,817.18	\$272.68	\$130.89	\$98.17	\$6,315.44	\$3,658.78	\$2,656.66	\$6,315.44	
12/06/19	11/19-11/30/19	\$918,975.86	\$36,759.07	\$17,644.34	\$13,233.23	\$851,339.22	\$493,214.13	\$358,125.09	\$851,339.22	
12/17/19	12/1-12/10/19	\$10,986.32	\$408.12	\$211.56	\$158.67	\$10,207.97	\$5,913.88	\$4,294.09	\$10,207.97	
01/06/20	12/12-12/31/19	\$11,542.61	\$378.13	\$223.29	\$167.47	\$10,773.72	\$6,241.64	\$4,532.08	\$10,773.72	
01/21/20	1/1-1/14/20	\$1,567.20	\$47.02	\$30.40	\$22.80	\$1,466.98	\$849.88	\$617.10	\$1,466.98	
TOTAL		\$968,746.73	\$38,619.33	\$18,602.53	\$13,951.88	\$897,572.99	\$519,999.17	\$377,573.82	\$897,572.99	

YTD GROSS COLLECTED	98.42%
YTD GROSS OUTSTANDING	\$15,534.48

Assessed on Roll:

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$570,231.35	57.93%	\$519,998.00	(\$519,998.00)	\$0.00
DEBT SERVICE	\$414,049.86	42.07%	\$377,573.82	(\$368,130.55)	\$9,443.27
TOTAL	\$984,281.21	100.00%	\$897,571.82	(\$888,128.55)	\$9,443.27

TRANSFERS TO DEBT SERVICE:		
<u>DATE</u>	<u>CHECK #</u>	<u>AMOUNT</u>
12/6/2019	2466	\$368,130.55
TOTAL		\$368,130.55
Amount to be transferred:		\$9,443.27

C.

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

March 5, 2020

<u><i>Date</i></u>	<u><i>Check Numbers</i></u>	<u><i>Amount</i></u>
General Fund		
01/02/20	2473-2477	\$4,748.00
01/06/20	2478-2482	\$5,546.37
01/14/20	2483-2484	\$17,252.23
01/21/20	2485-2488	\$800.91
01/24/20	2489-2491	\$3,330.14
01/28/20	2492	\$1,722.07
02/03/20	2493-2496	\$1,549.76
02/04/20	2497-2500	\$5,947.31
02/11/20	2501	\$4,543.97
02/18/20	2502-2503	\$770.99
Total		<u><u>\$46,211.75</u></u>

*Fedex invoices and Wells Fargo statements provided upon request

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/02/20	00081	11/30/19	159765	201911	310-51300-31500			*	500.00		
			NOV 19-	LEGAL SV			BILLING, COCHRAN, LYLES, MAURO & RAMSE			500.00	002473
1/02/20	00012	12/30/19	19-10374	201912	310-51300-48000			*	83.00		
				NOTICE MEETING			DAILY RECORD			83.00	002474
1/02/20	00052	1/01/20	6959	202001	320-57200-46200			*	3,950.00		
			JAN 20-	LAWN SV			LAWNBOY LAWN SERVICES, INC.			3,950.00	002475
1/02/20	00134	12/30/19	6284897	201912	320-57200-46202			*	65.00		
			12/30/19	PEST CONTROL SV			TURNER PEST CONTROL			65.00	002476
1/02/20	00140	12/01/19	2440	201912	310-51300-49500			*	150.00		
			DEC 19-	MO HOSTING			UNICORN WEB DEVELOPMENT, LLC			150.00	002477
1/06/20	00101	1/03/20	21494	202001	320-57200-46000			*	175.00		
				PREV MAINT FITNESS EQUIP			ALLWAYS IMPROVING LLC			175.00	002478
1/06/20	00030	12/25/19	84957412	202001	320-57200-41050			*	310.17		
				TV/INTERNET 1/4-2/3/20			COMCAST			310.17	002479
1/06/20	00004	1/01/20	396	202001	310-51300-34000			*	3,937.50		
			JAN 20-	MGMT FEE							
		1/01/20	396	202001	310-51300-35100			*	83.33		
			JAN 20-	COMPUTER TIME							
		1/01/20	396	202001	310-51300-31200			*	83.33		
			JAN 20-	DISSEMINATION							
		1/01/20	396	202001	310-51300-51000			*	20.00		
			JAN 20-	OFFICE SUPPLIES							
		1/01/20	396	202001	310-51300-42000			*	9.00		
			JAN 20-	POSTAGE							
		1/01/20	396	202001	310-51300-42500			*	100.80		
			JAN 20-	COPIES							
							GOVERNMENTAL MANAGMENT'S SERVICES			4,233.96	002480
1/06/20	00137	1/01/20	479622	202001	320-57200-46800			*	795.00		
			JAN 20-	WATER MGMT SV			THE LAKE DOCTORS, INC.			795.00	002481

TISO TISON TCESSNA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/06/20	00157	12/31/19	364459 201912 320-57200-49100	REIMB MILEAGE VESTA PROPERTY SERVICE INC.	*	32.24	32.24 002482
1/14/20	00015	12/30/19	89708215 201912 320-57200-43000	ELECTRIC 11/24-12/26/19	*	1,381.32	
		12/30/19	89708215 201912 320-57200-43100	IRRIGATION 11/24-12/26/19	*	1,491.62	
		12/30/19	89708215 201912 320-57200-43100	SEWER 11/24-12/26/19	*	161.58	
		12/30/19	89708215 201912 320-57200-43100	WATER 11/24-12/26/19 JEA	*	80.22	3,114.74 002483
1/14/20	00157	1/01/20	364102 202001 320-57200-45105	JAN 20- AMENITY/FIELD	*	7,235.41	
		1/01/20	364102 202001 320-57200-46400	JAN 20- POOL MAINT	*	2,570.83	
		1/01/20	364102 202001 320-57200-34400	JAN 20- FACILITY/GROUNDS	*	2,137.50	
		1/01/20	364102 202001 320-57200-46601	JAN 20- JANITORIAL SV VESTA PROPERTY SERVICE INC.	*	2,193.75	14,137.49 002484
1/21/20	00012	1/21/20	20-00617 202001 310-51300-48000	NOTICE REV MEETING SCHED DAILY RECORD	*	96.50	96.50 002485
1/21/20	00034	1/15/20	10357 201910 310-51300-45000	POLICY CHANGE EGIS INSURANCE ADVISORS, LLC	*	456.00	456.00 002486
1/21/20	00001	1/07/20	6-890-67 202001 310-51300-42000	DELIVERY THRU 1/3/20 FEDEX	*	35.36	35.36 002487
1/21/20	00157	12/31/19	364940 201912 320-57200-49100	TAX COLL- CONVINIENCE FEE	*	2.25	
		12/31/19	364940 201912 320-57200-54000	FL BUILDING PERMIT	*	11.39	
		12/31/19	364940 201912 320-57200-52000	PLASTINC FOR PAINTING	*	14.47	
		12/31/19	364940 201912 320-57200-49100	NOTARY SERVICE	*	15.00	
		12/31/19	364940 201912 320-57200-52000	MAINT SUPPLIES	*	79.94	

TISO TISON TCESSNA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		12/31/19 364940	201912 320-57200-54000	BUILDING PERMIT	*	90.00	
				VESTA PROPERTY SERVICE INC.			213.05 002488
1/24/20 00156	11/01/19	6851465	201912 320-57200-34502	12/1-2/29/20 VIDEO MONIT	*	3,035.13	
				ENVERA			3,035.13 002489
1/24/20 00077	1/16/20	0687-001	202002 320-57200-43200	FEB 20- PICK UP SV	*	230.01	
				REPUBLIC SERVICES #687			230.01 002490
1/24/20 00134	1/22/20	6346815	202001 320-57200-46202	1/22/20 COM PEST CONTR	*	65.00	
				TURNER PEST CONTROL			65.00 002491
I/28720 00152	1/03/20	44846100	201912 320-57200-49400	CHRISTMAS ORNAMENTS	*	99.84	
	1/03/20	44846100	201912 320-57200-49400	MARKERS OF RONAMENTS	*	24.98	
	1/03/20	44846100	201912 320-57200-49400	BREAKFAST EXTRAVAGANZA	*	111.01	
	1/03/20	44846100	201912 320-57200-49400	BAGELS	*	43.94	
	1/03/20	44846100	201912 320-57200-49400	FOOD FOR CHRISTMAS PARTY	*	149.97	
	1/03/20	44846100	201912 320-57200-49400	FOOD FOR CHRISTMAS PARTY	*	85.00	
	1/03/20	44846100	201912 300-13100-10000	DOWN PMT FOR SHED	*	1,029.65	
	1/03/20	44846100	201912 600-53800-60000	DOWN PMT FOR SHED	*	1,029.65	
	1/03/20	44846100	201912 600-20700-10000	DOWN PMT FOR SHED	*	1,029.65	
	1/03/20	44846100	201912 320-57200-49400	CHRISTMAS PARTY SUPPLIES	*	177.68	
				WELLS FARGO CREDIT CARD (AUTO PAY)			1,722.07 002492
2/03720 00081	12/31/19	160273	201912 310-51300-31500	LEGAL SV THRU 12/31/19	*	990.00	
				BILLING, COCHRAN, LYLES, MAURO & RAMSE			990.00 002493
2/03/20 00030	1/25/20	84957412	202002 320-57200-41050	TV/INTERNET 2/4-3/3/20	*	309.76	
				COMCAST			309.76 002494

TISO TISON TCESSNA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/03/20	00034	11/04/19 10171	201911 310-51300-45000	TRAVELERS CASUALTY EGIS INSURANCE ADVISORS, LLC	*	100.00	100.00 002495
2/03/20	00140	1/01/20 2455	202001 310-51300-49500	JAN 20- HOSTING/MAINT UNICORN WEB DEVELOPMENT, LLC	*	150.00	150.00 002496
2/04/20	00111	1/23/20 T2725	202001 320-57200-46400	NEW D.E.GRIDS CROWN POOLS, INC.	*	1,760.05	1,760.05 002497
2/04/20	00015	1/30/20 89708215	202001 320-57200-43000	ELECTRIC 12/26-1/27/20 89708215 202001 320-57200-43100	*	1,292.96	
		1/30/20 89708215	202001 320-57200-43100	IRRIGATION 12/26-1/27/20	*	1,447.02	
		1/30/20 89708215	202001 320-57200-43100	SEWER 12/26-1/27/20	*	181.32	
		1/30/20 89708215	202001 320-57200-43100	WATER 12/26-1/27/20 JEA	*	85.96	3,007.26 002498
2/04/20	00052	10/01/19 6856	201910 320-57200-46201	MOWED POWER LINES COMM CE LAWNBOY LAWN SERVICES, INC.	*	385.00	385.00 002499
2/04/20	00137	2/01/20 485158	202002 320-57200-46800	FEB 20- WATER MGMT THE LAKE DOCTORS, INC.	*	795.00	795.00 002500
2/11/20	00004	2/01/20 397	202002 310-51300-34000	FEB 20 - MANAGEMENT FEES	*	3,937.50	
		2/01/20 397	202002 310-51300-35100	FEB 20 - IT	*	83.33	
		2/01/20 397	202002 310-51300-31200	FEB 20 - DISSEMINATION	*	83.33	
		2/01/20 397	202002 310-51300-51000	FEB 20 - OFFICE SUPPLIES	*	5.98	
		2/01/20 397	202002 310-51300-42000	FEB 20 - POSTAGE	*	134.41	
		2/01/20 397	202002 310-51300-42500	FEB 20 - COPIES	*	269.55	
		2/01/20 397	202002 310-51300-41000	FEB 20 - TELEPHONE GOVERNMENTAL MANAGMENT'S SERVICES	*	29.87	4,543.97 002501

TISO TISON TCESSNA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/18/20	00140	2/01/20 2469	202002 310-51300-49500	UNICORN WEB DEVELOPMENT, LLC	*	150.00	150.00 002502

2/18/20	00157	1/31/20 366057	202001 320-57200-52000	LIGHTS FOR ENTRANCE	*	18.25	
		1/31/20 366057	202001 320-57200-52000	MAINTENANCE ITEMS	*	22.71	
		1/31/20 366057	202001 320-57200-52000	SEAT FOR GYM EQUIP	*	63.60	
		1/31/20 366057	202001 320-57200-52000	LADDER	*	159.43	
		1/31/20 366057	202001 320-57200-52000	TRASHCANS	*	357.00	
							620.99 002503

TOTAL FOR BANK A						46,211.75	
TOTAL FOR REGISTER						46,211.75	

TISO TISON TCESSNA

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

March 5, 2020

<u><i>Date</i></u>	<u><i>Check Numbers</i></u>	<u><i>Amount</i></u>
Capital Reserve		
01/02/20	16-17	\$8,195.00
01/14/20	18	\$798.00
02/18/20	19	\$1,450.00
Total		<u><u>\$10,443.00</u></u>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/02/20	00011	12/06/19	6691 201912 600-53800-60000		*	2,559.90	
			INST 100 AMP SINGLE SUB F				
		12/06/19	6691 201912 600-53800-60000		*	2,035.60	
			INST POWER TO SHED				
BEACHES ELECTRICAL SERVICE INC.							4,595.50 000016
1/02/20	00012	12/20/19	109 201912 600-53800-60000		*	1,800.00	
			START UP FEE				
		12/20/19	109 201912 600-53800-60000		*	1,800.00	
			FORM UP/ POUR				
4 CORNER'S CONCRETE LLC							3,600.00 000017
1/14/20	00012	1/10/20	114 202001 600-53800-60000		*	798.00	
			CONCRETE ADDITIONAL COST				
4 CORNER'S CONCRETE LLC							798.00 000018
2/18/20	00013	2/14/20	1634 202002 600-53800-60000		*	1,450.00	
			RETAIN - METAL BLDG PLANS				
ACT ARCHITECTS							1,450.00 000019
TOTAL FOR BANK C						10,443.50	
TOTAL FOR REGISTER						10,443.50	

TISO TISON

TCESSNA

LAW OFFICES

BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P. A.

