

TISON'S LANDING
Community Development District

April 21, 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

April 14, 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 Tuesday, April 21, 2020 at 4:00 p.m. via Zoom media technology. Following is the advance agenda for this meeting:

- I. Roll Call
- II. Public Comment
- III. Staff Reports (1)
 - A. Landscape
 - B. Presentation by Envera
- IV. Approval of Minutes of the March 5, 2020 Meeting
- V. Consideration of Resolution 2020-02, Amending the FY20 General Fund and Capital Reserve Fund Budgets
- VI. Consideration of Resolution 2020-03, Approving the Proposed Budget for Fiscal Year 2021 and Setting a Public Hearing Date for Adoption
- VII. Update on Storage Facility Project
- VIII. Staff Reports (2)
 - A. District Counsel
 - B. District Manager
 - C. Amenity Manager - Memorandum
 - D. Field Operations Manager – Proposals Included for Consideration Along with Monthly Report
- IX. Supervisor Requests / Audience Comments
- X. Financial Statements
 - A. Balance Sheet and Statement of Revenues & Expenditures
 - B. Assessment Receipt Schedule
 - C. Check Run Summary
- XI. Next Scheduled Meeting – June 25, 2020 at 6:00 p.m. at the Yellow Bluff Amenity Center
- XII. Adjournment

Enclosed under the fourth order of business is a copy of the minutes from the March 5, 2020 meeting for your review and approval.

The fifth order of business is consideration of resolution 2020-02, amending the FY20 general fund and capital reserve fund budgets. Copies of the resolution and amended budgets are enclosed for your review and approval.

The sixth order of business is consideration of resolution 2020-03, approving the proposed budget for Fiscal Year 2021 and setting a public hearing for adoption. Copies of the resolution and proposed budget are enclosed for your review and approval.

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

Tuesday
April 21, 2020
4:00 p.m.

To Join Meeting Via ZOOM:
Dial: (646) 876-9923 [https://
zoom.us/join](https://zoom.us/join)
Meeting ID #: 619 696 918
Password: 758219

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Amenity Center
- XII. 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, March 5, 2020 at 6:00 p.m. at Yellow Bluff Amenity Center, 16529 Tison's Bluff Road, Jacksonville, Florida.

Present and constituting a quorum were:

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

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 March 5, 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 6:05 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 informed the Board that LawnBoy has been implanting flowers as