ESTABLISHED 1977

DENNIS E. LYLES
JOHN W. MAURO
KENNETH W. MORGAN, JR.
BRUCE M. RAMSEY
GERALD L. KNIGHT
RICHARD T. WOULFE
CAROL J. HEALY GLASSGOW
MICHAEL J. PAWELCZYK
ANDREW A. RIEF
MANUEL R. COMRAS
SHIRLEY A. DELUNA
MARK A. RUTLEDGE
GINGER E. WALD
JEFFERY R. LAWLEY
DONNA M. KRUSBE
SCOTT C. COCHRAN

LAS OLAS SQUARE, SUITE 600
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150
FAX: (954) 764-7279

CENTURION TOWER
1601 FORUM PLACE, SUITE 400
WEST PALM BEACH, FLORIDA 33401
(561) 659-5970
FAX: (561) 659-6173

WWW.BILLINGCOCHRAN.COM

PLEASE REPLY TO: FORT LAUDERDALE

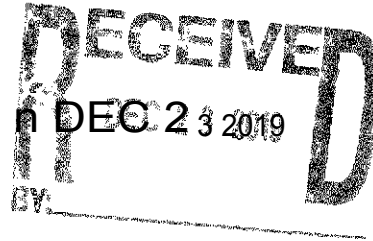
CAMILLE E. BLANTON
RENEE L. BRANT
CHRISTINE A. BROWN
BRAD J. KIMBER
KELLI F. LAGO
SHAWN B. McKAMEY
VANESSA T. STEINERTS
JOHN C. WEBBER

OF COUNSEL
CLARK J. COCHRAN, JR.
SUSAN F. DELEGAL

STEVEN F. BILLING, 1947-1998
HAYWARD D. GAY, 1943-2007

November 30, 2019

Mr. Richard Hams
Tison's Landing CDD
Governmental Management Services
5385 North Nob Hill Road
Sunrise, Florida 33351



Re: **Tison's Landing CDD**
Our File No.: **80.12113**

Dear Rich:

We enclose our Interim Statement for legal services rendered in the above-captioned matter.

Thank you for letting us be of service to you in this matter.

Very truly yours,

DENNIS E. LYLES
For the Firm

DEL/sa
Enc.

BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.
SUNTRUST CENTER, SIXTH FLOOR
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150

TISON'S LANDING CDD
GOVERNMENTAL MANAGEMENT SERVICES
5385 NORTH NOB HILL ROAD
SUNRISE FL 33351

Page: 1
11/30/2019
Account No: 80-12113M
Statement No: 159765

Attn: MR. RICHARD P. HANS

TISON'S LANDING CDD

Fees

Monthly minimum billing for general/routine legal services provided for in CDD
Engagement Letter, including, but not limited to:
Communications with District Manager and District Staff re: routine operations of the CDD;
Communications with State and local government agencies re: CDD matters, requests for
information, audits, etc.; Update and maintain CDD records, notices, filings, etc.; Review
miscellaneous correspondence re: CDD; Scheduling matters involving the CDD and
Agendas re: Meetings of Board of Supervisors; Monitoring litigation matters, receiving and
processing all notices, service of process, etc., as Registered Agent of the CDD;
Reviewing and reporting upon changes in legislation and regulatory measures affecting the
CDD

For Current Services Rendered	500.00
Previous Balance	\$1,595.00
Total Current Work	500.00

Payments

12/09/2019	PAYMENT RECEIVED - THANK YOU	-1,595.00
	Balance Due	<u>\$500.00</u>

PLEASE MAKE CHECKS PAYABLE TO
BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.
PLEASE RETURN ONE COPY OF THIS STATEMENT WITH YOUR PAYMENT
IRS NO. 59-1756046

Jacksonville Daily Record

A Division of

DAILY RECORD & OBSERVER, LLC

10 N. Newnan Street (32202)

P.O. Box 1769

Jacksonville, FL 32201

(904) 356-2466

INVOICE

December 30, 2019

Date

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

Payment Due Upon Receipt

Serial # <u>19-10374D</u>	PO/File# _____	<u>\$83.00</u>
Notice of Meeting		Amount Due
_____		_____
Tison's Landing Community Development District		Amount Paid
_____		<u>\$83.00</u>
		Payment Due
Case Number _____		
Publication Dates <u>12/30</u>		
County <u>Duval</u>		

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

*For your convenience, you
may remit payment at
jaxdailyrecord.com send-payment.*

Your notice can be found on the world wide web at www.jaxdailyrecord.com

TERMS: Net 30 days. Past due amounts will be charged a finance charge of 1.5% per month.

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

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

**NOTICE OF MEETING
TISON'S LANDING
COMMUNITY**

DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors of the Tison's Landing Community Development District will be held on Thursday, January 9, 2020, at 6:00 p.m. at the Yellow Bluff Amenity Center, 16520 Tison's Bluff Road, Jacksonville, Florida 32218. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32082 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasion when one or more Supervisors participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least sixty-eight (68) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Ernesto Torres
District Manager

Dec. 30 00 (19-10374D)

LawnBoy Lawn Services

PO Box 551203
 Jacksonville, FL 32255

Invoice

Date	Invoice #
1/1/2020	6959

Bill To
Tison's Landing CDD c/o Government Management Services Attn: Johnathan Perry 16529 Tison's Huff Road Jacksonville, FL 32218

Terms	Due Date	Project
Net 30	1/31/2020	CC Duval Property,...

Item	Description	Rate	Serviced	Amount
Maintenance	Installment for monthly services-December, 2019 610 STL 4160e	3,950.00		3,950.00

It is our pleasure to serve your lawn and landscaping needs!	Current Charges	\$3,950.00
--	------------------------	------------

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

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



Main: 8400 Baymeadows Way, Suite 12, Jacksonville, Florida 32256
 904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305
 www.turnerpest.com

Turner Pest Control
 8400 Baymeadows Way, Suite 12
 Jacksonville, FL 32256
 904-355-5300

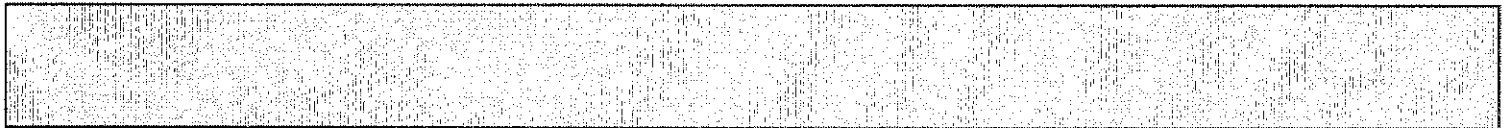
Service Slip/Invoice

INVOICE:	6284897
DATE:	12/30/2019
ORDER:	6284897

Bill To: [277293]
 Tisons Landing CDD
 Johnathan Pary
 475 W Town Pl
 Suite 114
 Saint Augustine, FL 32092-3648

Work Location: [277293] 904-288-7667
 Tisons Landing CDD
 Johnathan Pary
 16529 Tisons Bluff Rd
 Jacksonville, FL 32218-8997

Work Date	Time	Target Pest	Technician	Time In
12/30/2019	11:31 AM	ANTS, ROACH, WASP		11:31 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	12/30/2019		11:52 AM



Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	65.00
		SUBTOTAL \$65.00
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$65.00
		AMOUNT DUE \$65.00

320 572 46202

19707 [Signature]

TECHNICIAN SIGNATURE

Dana Herb

Dana
 CUSTOMER SIGNATURE

Balance outstanding 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (1.8% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

It hereby is stated that the service is complete in full and the customer agrees to pay the cost of service as specified above.

PLEASE PAY FROM THIS INVOICE



Web Development, Inc.

Invoice

Date	invoice#
12/1/2019	2440

Bill To
GOVERNMENTAL MANAGEMENT SERVICES, LLC TISON'S LANDING CDD 475 WEST TOWN PLACE, SUITE 114 WORLD GOLF VILLAGE ST. AUGUSTINE, FL 32092

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	MONTHLY HOSTING & MAINTENANCE FEE - TISON'S LANDING CDD <div style="text-align: center;">513</div> <div style="text-align: center; border: 1px dashed black; padding: 5px; margin: 10px auto; width: fit-content;"> RECEIVED 3 DEC 12 2019 </div>	150.00	150.00
		Total	\$150.00

Allways Improving LLC dba Fitness Pro
 1400 Village Square Blvd #3-293
 Tallahassee, FL 32312
 (850) 523-8882
 admin@wearefitnesspro.com
 http://www.wearefitnesspro.com

Invoice



1400 Village Square #3-293
 Tallahassee, FL 32312
 850-523-8882

BILLED TO:
 Tison's Landing
 16529 Tison's Bluff Rd
 Jacksonville, FL 33218

SHIP TO:
 Tison's Landing
 16529 Tison's Bluff Rd
 Jacksonville, FL 33218

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
21494	01/03/2020	\$175.00	01/13/2020	Due 10 days from receipt	

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

DATE	PRODUCT/SERVICE	QTY.	AMOUNT
01/02/2020	PM Jan 2, 2020: Preventative Maintenance: Cleaned, Lubed, Calibrated, Inspected and Tested. Tested cardio. Tightened belt on treadmill on right. Found seat bottom on lat pulldown broken- Quote to follow. Inspected and lubed strength	1.75	175.00
01/03/2020	SERVICE REQUEST 25980 - JAN QUARTERLY FITNESS CENTER PM		

BALANCE DUE

\$175.00

310564

4% 00

Hello,

Thanks for choosing Comcast Business.

316 531 fl0053

Your bill at a glance

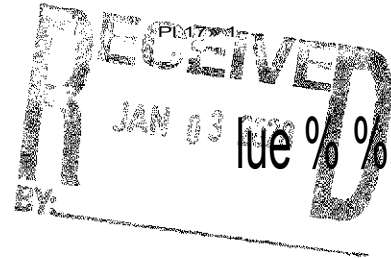
Previous balance		\$303.55
Payment - thank you	Dec 12	- \$303.55
Balance forward		\$6.00 .00
Regular monthly charges	Page 3	\$307.45
Taxes, fees and other charges	Page 3	\$2.72
New charges		\$310.17

Amount due Jan 15, 2020 \$310.17

Need help?
 Visit xfinity.com/customersupport or see page 2 for other ways to contact us.

Your bill explained

- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.
- Your regular monthly charges have changed because a change was made to your Comcast Business services. See Regular monthly charges for details.



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

Please write your account number on your check or money order

Do not include correspondence with payment

**COMCAST
BUSINESS**

141 NW 16TH ST
 POMPANO BEACH FL 33060-5250
 96330310 NO RP 25-20191225 MNNNNNNY 0000695 0004

TISON'S LANDING
 C/O CDD OFFICES
 5385 N NOB HILL RD
 SUNRISE, FL 33351-4761

Account number **8495 74 120 0906133**
 Payment due **Jan 15, 2020**
Please pay \$310.17

Amount enclosed \$
 Make checks payable to Comcast
 Do not send cash



Send payment to
 COMCAST
 PO BOX 71211
 CHARLOTTE NC 28272-1211

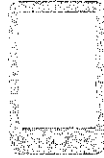


849574120090613300310177

Download the Comcast Business App

Manage your account anytime, anywhere with the Comcast Business App – an innovative all-in-one tool designed with your business in mind.

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



Did you know?

No more mailing monthly checks!
With Auto Pay, it's easy to save time, energy and stamps. Enroll today at business.comcast.com/myaccount



Need help? We're here for you



Visit us online

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



Call us anytime

800-391-3000

Open 24 hours, 7 days a week for billing and technical support

Useful information

Moving?

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

Accessibility:

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



Ways to pay



No more mailing monthly checks

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



Go paperless and say goodbye to clutter

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

Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



By App

Download the Comcast Business App



In-Store

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



Regular monthly charges \$307.45

Comcast Business services \$239.75

1 TV Standard	\$59.95
Business Video	
HD Technology Fee	\$9.95
Business Internet 150	\$104.95
includes \$145.00 Service Discount	
Static IP - 5	\$24.95
Voice Line	\$39.95
Business Voice	

Equipment & services \$39.55

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

Service fees \$28.15

Broadcast TV Fee	\$14.95
Directory Listing Management Fee	\$2.00
Regional Sports Fee	\$8.20
Voice Network Investment	\$3.00

Taxes, fees and other charges \$2.72

Other charges \$2.72

Federal Universal Service Fund	\$2.15
Regulatory Cost Recovery	\$0.57

What's included?

 Internet. Fast, reliable internet on our Gig-4™ speed network.

 **TV:** Keep your employees informed and customers entertained.

 **2% Voice Numbers:** (904) 757-1547

Visit business.comcast.com/myaccount for more details.

You've saved \$145.00 this month with your service discount.



Additional information

Effective December 18, 2019, Ono TV channel will be available in our Preferred and Digital Deluxe tiers.

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

Information on programmer contract expirations, which could affect our carriage of the programmer's channels, can be found at <https://my.xfinity.com/contractrenewals/> or by calling 866.216.8634

Governmental Management Services, LLC
 1001 Bradford Way
 Kingston, TN 37763

Invoice

Invoice #: 396
Invoice Date: 1/11/20
Due Date: 1/11/20
Case:
P.O. Number:

Bill To:
 Tison's Landing CDD
 475 West Town Place
 Suite 114
 St. Augustine, FL 32092

Description	2 Hours/Day	Qty	Rate	Amount
Management Fees - January 2020			3,937.50	3,937.50
Information Technology - January 2020			83.33	83.33
Dissemination Agent Services - January 2020			83.33	83.33
Office Supplies			20.00	20.00
Postage			9.00	9.00
Copies			100.80	100.80

Total	\$4,233.96
Payments/Credits	\$0.00
Balance Due	\$4,233.96



Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 250
Jacksonville FL 32202

Invoice # 364459
Date 12/31/2019
Terms Net 30
Due Date 1/30/2020
Memo - Billable Mileage

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

DESCRIPTION	UNIT	RATE	AMOUNT
Billable Mileage	1	32.24	32.24

Total \$32.24



Customer Name: TISONS LANDING CDD

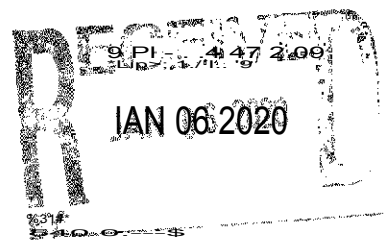
Account #: 8970821539

Cycle: 04 Bill Date: 12/30/19

Electric	320 572	\$ 430.00	1,381.32
Irrigation	431.00		1,491.62
Sewer			161.58
Water			80.22
Total New Charges:		\$	3,114.74

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

- Please pay \$3,114.74 by 01/21/20 to avoid 1.5% late payment fee and service disconnections.
- Save on your electric bill: use laptops instead of desktop computers.
- Make sure the rubber flapper in your toilet tank forms a tight seal to keep water from leaking into the bowl. Leaks can add 50 percent or more to your water bill.



A late payment fee will be assessed for unpaid balance.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please pay by
\$3,050.68	-\$3,050.68	\$0.00	\$3,114.74	\$3,114.74

WE APPRECIATE YOUR BUSINESS

PLEASE DETACH AND RETURN PAYMENT STUB BELOW WITH TOTAL DUE IN ENVELOPE PROVIDED.

Additional information on reverse side



Add \$_____ to my monthly bill \$_____ for Neighborhood Fund. I will notify JEA when I no longer wish to contribute.

Check here for telephone/mail address correction and fill in on reverse side.

Account #: 8970821539		Bill Date: 12/30/19		Please pay by 01/21/20 to avoid 1.5% Late Payment Fee.	
Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay	TOTAL AMOUNT PAID
\$3,050.68	-\$3,050.68	\$0.00	\$3,114.74	\$3,114.74	

00000069 I=10010000

69 2 SP 0.650
 TISONS LANDING CDD
 5385 N NOB HILL RD
 SUNRISE FL 33351-4761

** JEA **
 PO BOX 45047
 JACKSONVILLE FL 32232-5047

52008970821539000000000004000311474010100000000400013

07002 252856/3606181:0000069 I=100 1000000



BILLING AND PAYMENT OPTIONS

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

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

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

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

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

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

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

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

Pay by Mail: Please write your account number on your check or money order. Please include the payment stub with your payment and mail to P.O. Box 43047, Jacksonville, FL 32232-5047. Make checks payable to JEA.

Pay in Person: JEA Payments are accepted at the JEA Downtown Customer Center, Winn-Dixie stores, Duval County Tax Collector's offices and over 140 JEA authorized payment-only locations. Find locations at JEA.com/paymentlocations. Be sure to take a copy of your JEA bill when you go. The JEA Downtown Customer Center, 43 W. Church Street is open 7:30 a.m. - 5:30 p.m. Monday through Friday, except holidays. Closed Saturday.

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

Request an Extension: We understand that sometimes things happen and you need a little more time to pay your bill. You can apply for an extension online at jea.com. Also, residential customers can call 665-6000; 3-ton commercial customers can call 665-6250. Our self-serve system will let you know if you qualify and give you a new due date.

Need Help Paying Your Bill: United Way maintains a computerized database of programs that may be able to assist you in paying your utility bill. For assistance with your utility bill, dial 21-1 or 32-0600.

STATEMENT INFORMATION

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

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

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

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

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

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

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

Environmental Charge provides funding for environmental and regulatory programs.

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

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

kgal: 1,000 gallons

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

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

ADDRESS CORRECTION

Account #

Tel:

Address:

City:

State:

Zip Code:

E-mail:



21 West Church Street, Jacksonville, FL 32202-3139
 Phone: 904.665.6000 • Fax: 904.665.7990 • internet: jea.com

SERVICE DETAILS			
Account Name: TISONS LANDING CDD	Account #: 8970821539	Bill Date: 12/30/19	Cycle: 04

Service Address	Serv Type	Current Chgs:	Service Point:	Service Period:	Bill Rate:
15635 TISONS BLUFF RD	I	132.39	Irrigation 1 - Commercial	11/24/19 - 12/26/19	Commercial Irrigation Service
Detail		Basic Monthly Charge		Meter Nbr	Current Reading
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		67370623	4424
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		Environmental Charge			
		City of Jacksonville Franchise Fee			
				Consumption	Days Billed
				27000 GAL	32
					Reading Type
					Regular
15681 TISONS BLUFF RD	I	127.93	Irrigation 1 - Commercial	11/24/19 - 12/26/19	Commercial Irrigation Service
Detail		Basic Monthly Charge		Meter Nbr	Current Reading
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		67370625	3301
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		Environmental Charge			
		City of Jacksonville Franchise Fee			
				Consumption	Days Billed
				26000 GAL	32
					Reading Type
					Regular
15723 TISONS BLUFF RD	I	66.56	Irrigation 1 - Commercial	11/24/19 - 12/26/19	Commercial Irrigation Service
Detail		Basic Monthly Charge		Meter Nbr	Current Reading
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		83726295	462
		Environmental Charge			
		City of Jacksonville Franchise Fee			
				Consumption	Days Billed
				12000 GAL	32
					Reading Type
					Regular
16451 DOWNS GREEN DR	I	78.87	Irrigation 1 - Commercial	11/24/19 - 12/26/19	Commercial Irrigation Service
Detail		Basic Monthly Charge		Meter Nbr	Current Reading
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		74534584	1141
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		Environmental Charge			
		City of Jacksonville Franchise Fee			
				Consumption	Days Billed
				15000 GAL	32
					Reading Type
					Regular
16211 DOWNS GREEN DR	I	203.74	Irrigation 1 - Commercial	11/24/19 - 12/26/19	Commercial Irrigation Service
Detail		Basic Monthly Charge		Meter Nbr	Current Reading
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		74458033	4656
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		Environmental Charge			
		City of Jacksonville Franchise Fee			
				Consumption	Days Billed
				43000 GAL	32
					Reading Type
					Regular

0100232688863606181100000892 1-100-10000000



Service Address: Spty Type: Current Chgs:

16303 HUNTERS HOLLOW RD
 Detail Charges:
 - Basic Monthly Charge
 - Tier 1 Consumption (0-14 kgal @ \$3.44)
 - Tier 2 Consumption (> 14 kgal @ \$3.95)
 - Environmental Charge
 - City of Jacksonville Franchise Fee

16316 MAGNOLIA GROVE WY
 Detail Charges:
 - Basic Monthly Charge
 - Tier 1 Consumption (0-14 kgal @ \$3.44)
 - Tier 2 Consumption (> 14 kgal @ \$3.95)
 - Environmental Charge
 - City of Jacksonville Franchise Fee

16331 TISONS BLUFF RD
 Detail Charges:
 - Basic Monthly Charge
 - Tier 1 Consumption (0-14 kgal @ \$3.44)
 - Tier 2 Consumption (> 14 kgal @ \$3.95)
 - Environmental Charge
 - City of Jacksonville Franchise Fee

16343 TISONS BLUFF RD
 Detail Charges:
 - Basic Monthly Charge
 - Tier 1 Consumption (0-14 kgal @ \$3.44)
 - Tier 2 Consumption (> 14 kgal @ \$3.95)
 - Environmental Charge
 - City of Jacksonville Franchise Fee

16355 MAGNOLIA GROVE WY APT IR01
 Detail Charges:
 - Basic Monthly Charge
 - Tier 1 Consumption (0-14 kgal @ \$3.44)
 - Tier 2 Consumption (> 14 kgal @ \$3.95)
 - Environmental Charge
 - City of Jacksonville Franchise Fee

16385 N MAIN ST APT 3691
 Detail Charges:
 - Basic Monthly Charge
 - Energy Charge (\$0.06447 per kWh)
 - Fuel Cost
 - Environmental Charge
 - City of Jacksonville Franchise Fee
 - Gross Receipts Tax

16529 TISONS BLUFF RD
 Detail Charges:
 - Basic Monthly Charge
 - Energy Charge (\$0.06447 per kWh)
 - Fuel Cost
 - Environmental Charge
 - City of Jacksonville Franchise Fee
 - Gross Receipts Tax

16303 HUNTERS HOLLOW RD
 67370633
 3560
 26000 GAL
 32
 Regular
 16316 MAGNOLIA GROVE WY
 67370626
 5000
 25000 GAL
 32
 Regular
 16331 TISONS BLUFF RD
 67370634
 4382
 21000 GAL
 32
 Regular
 16343 TISONS BLUFF RD
 67370632
 6825
 30000 GAL
 32
 Regular
 16355 MAGNOLIA GROVE WY APT IR01
 67370624
 3427
 28000 GAL
 32
 Regular
 16385 N MAIN ST APT 3691
 95045373
 78988
 707 KWH
 24
 Regular
 24074025
 150
 150 KWH
 9
 Regular
 16529 TISONS BLUFF RD
 22968209
 17039
 12352 KWH
 32
 Regular
 22968209
 37.81
 37.81 KW
 32
 Regular

Service Point: Service Period: Bill Rate:

Irrigation 1 - Commercial 11/24/19 - 12/26/19 Commercial Irrigation Service
 Meter Nbr Current Reading Consumption Days Billed Reading Type
 67370633 3560 26000 GAL 32 Regular

Irrigation 1 - Commercial 11/24/19 - 12/26/19 Commercial Irrigation Service
 Meter Nbr Current Reading Consumption Days Billed Reading Type
 67370626 5000 25000 GAL 32 Regular

Irrigation 1 - Commercial 11/24/19 - 12/26/19 Commercial Irrigation Service
 Meter Nbr Current Reading Consumption Days Billed Reading Type
 67370634 4382 21000 GAL 32 Regular

Irrigation 1 - Commercial 11/24/19 - 12/26/19 Commercial Irrigation Service
 Meter Nbr Current Reading Consumption Days Billed Reading Type
 67370632 6825 30000 GAL 32 Regular

Irrigation 1 - Commercial 11/24/19 - 12/26/19 Commercial Irrigation Service
 Meter Nbr Current Reading Consumption Days Billed Reading Type
 67370624 3427 28000 GAL 32 Regular

Commercial - Electric 11/24/19 - 12/27/19 General Service
 Meter Nbr Current Reading Consumption Days Billed Reading Type
 95045373 78988 707 KWH 24 Regular
 24074025 150 150 KWH 9 Regular

Commercial - Electric 11/25/19 - 12/27/19 General Service
 Meter Nbr Current Reading Consumption Days Billed Reading Type
 22968209 17039 12352 KWH 32 Regular
 22968209 37.81 37.81 KW 32 Regular

01002262699809606100000000 Z F=100*000000



Service Address:	Setv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
10529 TILSONS BLVD RD I	S	161.58	Commercial - Water/Sewer	11/25/19 - 12/30/19	Commercial Sewer Service
Detail		Basic Monthly Charge	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		105.75	67891772	7040	8000 GAL 35 Regular
		Sewer Usage Charge			
		48.16			
		Environmental Charge			
		2.96			
		City of Jacksonville Franchise Fee			
		4.71			
10529 TILSONS BLVD RD	S	80.22	Commercial - Water/Sewer	11/25/19 - 12/30/19	Commercial Water Service
Detail		Basic Monthly Charge	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		63.00	67891772	7040	8000 GAL 35 Regular
		Water Consumption Charge			
		11.92			
		Environmental Charge			
		2.96			
		City of Jacksonville Franchise Fee			
		2.34			
281 BRADFORD LAKE CR	I	127.93	Irrigation 1 - Commercial	11/24/19 - 12/26/19	Commercial Irrigation Service
Detail		Basic Monthly Charge	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		18.90	81523391	1939	26000 GAL 32 Regular
		Tier 1 Consumption (1-14 kgal @ \$3.44)			
		48.17			
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		47.51			
		Environmental Charge			
		9.62			
		City of Jacksonville Franchise Fee			
		3.73			
79 BRADFORD LAKE CR	I	114.55	Irrigation 1 - Commercial	11/24/19 - 12/26/19	Commercial Irrigation Service
Detail		Basic Monthly Charge	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		18.90	83974232	500	23000 GAL 32 Regular
		Tier 1 Consumption (1-14 kgal @ \$3.44)			
		48.17			
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		35.63			
		Environmental Charge			
		8.51			
		City of Jacksonville Franchise Fee			
		3.34			

01002-2528886/36061871 00000068 3 141001000000





Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 250
Jacksonville FL 32202

Invoice # 364102
Date 1/1/2020
Terms
Due Date 1/31/2020
Memo Jan Fees

Bill To

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

Description	1-5-111#	5%	%	1-1-13%	Guard	Rate	Amount
Amenity and field operations	41483	1	1	1	7,235.41	7,235.41	7,235.41
Pool Maintenance, chemicals and supplies	46402	1	1	1	2,570.83	2,570.83	2,570.83
Facility and common grounds maintenance	344	1	1	1	2,137.50	2,137.50	2,137.50
Janitorial services and supplies	669	1	1	1	2,193.75	2,193.75	2,193.75

Total \$14,137.49

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

10 N. Newnan Street (32202)
P.O. Box 1769
Jacksonville, FL 32201
(904) 356-2466

INVOICE

January 21, 2020

Date

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

Payment Due Upon Receipt

Serial #	20-00617D	PO/File #		\$96.50
	Notice of Revised Meeting Schedule			Amount Due
				Amount Paid
	Tison's Landing Community Development District			\$96.50
				Payment Due
Case Number				
Publication Dates	11/21			
County	Duval			

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

*For your convenience, you
may remit payment at
jxdailyrecord.com send payment.*

Your notice can be found at www.jxdailyrecord.com

TERMS: Net 30 days. Past due amounts will be charged a finance charge of 1.5% per month.

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

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

**NOTICE OF REVISED
MEETING SCHEDULE
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 the calendar Fiscal Year 2020 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16620 Tison's Bluff Road, Jacksonville, Florida 32218 as follows:

March 5, 2020

May 1, 2020

June 25, 2020

September 17, 2020

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8779 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Ernesto Torres

District Manager

Jan. 21

00 (20-00617D)

INVOICE



Customer	Tisons Landing Community Development District
Acct #	295
Date	01/15/2020
Customer Service	Kristina Rudez
Page	1 of 1

Tisons Landing Community Development District
 e/o Governmental Management Services
 475 West Town Place, Suite 114
 St. Augustine, FL 32092

Payment Information	
Invoice Summary	\$ 456.00
Payment Amount	
Payment for Invoice #	10357
100119553	

Thank You

Please detach and return with payment

Customer: Tisons Landing Community Development District

Invoice #	Invoice Date	Description	Amount
10357	12/18/2019	Policy change Policy #100119553 10/01/2019-10/01/2020 Florida Insurance Alliance Package - Site Visit - update Due Date: 1/15/2020	456.00

Total
\$ 456.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
 Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

Remit Payment To: Egis Insurance Advisors, LLC
 Lockbox 234021 PO Box 24021
 Chicago, IL 60689-4002

(312) 233-9939
 sclimer@egisadvisors.com
 01/15/2020



Invoice

Vesta Property Services, Inc.
 245 Riverside Avenue
 Suite 250
 Jacksonville FL 32202

Invoice # 364940
 Date 12/31/2019
 Terms
 Due Date 1/31/2020
 Memo Pass thru Dec.

Bill To

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

Billable Expenses			
J. Perry - Tax Collector; Convenience Fee			2.25
J. Perry - My Florida County; Building Permit 54#10			11.39
J. Perry-Lowes; Plastic for painting painting 0--			14.47
J. Perry - UPS; Notary Service 491			15.00
J. Perry -Lowes; Maintenance Supplies 62040			79.94
J. Perry - Tax Collector; Building Permit 1--			90.00
Total Billable Expenses			213.05

Total \$213.05



ED BALL CASHIERS

DEC 16, 2019 03:32PM

AMERICAN EXPRESS
A00000025010801

MERCH LOC CODE: 0

NAME :PERRY,JOHNATHAN
CONF#:28170303
ACT#: *****1919
CARD: AMEX
ENTRY: CONTACTIC

AMOUNT 592.25
CONV FEE 522351
CREDIT PURCHASE \$92.25

APPROVED

APPROVAL CODE: 848123
HOST: 00
TRAN ID: 1269370459

TC 2EA248104724D698

I AGREE TO PAY ABOVE TOTAL AMOUNT
ACCORDING TO CARD ISSUER AGREEMENT

THANK YOU FOR VISITING
THE DUVAL COUNTY TAX
COLLECTOR

CARDHOLDER COPY



ACCLAIM - EdBalli - Receipt

Your payment has been successfully processed

ACCLAIM - EdBalli Receipt Number: 26689670

12/16/2019 03:10 PM

Service Information	Payment	Payment Amount
Transaction ID: 3897090		Amount: \$1.00
Last Name: Perry		Service Fee: \$0.39
First Name: Johnathan		Total: \$1.39
	Credit Card Info	
	Name on Card: PERRY JOHNATHAN	
	Card Number: **** * 1919	

Transaction ID: 3897090
 Last Name: Perry
 First Name: Johnathan

Amount: \$1.00
 Service Fee: \$0.39
 Total: \$1.39

Credit Card Info

Name on Card: PERRY
JOHNATHAN

Card Number: **** * 1919

There is a non-refundable 3.5% fee per transaction to provide this service.

This service fee is charged by MyFloridaCounty.com.

Your Credit Card Statement will display the vendor name of MyFloridaCounty.com for billing details.

For information on refunds or for general inquiries, please call customer support on (877) 326-8689.



LOWE'S HOME CENTERS, LLC
 13125 CITY SQUARE DRIVE
 JACKSONVILLE, FL 32218 (904) 686-4063

- SALE -

SALES#: 32472263 210490608 TRANS#: 10650631 12-06-19

228556 1H11102004LASSICDORP C 13.52
 #38 3.38

SUBTOTAL: 13.52
 TAX: 0.95
 INVOICE TOTAL: 14.47
 AMEX: 14.47

AMEX *****191010010147AHTHCD847525
 CHIP REF ID: 247210019000713206010 11:43:46
 APL: AMERICAN EXPRESS YUR: 000000000
 AID: A00000025010001 TSI: E800

STORE 2472 TERMINAL 10 12/06/19 11:44:08
 # OF ITEMS PURCHASED: 4
 EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
 SEE REVERSE SIDE FOR RETURN POLICY.
 STORE MANAGER: SSMUNDAWDR

LOWE'S PRICE MATCH GUARANTEE
 FOR MORE DETAILS, VISIT LOWES.COM/PRICEMATCH

 * SHARE YOUR FEEDBACK FEEDBACK 1 *
 * ENTER FOR A CHANCE TO WIN *
 * ONE OF OUR \$300 WINNERS ADRAMM CHURCHLY! *
 * ENTER ONLINE ON THE 15TH OF NOVEMBER *
 * PARAPRESENONDIE LOS CIND CANADAPRES \$88500 1 *
 *
 * ENTER BY COMPLETING SURVEY VEY *
 * WRITING ONE WEEK AT: WWW.LOWES.COM/SURVEY *
 * YOUR # IS 104559 2472397402654 *

NO PURCHASE NECESSARY TO ENTER. 1 IN 4
 VOID WHERE PROHIBITED. MUST BE 18 OR OLDER WHEN
 OFFICIAL RULES & WINNERS LISTED. WWW.LOWES.COM/SURVEY

STORE 2472 TERMINAL 10 12/06/19 11:44:08

The UPS Store - #4856
731 Quail Station Road
STE 107
Jacksonville, FL 32216
(904) 751-8682

12/16/19 11:21 AM

We are here to support all your
shipping, postal and business needs.

We offer all the services you need
to keep your business going.



001 000000 (011)	Toss 10.00
Notary	
002 500000 (011)	Toss 5.00
Additional Notary	

Sub Total \$ 15.00

Total \$ 15.00

AMERICAN EXPRESS \$ 15.00

ACCOUNT NUMBER *****919
Approved (2020 & I) Sale

ENTRY METHOD: ChipRead

NO OF ISSUES
AID: 00000002000000
FNR: 00000000
NSI: 1000
AC: 00A1000000000000
ARC: 00

Receipt ID: 80007159765217886871 002 Items
CSH: Rashmi Tran: 9265 Reg: 002

Thank you for visiting our store.
Please come back again soon.

Whatever your business and personal
needs, we are here to serve you.

We're here to help.
Join our FREE email program to receive
great offers and resources.

www.theupsstore.com/signup

Envera Invoicing

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

Invoice Number 685165	Date 11/01/2019
Customer Number 400392	Due Date 12/01/2019

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400392		11/01/2019	12/01/2019

Quantity	Description	Months	Rate	Amount
1768 - CCTV - Tison's Landing CDD - 16529 Tison's Bluff Rd. , Jacksonville, FL				
1.00	Active Video Monitoring 12/01/2019 - 02/29/2020	3.00	\$675.00	\$2,025.00
1.00	Service & Maintenance 12/01/2019 - 02/29/2020	3.00	\$336.71	\$1,010.13
			Subtotal:	\$3035.13
	Tax			\$0.00
	Payments/Credits Applied			\$0.00
			Invoice Balance Due:	\$3035.13

36,913.93

Date	Invoice #	Description	Amount	Balance Due
11/1/2019	685165	Alarm Monitoring Services	\$3035.13	\$3035.13

Envera

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

<h2>Invoice</h2>	
Invoice Number 685165	Date 11/01/2019
Customer Number 400392	Due Date 12/01/2019

Net Due: \$3,035.13

Amount Enclosed: _____

Tison's Landing CDD
c/o GMS-SF
5385 N. Nob Hill Road
Sunrise, FL 33351

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

From: klucas@mail135-17.atl141.mandrillapp.com <kucas@mail135-17.atl141.mandrillapp.com> **On Behalf Of**
klucas@enverasystems.com
Sent: Wednesday, January 22, 2020 4:45 PM
To: Tiziana Cessna <TCessna@gmssf.com>
Subject: This is your invoice 685165 from Envera

01/22/2020

Tison's Landing CDD
c/o GMSSF
Sunrise, FL 33351

Dear Tison's Landing CDD,

Invoice #685165 for \$3,035.13 was posted to your account on 11/1/2019 for Alarm Monitoring Services.

For your convenience, a PDF copy of the Invoice is attached.

If you have any questions, please call our billing department at (941) 556-0743.

Call (941) 556-0743 and we can set up your credit card or bank draft to automatically pay your monitoring or other cycle invoices.

***** Sign up today! *****



UNDERSTANDING YOUR BILL
Visit RepublicServices.com/MyBill

Check Processing

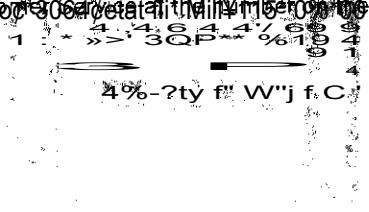
When you provide a check as payment, you authorize us to use information from your check to make a one-time electronic fund transfer from your account. When we make an electronic transfer, funds may be withdrawn from your account the same day we receive your payment or check and you will not receive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

Cancellation & Payment Policy

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

Understanding Our Rates, Charges and Fees

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



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

BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	

042558



TISONS LANDING CDD MONTHLY EXPENSE REPORT

BEGINNING 12/1/2019
 ENDING 12/31/2019

DATE	DESCRIPTION	GL #	GL Description	RETAILER	TOTAL
12/3/2019	Christmas Ornaments	3205720049400	Special Events	Oriental Trading	\$ 99.84
12/5/2019	Markers on Ornaments	3205720049400	Special Events	Amazon	\$ 24.98
12/9/2019	Breakfast Extravaganza	3205720049400	Special Events	Walmart	\$ 111.01
12/10/2019	Bagels	3205720049400	Special Events	Panera	\$ 1.99
12/11/2019	Food for Christmas Party	3205720049400	Special Events	KT's Pizza	149.97
12/11/2019	Food for Christmas Party	3205720049400	Special Events	Nagasaki	85.00
12/11/2019	Down Payment for Car	1000001	Capital Improvements	Carolina Carport	1,029.00
12/17/2019	Christmas Party Supplies	3205720049400	Special Events	Sam's Club	142.13
12/17/2019	Bagels	3205720049400	Special Events	Panera	1.13
TOTALS					\$1,721.97

Explanation:

Signature:



Dana Harden, Amenity Manager

REPRINT

Panera Bread
Cafe #: 601047
13271 10 City Station Dr
Jacksonville, FL 32218
Phone: 304-714-6488

Accuracy Matters.
Your order should be correct every time.
If it's not we'll fix it right away and
give you a free treat for your trouble.
Just let our associates know.

12/17/2019 6:42:56 AM
Order Number: 6227911 Cashier: Soo

- 1 Tuesday Bagel Day 6.99
- 10 Sesame Bagel
- 3 Plain Bagel
- 1 Tuesday Bagel Day 6.99
- 5 Asiago Bagel
- 5 Everything Bagel
- 3 Plain Bagel

Subtotal 20.97
 Tax 0.00
 Gratuity 1.00
 Total 21.97
 Visa 21.97
 Acct: wk*****3429
 AuthCode: 017081
 Trans#: 00000014

View your Account at www.panerabread.com
 My Panera Member: wk*****AX*36182
 My Panera Offers Earned:
 \$1 off a Pasta: 11 [Exp Date 01/16/20]
 Visits To Next Reward: 6

www.panerabread.com

To Go
 Your Order Number is: 622791
 Customer/Agent #: 5110010

*** Customer Copy ***



Self Checkout

CLUB MANAGER BRYAN NTLAND
(904) 696 - 8842
JACKSONVILLE, FL

12/12/19 14:03 0243 082530993 9093

DANA

E	317402	FRUCHSETRAF	23.98	N
E	980213574	OREO WINTERF	11.98	N
E	980213574	OREO WINTERF	11.98	N
E	980213574	OREO WINTERF	11.98	N
	980076972	MM PLATE	13.48	E
	980144970	HOLIDAY CUP CUP	9.98	E
	678518	MM PLATE	15.66	E
E	980088158	CHEZCAKE CAKE F	14.98	N
	980078857	UFFINEMARKER	9.98	E
I	17717565	SMPFINLASSO	112.98	E
	980064781	SHARPIE ART	13.80	E
I	980137633	FIRELOSS	25.98	N
E	980010553	MM BACON	9.92	N
	\$ INST SV	FIRELOSS	5.00	-N
	V INSTTS\$V	SHPFINEASSO	4.00	-N
		SUBTOTAL	177.68	

TOTAL	177.68
VISA TEND	177.68

Visa Credit ***** 3629 J 2
APPROVAL# 012165

AID A0000000031010
TC B399C3DDC4EABA66
TERMINAL # SC011887

*NO SIGNATURE REQUIRED
CHANGE DUE 0.00

Additional Savings This Trip:
Sams Instant Savings: \$9.00

Visitsamsclub.com to see your savings

ITEMS SOLD 13

Final Details for Order # ~~127-842415-4034616~~ #4034616

Print this page for your records.

Order Placed: December 4, 2019

Amazon.com order number: 127-842415-4034616

Order Total: \$24.98

Shipped on December 5, 2019

Items Ordered

Price

1 of: ~~Paint Pens for Rock Painting, Stone, Ceramic, Wine Glass, Wood, Fabric, Canvas, Metal, Scrapbooking. (6 Pack) Set of 3 Gold & 3 Silver Acrylic Paint Markers Extra-Fine Tip 0.7mm~~
Sold by: OptimalWays ([seller profile](#))

\$13.99

Condition: New

Shipping Address:

Dana Harden
16578 YELLOW BLUFF RD
JACKSONVILLE, FL 32226-1159
United States

Shipping Speed:

One-Day Shipping

Shipped on December 5, 2019

Items Ordered

Price

1 of: ~~Paint Pens for Rock Painting, Stone, Ceramic, Metal, Glass, Wood, Fabric, Set of 6 Medium Tip Oil Paint Markers High Volume Ink Water and Fade Resistant for DIY Craft Projects Quick Drying (Black)~~
Sold by: Vicky Tech ([seller profile](#))

\$10.99

Condition: New

Shipping Address:

Dana Harden
16578 YELLOW BLUFF RD
JACKSONVILLE, FL 32226-1159
United States

Shipping Speed:

One-Day Shipping

Payment information

Payment Method:

Visa | Last digits: 3429

Item(s) Subtotal: \$24.98

Shipping & Handling: \$0.00

Billing address

Dana Harden
16578 YELLOW BLUFF RD
JACKSONVILLE, FL 32226-1159
United States

Total before tax: \$24.98

Estimated tax to be collected: \$0.00

Grand Total: \$24.98

Credit Card transactions

Visa ending in 3429: December 5, 2019: \$24.98

12/02/2019

Order Status: In Process

Shipped To: Dana Harden
16578 Yellow Bluff Rd
Jacksonville, FL
32226
yellowbluffrmanager@gmsnf.com

Billed To: Dana Harden
16578 Yellow Bluff Rd
Jacksonville, FL
32226

The Fun Stuff:
You may also view your order online here.

Table with columns: Item#, Item Name, Availability, Qty, Unit Price, Subtotal. Rows include: 4/4922 RESIN SNOWMENS/FLAKE ORNAMENTS, 4/3076 RESIN CHARACTER SNOWFLAKE NAME ORNAMENT, 1370692 HOT COCOA ORNAMENT WITH PZ AREA, 1366982 BEER DREAM ORNAMENT WITH PZ AREA.

Order Subtotal: \$119.84

Shipments: 1

Charges: + \$0.00

Sales Tax: \$0.00

Certificates:

Discounts: 220.00

Order Total: \$99.84

See important sales tax information regarding the tax you may owe directly to your state. More Info

KT'S PIZZA
 12400 YELLOW BLUFF ROAD SUITE 106
 JACKSONVILLE, FL 32226
 ph 904-696-1113

TABLE F6(1) Access #11 - 1 Guest
 Server: Full Access
 12/11/2019 4:54:24 PM
 Sequence #: 0000077
 ID #: 00294409

ITEM	QTY	PRICE
Open Catering	1	\$59.99
- Tray by asst to prep Fidelity The 1st		
Open Catering	1	\$59.99
- Sp 9 pie Meat Tray		
Open Catering	1	\$29.99
- Tray 20 Pop Cuts Small		
Subtotal		\$149.97

Grand Total **\$149.97**

Credit Purchase

Name : HARLEN/DANA/DANA -
 CC Type : VISA
 CC Num : xxxx xxxx xxxx 3429
 Reference : 3429034290342903429
 Approval : 01 1001076
 Server : Full Access
 Ticket Name : Full Access #11

Payment Amount: \$149.97

Tip: _____

Total: _____

X _____

AID: A0000000031010

CUSTOMER COPY

I agree to pay the amounts shown above.

Thank you for visiting!
 Come back soon!

Chicken F.R @
 Chicken - 1.0 meal @

12400 YELLOW BLUFF ROAD #110
 JACKSONVILLE, FL 32226
 904-751-2911

12/11/2019 16:42:49
 Merchant ID: *****8883
 Device ID: 1811
 Terminal ID: PPK11

Credit Sale:

Transaction #: 42
 Card Type: i Visa
 Account: 1 - ****4****0000000000000000
 Entry: Chip
 Server(s): 5

Amount: **\$149.97**

TIP: _____

Total: _____

STAN: 843
 Auth. Code: 811436
 Response: AUTH/TKT
 ACT Code: E
 TRANS ID: 5893457492924434

Mode: Issuel
 #ID: 10000000031010
 TYR: 0000000000
 IAD: 00011203600002
 TSI: E800
 ARC: 00

CUSTOMER COPY

Thank You!
 Please Come Again!

JESUP, GA 31545

(912)294-7696

12/11/2019 1:50:35PM

feltonburke@yahoo.com

Transaction Information

Reference Number: 296788992

Invoice: 296788992

Description: METAL BUILDING DEPOSIT FOR
TISON ISLANDING CDD

Amount: \$9,029.65

Card Type: 444* / **

Card Number: xxxxxxxxxxxx3429

Expiration Date: xx/xx

Transaction Type: Sale

Entry Method: Keyed

Approval Code: 010620

Approval Message: ZIP MATCH

AVS Result: Zip Match Only

CSC Result: Match

Billing Information

DANA HARDEN

JPERRY@VESTAPROPERTYSERVICES.COM

United States

33351

United States

Shipping Information

33351

Please sign here.

LAW OFFICES

BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.

ESTABLISHED 1977

DENNIS E. LYLES
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KENNETH W. MORGAN, JR.
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GERALD L. KNIGHT
RICHARD T. WOULFE
CAROL J. HEZALY GLASSGOW
MICHAEL J. PAWELCZYK
ANDREW A. RIEF
MANUEL R. COMRAS
SHIRLEY A. DELUNA
MARK A. RUTLEDGE
GINGER E. WALD
JEFFERY R. LAWLEY
DONNA M. KRUSBE
SCOTT C. COCHRAN

LAS OLAS SQUARE, SUITE 600
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150
FAX: (954) 764-7279

CENTURION TOWER
1601 FORUM PLACE, SUITE 400
WEST PALM BEACH, FLORIDA 33401
(561) 659-5970
FAX: (561) 659-6173

WWW.BILLINGCOCHRAN.COM

PLEASE REPLY TO: FORT LAUDERDALE

CAMILLE E. BLANTON
RENEE L. BRANT
CHRISTINE A. BROWN
BRAD J. KIMBER
KELLI F. LAGO
SHAWN B. McKAMEY
VANESSA T. STEINERTS
JOHN C. WEBBER

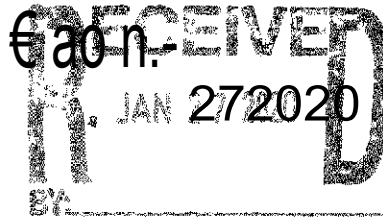
OF COUNSEL
CLARK J. COCHRAN, JR.
SUSAN F. DELEGAL

STEVEN F. BILLING, 1947-1998
HAYWARD D. GAY, 1943-2007

December 31, 2019

Mr. Richard Hans
Tison's Landing CDD
Governmental Management Services
5385 North Nob Hill Road
Sunrise, Florida 33351

Re: Tison's Landing CDD
Our File No.: 80.12113



Dear Rich:

We enclose our Interim Statement for legal services rendered in the above-captioned matter.

Thank you for letting us be of service to you in this matter.

Very truly yours,

A handwritten signature in black ink that reads "Dennis E. Lyles". The signature is written in a cursive, flowing style.

DENNIS E. LYLES
For the Firm

DEL/sa
Enc.

BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.
 SUNTRUST CENTER, SIXTH FLOOR
 515 EAST LAS OLAS BOULEVARD
 FORT LAUDERDALE, FLORIDA 33301
 (954) 764-7150

TISON'S LANDING CDD
 GOVERNMENTAL MANAGEMENT SERVICES
 5385 NORTH NOB HILL ROAD
 SUNRISE FL 33351

Page: 1
 12/31/2019
 Account No: 80-12113M
 Statement No: 160273

Attn: MR. RICHARD P. HANS

TISON'S LANDING CDD

Fees

		Hours	
12/09/2019			
	MJP RECEIPT AND REVIEW OF AGENDA PACKAGE FOR DECEMBER 11, 2019 MEETING OF BOARD OF SUPERVISORS	0.20	
	GLK REVIEW DOCUMENTS, TELEPHONE CONFERENCE WITH ERNESTO TORRES	0.40	
12/10/2019			
	GLK REVIEW OF FILE, PREPARE SMALL PROJECT AGREEMENT (STORAGE SHED), CORRESPONDENCE TO ERNESTO TORRES	0.60	
12/11/2019			
	GLK PREPARE FOR AND ATTEND MEETING OF BOARD OF SUPERVISORS (VIA TELEPHONE)	1.00	
	GLK RECEIVE AND REVIEW CORRESPONDENCE (WITH ATTACHMENT) FROM ERNESTO TORRES RE: SMALL PROJECT AGREEMENT (STORAGE SHED)	0.30	
12/12/2019			
	GLK REVIEW AND REVISE SMALL PROJECT AGREEMENT (STORAGE SHED), CORRESPONDENCE TO ERNESTO TORRES	0.50	
12/18/2019			
	GLK CORRESPONDENCE (WITH ATTACHMENT) FROM ERNESTO TORRES, REVIEW AND REVISE SMALL PROJECT AGREEMENT, TELEPHONE CONFERENCE WITH ERNESTO TORRES RE: STORAGE SHED	0.60	
	For Current Services Rendered	3.60	990.00

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
GERALD L. KNIGHT	3.40	\$275.00	\$935.00

TISON'S LANDING CDD

Page: 2

12/31/2019

Account No:

80-12113M

Statement No:

160273

TISON'S LANDING CDD

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
MICHAEL J. PAWELCZYK	0.20	275.00	55.00
Previous Balance			\$500.00
Total Current Work			990.00
<u>Payments</u>			
01/06/2020		PAYMENT RECEIVED - THANK YOU	-500.00
Balance Due			<u>\$990.00</u>

PLEASE MAKE CHECKS PAYABLE TO
BILLING, COCHRAN, LYLES, MAURO & RAMSEY P.A.
PLEASE RETURN ONE COPY OF THIS STATEMENT WITH YOUR PAYMENT
IRS NO. 59-1756046

Hello,

Thanks for choosing Comcast Business.

Yes! Your bill explained

Previous balance		\$310.17
Payment - thank you	Jan 14	-\$310.17
Balance forward		\$6.00 .00
Regular monthly charges	Page 3	\$307.45
Taxes, fees and other charges	Page 3	\$2.31
New charges		\$309.76

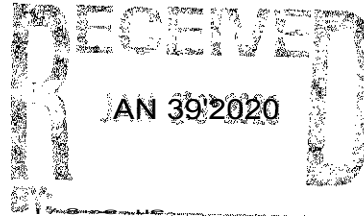
Amount due Feb 15, 2020 \$309.76

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

Any payments received or account activity after Jan 25, 2020 will show up on your next bill. View your most up-to-date account balance at business.comcast.com/myaccount.



Need help?
Visit xfinity.com/customersupport or see page 2 for other ways to contact us.



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

Please write your account number on your check or money order

Do not include correspondence with payment

**COMCAST
BUSINESS**

141 NW 16TH ST
POMPANO BEACH FL 33060-5250
96390310 NO RP 25 20200125 NNNNNNNY 0000681 0004

TISON'S LANDING
C/O CDD OFFICES
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

Account number **8495 74 120 0906133**
Payment due **Feb 15, 2020**
Please pay \$309.76
Amount enclosed \$

Make checks payable to Comcast
Do not send cash

Send payment to

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574120090613300309765

Download the Comcast Business App

Manage your account anytime, anywhere with the Comcast Business App - an innovative all-in-one tool designed with your business in mind.

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



Did you know?

No more mailing monthly checks! With Auto Pay, it's easy to save time, energy and stamps. Enroll today at business.comcast.com/myaccount



Need help? We're here for you



Visit us online

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



Call us anytime

800-391-3000

Open 24 hours, 7 days a week for billing and technical support

Useful information

Moving?

We can help ensure it's a smooth transition.

Visit business.comcast.com/learn/moving to learn more.

Accessibility:

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



Way to pay

9. No more mailing monthly checks
1. \$ 3. Set up Auto Pay to save time, energy and stamps. Easy to enroll, just visit business.comcast.com/myaccount

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

Additional billing information

More ways to pay:

f ERRE) Online
9=25! Visit My Account at business.comcast.com/myaccount

BY App
Download the Comcast Business App

Chz J) Visit business.comcast.com/servicecenter
1412 to find a store near you



Regular monthly charges **\$307.45**

Comcast Business services	\$239.75
TV Standard	\$59.95
Business Video	
HD Technology Fee	\$9.95
Business Internet 150	\$104.95
includes \$145.00 Service Discount	
Static IP - 5	\$24.95
Voice Line	\$39.95
Business Voice	

Equipment & services **\$39.55**

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

Service fees **\$28.15**

Broadcast TV Fee	\$14.95
Directory Listing Management Fee	\$2.00
Regional Sports Fee	\$8.20
Voice Network Investment	\$3.00

Taxes, fees and other charges **\$2.31**

Other charges	\$2.31
Federal Universal Service Fund	\$1.78
Regulatory Cost Recovery	\$0.53

What's included?


Internet: 5x faster than our Gig-Ethernet service on our Gig-Ethernet speed network

TV: We keep you entertained and informed and our customers entertained

6, 1) Voice Numbers: (904) 757-1547

Visit business.comcast.com/myaccount for more details

You've saved \$145.00 this month with your service discount.



Additional information

Effective March 24, 2020, WFOX MY/ME SD channel 29 and HD channel 1031 will no longer be available on this channel lineup. WFOX HD will move from channel 426 to channel 220. Programming for WFOX HD can still be found on channel 1184.

Effective January 21, 2020, TUDN HD (Univision Deportes HD) will be available on the Preferred and Canales Selecto tier.

Effective March 24, 2020, the international networks available with Comcast Business TV will only be shown on channels 3100-3299. For information on where to find your favorite international channel(s), visit xfinity.com/InternationalNetworks.

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

The FCC modifies the rate that voice providers pay into the USF on a quarterly basis. USF is assessed on applicable voice services as the Federal Universal Service Fund at the FCC's approved rate. See: <http://www.fcc.gov/encyclopedia/contribution-factor-quarterly-filings-universal-service-fund-usf-management-support> A new rate becomes effective 01/01/2020.

Information on programmer contract expirations, which could affect our carriage of the programmer's channels, can be found at https://my.xfinity.com/contractrenewals/ or by calling 866.216.8634

INVOICE



Customer	Tisons Landing Community Development District
Acct #	295
Date	11/04/2019
Customer Service	Kristina Rudez
Page	1 of 1

Tisons Landing Community Development District
 c/o Governmental Management Services
 475 West Town Place, Suite 114
 St. Augustine, FL 32092

Payment Information	
Invoice Summary	\$ 100.00
Payment Amount	
Payment for	Invoice #19171
BOND 106856591	

Thank You

Please detach and add return with payment

Customer: Tisons Landing Community Development District

Invoice	Effective	Transaction	Description	Amount
19171	01/18/2020	Renew policy	Policy #BOND 106856591 01/18/2020-01/18/2021 Travelers Casualty & Surety Co of America Surety Bond -City of Jax - Renew policy Due Date: 12/4/2019	100.00
				Total
				\$ 100.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
 Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

Remit Payment To: Egis Insurance Advisors, LLC Lockbox 234021 PO Box 84021 Chicago, IL 60689-4002	(312) 233-9999	11/04/2019
	sclimer@egisadvisors.com	11/04/2019



Web Development, Inc.

Invoice

Date	Invoice #
1/1/2020	2455

Bill To
GOVERNMENTAL MANAGEMENT SERVICES, LLC TISON'S LANDING CDD 475 WEST TOWN PLACE, SUITE 114 WORLD GOLF VILLAGE ST. AUGUSTINE, FL 32092

JAN 30 2020

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	MONTHLY HOSTING & MAINTENANCE FEE - TISON'S LANDING CDD	150.00	150.00
		Total	\$150.00



3002 PHILLIPS HWY
JACKSONVILLE, FL 32207

Invoice

Date	Invoice #
1/23/2020	T2725

904-558-1300 ACCOUNTING@CROWNPOOLSINC.COM

Bill To

TISON'S LANDING CDD
16330 TISON'S BLUFF RD
JACKSONVILLE, FL 32218

Terms

Quantity	Description	Rate	Serviced	Amount
	Task Generated for Quote: # 10016 RESOLUTION: COMPLETED	0.00	1/23/2020	0.00
	LABOR: INSTALLATION OF (60) NEW WIDE GRIDS	525.00	1/23/2020	525.00
60	135" x 24" ANTHONY RECTANGULAR DE FILTER GRID - (60)	20.58	1/23/2020	1,235.05
Total				\$1,760.05

Customer Total Balance

\$1,760.05



BILLING AND PAYMENT OPTIONS

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

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

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

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

Pay Online: When you pay your JEA bill on jea.com, your payment is credited to your account immediately. It is free to pay using your checking or savings account. Pay by debit or credit card convenience fees charged by card payment vendor: Payments up to \$500: \$2.20; \$500.01-\$1,000: \$4.40; \$1,000.01-\$3,000: \$6.60; \$3,000.01-\$10,000: \$9.95.

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

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

It is free to pay using your checking or savings account. Pay by debit or credit card convenience fees charged by card payment vendor: Payments up to \$500: \$2.20; \$500.01-\$1,000: \$4.40; \$1,000.01-\$3,000: \$6.60; \$3,000.01-\$10,000: \$9.95.

Pay by Mail: Please write your account number on your check or money order. Please include the payment stub with your payment and mail to P.O. Box 145047, Jacksonville, FL 32232-5047. Make checks payable to JEA.

Pay in Person: JEA payments are accepted at the JEA Downtown Customer Center, Winn-Dixie stores, Duval County Tax Collector offices and over 140 JEA authorized payment-only locations. Find locations at JEA.com/paymentlocations. Be sure to take a copy of your JEA bill when you go. The JEA Downtown Customer Center, 43 W. Church Street, is open 7:30 a.m.-5:30 p.m. Monday through Friday except holidays. Closed Saturday.

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

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

Need Help Paying Your Bill? United Way maintains a database of programs that may be able to assist you in paying your utility bill. For assistance with your utility bill, dial 2-2-2 or 902-0600.

STATEMENT INFORMATION

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

Message: review your billing statement. Should you suspect a billing or payment error, please notify us immediately at 665-6000. Commercial customers can call 312% at 865-6250. You have 90 days from the statement date to request a JEA review for correction for credit.

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

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

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

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

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

Environmental Charge provides funding for environmental and regulatory programs.

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

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

kgal: 1,000 gallons

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

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

ADDRESS CORRECTION

Account # _____ Tel: _____
Address: _____
City: _____ State: _____ Zip Code: _____
E-mail: _____

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
16303 HUNTERS HOLLOW TL	I	119.01	Irrigation 1 - Commercial	12/26/19 - 01/27/20	Commercial Irrigation Service
Detail	Basic Monthly Charge	18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.44)	48.17	67370633	3584	24000 GAL 32 Regular
	Tier 2 Consumption (> 14 kgal @ \$3.96)	39.59			
	Environmental Charge	8.88			
	City of Jacksonville Franchise Fee	3.47			
16316 MAGNOLIA GROVE WAY	I	123.47	Irrigation 1 - Commercial	12/26/19 - 01/27/20	Commercial Irrigation Service
Detail	Basic Monthly Charge	18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.44)	48.17	67370626	5025	25000 GAL 32 Regular
	Tier 2 Consumption (> 14 kgal @ \$3.96)	43.55			
	Environmental Charge	9.25			
	City of Jacksonville Franchise Fee	3.60			
16331 TISONS BLUFF RD	I	105.63	Irrigation 1 - Commercial	12/26/19 - 01/27/20	Commercial Irrigation Service
Detail	Basic Monthly Charge	18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.44)	48.17	67370634	4403	21000 GAL 32 Regular
	Tier 2 Consumption (> 14 kgal @ \$3.96)	27.71			
	Environmental Charge	7.77			
	City of Jacksonville Franchise Fee	3.08			
16343 TISONS BLUFF RD	I	145.77	Irrigation 1 - Commercial	12/26/19 - 01/27/20	Commercial Irrigation Service
Detail	Basic Monthly Charge	18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.44)	48.17	67370632	6855	30000 GAL 32 Regular
	Tier 2 Consumption (> 14 kgal @ \$3.96)	63.35			
	Environmental Charge	11.10			
	City of Jacksonville Franchise Fee	4.25			
16356 MAGNOLIA GROVE WAY TRIP1	I	136.85	Irrigation 1 - Commercial	12/26/19 - 01/27/20	Commercial Irrigation Service
Detail	Basic Monthly Charge	18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.44)	48.17	67370624	3455	28000 GAL 32 Regular
	Tier 2 Consumption (> 14 kgal @ \$3.96)	55.43			
	Environmental Charge	10.36			
	City of Jacksonville Franchise Fee	3.99			
16365 N MAIN ST APT 5G01	E	63.59	Commercial - Electric	12/27/19 - 01/27/20	General Service
Detail	Basic Monthly Charge	9.25	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:	Energy Charge (\$0.06447 per kWh)	33.65	24074025	672	522 KWH 31 Regular
	Fuel Cost	16.97			
	Environmental Charge	0.32			
	City of Jacksonville Franchise Fee	1.81			
	Gas Receipts Tax	1.59			
16529 TISONS BLUFF RD	E	1,229.37	Commercial - Electric	12/27/19 - 01/28/20	General Service
Detail	Basic Monthly Charge	9.25	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:	Energy Charge (\$0.06447 per kWh)	762.68	22968209	28869	11830 KWH 32 Regular
	Fuel Cost	384.47	22968209	31.45	31.45 KW 32 Regular
	Environmental Charge	7.33			
	City of Jacksonville Franchise Fee	34.91			
	Gas Receipts Tax	30.73			



0/002257237/8620888-0000035 2 101 000000



21 West Church Street, Jacksonville, FL 32202-3139
 Phone: 904.665.6000 • Fax: 904.665.7900 • Internet: jea.com

SERVICE DETAILS			
Account Name: TISONS LANDING CDD	Account #: 8970821539	Bill Date: 01/30/20	Cycle: 04

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
15635 TISONS BLUFF RD Detail Charges:	Basic Monthly Charge Tier 1 Consumption (1-14 kgal @ \$3.44) Tier 2 Consumption (> 14 kgal @ \$3.96) Environmental Charge City of Jacksonville Franchise Fee	12047 220.00 11.44 11.44 0.00 0.00	Irrigation 1 - Commercial Meter Nbr 67370623	12/26/19 - 01/27/20 Current Reading 4449	Commercial Irrigation Service Consumption 25000 GAL Days Billed 32 Reading Type Regular
15631 TISONS BLUFF RD Detail Charges:	Basic Monthly Charge Tier 1 Consumption (1-14 kgal @ \$3.44) Tier 2 Consumption (> 14 kgal @ \$3.96) Environmental Charge City of Jacksonville Franchise Fee	138.85 220.00 11.44 11.44 0.00 0.00	Irrigation 1 - Commercial Meter Nbr 67370625	12/26/19 - 01/27/20 Current Reading 3329	Commercial Irrigation Service Consumption 28000 GAL Days Billed 32 Reading Type Regular
14123 TISONS BLUFF RD Detail Charges:	Basic Monthly Charge Tier 1 Consumption (1-14 kgal @ \$3.44) Tier 2 Consumption (> 14 kgal @ \$3.96) Environmental Charge City of Jacksonville Franchise Fee	120.47 220.00 11.44 11.44 0.00 0.00	Irrigation 1 - Commercial Meter Nbr 83726295	12/26/19 - 01/27/20 Current Reading 474	Commercial Irrigation Service Consumption 12000 GAL Days Billed 32 Reading Type Regular
14101 DOWING CREEK DR Detail Charges:	Basic Monthly Charge Tier 1 Consumption (1-14 kgal @ \$3.44) Tier 2 Consumption (> 14 kgal @ \$3.96) Environmental Charge City of Jacksonville Franchise Fee	120.47 220.00 11.44 11.44 0.00 0.00	Irrigation 1 - Commercial Meter Nbr 74534584	12/26/19 - 01/27/20 Current Reading 1156	Commercial Irrigation Service Consumption 15000 GAL Days Billed 32 Reading Type Regular
16211 DOWING CREEK DR Detail Charges:	Basic Monthly Charge Tier 1 Consumption (1-14 kgal @ \$3.44) Tier 2 Consumption (> 14 kgal @ \$3.96) Environmental Charge City of Jacksonville Franchise Fee	120.47 220.00 11.44 11.44 0.00 0.00	Irrigation 1 - Commercial Meter Nbr 74458033	12/26/19 - 01/27/20 Current Reading 4693	Commercial Irrigation Service Consumption 37000 GAL Days Billed 32 Reading Type Regular

01/05/2020 13:37:33 7366208689 00000036 211100 70000000



Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
16529 TILSONS BLUFF RD	S	181.32	Commercial - Water/Sewer	12/30/19 - 01/30/20	Commercial Sewer Service
Detail Charges:		Basic Monthly Charge	<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
		105.75	67891772	7051	11000 GAL 31 Regular
		Sewer Usage Charge			
		66.22			
		Environmental Charge			
		4.07			
		City of Jacksonville Franchise Fee			
		5.28			
16529 TILSONS BLUFF RD	W	85.96	Commercial - Water/Sewer	12/30/19 - 01/30/20	Commercial Water Service
Detail Charges:		Basic Monthly Charge	<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
		63.00	67891772	7051	11000 GAL 31 Regular
		Water Consumption Charge			
		16.39			
		Environmental Charge			
		4.07			
		City of Jacksonville Franchise Fee			
		2.50			
261 BRADFORD LAKE CR	I	123.47	Irrigation 1 - Commercial	12/26/19 - 01/27/20	Commercial Irrigation Service
Detail Charges:		Basic Monthly Charge	<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
		18.90	81523391	1964	25000 GAL 32 Regular
		Tier 1 Consumption (1-14 kgal @ \$3.44)			
		48.17			
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		43.55			
		Environmental Charge			
		9.25			
		City of Jacksonville Franchise Fee			
		3.60			
79 BRADFORD LAKE CR	I	110.09	Irrigation 1 - Commercial	12/26/19 - 01/27/20	Commercial Irrigation Service
Detail Charges:		Basic Monthly Charge	<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
		18.90	83974232	522	22000 GAL 32 Regular
		Tier 1 Consumption (1-14 kgal @ \$3.44)			
		48.17			
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		31.67			
		Environmental Charge			
		8.14			
		City of Jacksonville Franchise Fee			
		3.21			

01/02 21572371/06220863 00000855-01-1001000000



LawnBoy Lawn Services

PO Box 551203
 Jacksonville, FL 32255

Invoice

Date	Invoice #
10/1/2019	6856

Bill To
Tison's Landing CDD c/o Government Management Services Attn: Johnathan Perry 16529 Tison's Bluff Road Jacksonville, FL 32218

Terms	Due Date	Project
Net 30	10/31/2019	

Item	Description	Rate	Serviced	Amount
Bush Hogging	Mowed and weeded by Community Center Approved by Dana Harden 9/12/2019	385.00	9/12/2019	385.00

Please remit to above address. Thank you for your business!	Current Charges	\$385.00
---	------------------------	-----------------

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

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



The Lake Doctors, Inc.
Aquatic Management Services ©

3543 State Road 419, Winter Springs, FL 32708
PH: 800-666-5253

INVOICE

Invoice #	485158
Account #	724857
Invoice Date	2/1/2020
Due Date	2/11/2020
Rep	MAS

Bill To
TISONS LANDING COMMUNITY DVLP VESTA PROPERTY SERVICES 145 SOUTH DURBIN PARKWAY SAINT JOHNS, FLORIDA 32259

Invoice Questions:
Lakes@lakedoctors.com
Payment Questions:
Payments@lakedoctors.com

Purchase Order Number		Terms	Invoice Date Reflects Month of Service Provided
		NET 10 DAYS	
Item	Description	Amount	
	Monthly Water Management Service	795.00	
Customer Total Balance		795.00	
Please confirm your bank bill payer amount in this invoice amount if you use bank bill payer service. Thank you!		Total Invoice	\$795.00

To help ensure prompt and accurate credit to your account, please include your account number and invoice number on your check and always include your remittance stub with your payment.

Please visit www.lakedoctors.com for your local office contact information.

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

Bill To
TISONS LANDING COMMUNITY DVLP VESTA PROPERTY SERVICES 145 SOUTH DURBIN PARKWAY SAINT JOHNS, FLORIDA 32259

Amount Enclosed

Invoice #	485158
Account #	724857
Date	2/1/2020

Go Green! Contact us at Payments@lakedoctors.com to have your invoices emailed.

For address and contact updates, please email us at Frontdesk@lakedoctors.com.

The Lake Doctors, Inc.
3543 State Road 419
Winter Springs, FL 32708



IF PAYING BY CREDIT CARD, FILL OUT BELOW	
Mastercard Visa American Express	
Card #	_____
Card Verification #	_____
Exp. Date #	_____
Print Name	_____
Billing Address: Check box if same as above	_____
Signature	_____

Governmental Management Services, LLC
 1001 Bradford Way
 Kingston, TN 37763

Invoice

Invoice #: 397
 Invoice Date: 2/11/20
 Due Date: 2/11/20
 Case:
 P.O. Number:

Bill To:
 Tison's Landing CDD
 475 West Town Place
 Suite 114
 St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Management Fees - February 2020 340		3,937.50	3,937.50
Information Technology - February 2020 354		83.33	83.33
Dissemination Agent Services February 2020 354		83.33	83.33
Office Supplies 560		5.98	5.98
Postage 420		134.41	134.41
Copies 636		269.55	269.55
Telephone 40		29.87	29.87

Total \$4,543.97

Payments/Credits \$0.00

Balance Due \$4,543.97

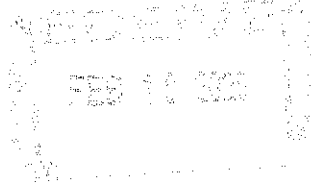


Web Development, Inc.

Invoice

Date	Invoice #
2/1/2020	2469

Bill To
GOVERNMENTAL MANAGEMENT SERVICES, LLC TISON'S LANDING CDD 475 WEST TOWN PLACE, SUITE 114 WORLD GOLF VILLAGE ST. AUGUSTINE, FL 32092



P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	MONTHLY HOSTING & MAINTENANCE FEE - TISON'S LANDING CDD <i>02120 hosting/maint 310-513495</i>	150.00	150.00
Total			\$150.00



Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 250
Jacksonville FL 32202

Invoice # 366057
Date 1/31/2020
Terms
Due Date 2/29/2020
Memo Pass thru Jan.

BNITO

Tison's Landing CDD
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine FL 32082

Description	Rate	Amount
Billable Expenses		
J. Perry - Lowes; Lights for entrance	1 18.25	18.25
J. Perry - Lowes; Maintenance Items	22.71	22.71
J. Perry - Amazon; Seat for gym equipment	63.60	63.60
J. Perry - Lowes; Ladder	159.43	159.43
J. Perry - Amazon; Trash Cans	357.00	357.00
Total Billable Expenses		620.99

Total \$620.99



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

- SALE -

SALES# H: F511ANST118	TRANSH#: 7134230	01-27-20
591465 HBL135A1325V2MREPLAST		4.16
	2 @	2.08
81239 FE01708NIGHTLIGHTMED		4.96
	2 @	2.24
423853 PUS0660H TEMP OUTDOOR LIG		7.16
	2 @	3.58
816290 SIGMA 1-IN RIGID 2HL S7RA		0.78

SUBTOTAL: 17.06

TAX: 1.19

INVOICE TOTAL: 18.25

AMEX: 18.25

AMEX: XXXXXXXXXXXXXXXXXXXX AMOUNT: 18.25 AUTHCD: 820119

CHIP REF ID: 2472070517310192720 09:09:55

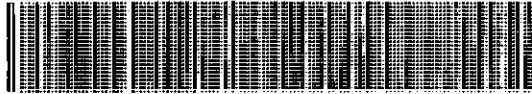
APL: AMERICAN EXPRESS SS TVR: 0900008000

AID: A0000002601080101 TSI: E800

STORE: 2472 TERMINAL: 07 01/27/20 09:10:30

OF ITEMS PURCHASED: 7

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
 SEE REVERSE SIDE FOR RETURN POLICY.
 STORE MANAGER: SHAUN DARDAR

LOWE'S PRICE MATCH GUARANTEE
 FOR MORE DETAILS, VISIT LOWES.COM/PRICEMATCH

* SHARE YOUR FEEDBACK! FEEDBACK! *

* ENTER FOR A CHANCE TO WIN A \$500 GIFT CARD *

* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY *

* ENTER BY VISITING LOWES.COM/FEEDBACK *

* PARASERVOLE DOB CONDO CANADORE DES \$500 \$5001 *

* ENTER BY COMPLETING A SHORT SURVEY SURVEY *

* WITHIN ONE WEEK AT: www.lowes.com/survey *

* YOUR YTD ID R 0749074658-247290-272846 *

* NO PURCHASE NECESSARY TO ENTER OR WIN. *

* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. *

* OFFICIAL RULES & WINNERS AT: www.lowes.com/survey *

STORE: 2472 TERMINAL: 07 01/27/20 09:10:30

Estimate

Promaxima Manufacturing, LLC
 5310 Ashbrook Drive
 Houston TX 77081
 USA Phone: 713-667-9606



Tax ID: 746-6578028

Customer No: 77015

Estimate No: 37288

Salesperson: BAKER, LAURA A.

Bill To:

Tisons Bluff CDD
 ATTN: JOHNATHAN PERRY
 16529 Tisons Bluff Rd.
 Jacksonville FL 32218
 Phone: (904) 307-8313
 Email: jperry@westapropertyservices.com

Ship To:

Tisons Bluff CDD
 16529 Tisons Bluff Rd.
 Jacksonville FL 32218

Cust PO	FOB	Terms	Date Order	Requested Delivery
		Credit Card	1/20/2020	
Line No.	Qty	Item Description	Unit Price	Net Amount
1	1	AC-47 New/Replacement Pad Re-Upholstery P-170 SEAT PAD COLOR BLACK	40.00	40.00
2	1	FREE FREIGHT	20.00	20.00

Thank you for doing business with Promaxima
 Building Champions for over 50 years

Sale Amount:	60.00
Sales Tax:	3.60
Prepaid:	0.00
Total Amount:	63.60



LOWE'S HOME CENTERS, LLC
13125 CITY SQUARE DRIVE
JACKSONVILLE, FL 32220-18 (904) 696-4063

- SALE -

SALES# 1: FSTLANE=133 TRANS# 6328269 01-06-20
378305 16-FT COMPACT ALUMINUM EX 149.00

SUBTOTAL: 149.00

TAX: 10.43

INVOICE 06420640 TOTAL: 159.43

AMEX: 159.43

AMEX: XXXXXXXXXXXX1919 AMOUNT: 159.43 AUTHCD: 060022

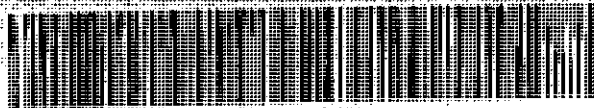
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APL: AMERICAN EXPRESS TVR: 0800008000

AID: A000000250000001 TSI: E5800

STORE: 2472 TERMINAL: 06 01/06/20 11:47:49

34 ADDED ITEMS PURCHASED « 1
2948 (Q) BEEHIVE SERVICES, INSPECTION REPORTS



THANK YOU FOR SHOPPING LOWE'S.
SEE REVERSE SIDE FOR RETURN POLICY.
STORE MANAGER: SHAWN DARDAR

LOWE'S PRICE MATCH GUARANTEE
FOR MORE DETAILS, VISIT LOWES.COM/PRICEMATCH

SHARE YOUR FEEDBACK! #
ENTER FOR A CHANCE TO BE #
ONE OF THE \$500 WINNERS DRAWN MONTHLY! #
ENTRE EN EL SORTEO MENSUAL #
PARA GANAR UNO DE LOS CINCO PREMIOS DE \$500! #
ENTER BY COMPLETING A SHORT SURVEY #
WITHIN ONE WEEK AT www.lowes.com/survey #
YOUR ID # 06420640 # 24280065837 #
NO PURCHASE NECESSARY TO ENTER OR WIN. #
VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. #
OFFICIAL RULES & WINNERS LIST AT www.lowes.com/amexsurvey #

STORE: 2472 TERMINAL: 06 01/06/20 11:47:49

Final Details for Order #111-6344440-7954604
Print this page for your records

Order Placed: January 13, 2020
Amazon.com order number: 111-6344440-7954604
Order Total: \$357.00
Shipping to Bartram Springs Elementary IFTA

Shipped on January 14, 2020

Items Ordered

1 of: Safco Products Company 30 Gallon Outdoor/Indoor Recessed Panel Trash Can 9477004 Black, Decorative Fluted Panels, 30-Gallon Capacity
Sold by: Amazon.com Services LLC

Price
\$166.82

Condition: New

Shipping Address:

Johnathan D Perry
6173 BARTRAM VILLAGE DR
JACKSONVILLE, FL 32258-7711
United States

Shipping Speed:

One-Day Shipping

Shipped on January 14, 2020

Items Ordered

1 of: Safco Products Company 30 Gallon Outdoor/Indoor Recessed Panel Trash Can 9477004 Black, Decorative Fluted Panels, 30-Gallon Capacity
Sold by: Amazon.com Services LLC

Price
\$166.82

Condition: New

Shipping Address:

Johnathan O Perry
6173 BARTRAM VILLAGE DR
JACKSONVILLE, FL 32258-8701
United States

Shipping Speed:

One-Day Shipping

Payment Information

Payment Method:

American Express | Last digits: 1919

Billing address

Johnathan Perry
245 RIVERSIDE AVE STE 250
JACKSONVILLE, FL 32202-4944
United States

Credit Card transactions

Item(s) Subtotal: \$333.64
Shipping & Handling: \$0.00

Total before tax: \$333.64
Estimated tax to be collected: \$23.36

Grand Total: \$357.00

American Express ending in 1919: January 14, 2020: \$357.00

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

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT

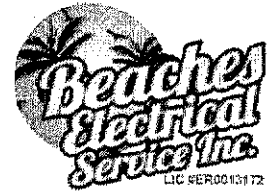
Check Run Summary

March 5, 2020

<u><i>Date</i></u>	<u><i>Check Numbers</i></u>	<u><i>Amount</i></u>
Capital Reserve		
01/02/20	16-17	\$49,555.00
01/14/20	18	\$798.00
02/18/20	19	\$1,450.00
Total		<u><u>\$51,803.00</u></u>

Beaches Electrical Service Inc.
 214 Cokesbury Ct.
 Green Cove Springs, FL 32043
 US
 (904)629-3182
 beacheselectricalserviceinc@gmail.com
 https://beacheselectricalserviceinc.com

Invoice



0%3

Johnathon Perry
 Yellow Bluff Landing CDC
 16529 Tyson Bluff Landing
 Jacksonville, Fl 32218

INVOICE#	DATE	TOTAL DUE	DUEDATE	TERMS	ENCLOSURE
6691	12/06/2019	\$4,595.50	12/27/2019	Due upon completion	

SHIP DATE
 12/12/2019

SALES REP
 William

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
12/06/2019	16 Electrical & Lighting	-Install 100amp single phase sub feed on rear of right parking lot New Panel with 20ccts to add multiple circuits throughout property All new breakers Attach Sub feed to rear of existing pedestal in front of play area Main Panel in main building will supply power to new service location Raceway will be installed to comply with all NEC LIFE SAFETY STANDARDS PERMIT INCLUDED	0.70	3,657.00	2,559.90
12/06/2019	16 Electrical & Lighting	-Install power to new maintenance shed location on back side of tennis courts Power will be supplied from new sub-panel location on front near right parking lot 1 new outside light on front and back (Motion Flood light) 1 new switch to operate inside lights 2 new lights in shed 6 new outlets throughout inside of shed 1 new outlet on outside of doors CUSTOMER WILL SUPPLY ALL FIXTURES	0.70	2,908.00	2,035.60

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

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

Payment is due upon completion.

BALANCE DUE

\$4,595.50

Total includes materials, labor and tax.
1 year warranty

VISIT OUR WEBSITE

<https://beacheselectricalserviceinc.com>

(904) 629-3182 MAIN

(904) 406-0603 FAX

INVOICE

4 Corners Concrete Llc

(904) 564-0636
fourcornerconcrete@icloud.com

033

Bill To Johnathan Perry Tisons Landing Vesta
16529 Tisons Bluff Rd Jax Fl 32218

Invoice Num 109
Date Dec 20, 2019
Due Date Dec 20, 2019
Terms 0 days

Description	Quantity	Rate	Amount
Payment \$3,600 of \$6,000	1	\$0.00	\$0.00
Start job fee	1	\$1,800.00	\$1,800.00
Form up and get ready for pour	1	\$1,800.00	\$1,800.00

Thank you for your business.

Subtotal \$3,600.00
Tax (0%) \$0.00
Total \$3,600.00
Paid \$0.00

Balance Due \$3,600.00

8408 Mc Girts Village Ln Jacksonville Fl, 32210

Ernest Johnson
(904) 564-0636
fourcornerconcrete@icloud.com

INVOICE

4 Corners Concrete Llc

Bill To Johnathan Perry Tison's Landing Vesta
16529 Tisons Bluff Rd
Jacksonville Fl, 32218

Invoice Num 114
Date Jan 10, 2020
Due Date Feb 9, 2020
Terms 30 days

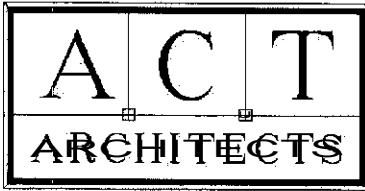
Description	Quantity	Rate	Amount
Concrete additional cost	1	\$798.00	\$798.00

Thank you for your business.

Subtotal	\$798.00
Tax (0%)	\$0.00
Total	\$798.00
Paid	\$0.00

Balance Due \$798.00

933 558 60000



Invoice

Date	Invoice #
2/14/2020	1634

at 03 on 2/14/2020

Bill To			
Tisons Landing Community Development c/o GMS, LLC 475 West Town Place, Suite 114 St. Augustine, FL 32092		Terms	Project
		Net 10	Life Safety Plan Drawings
Description		Amount	
Provide Architectural Life Safety Plan Drawings as requested by the Owner and as required for submittal to the City of Jacksonville. 03 5-603 92-GOD		1,450.00	
		Total	\$1,450.00
		Payments/Credits	\$0.00
		Balance Due	\$1,450.00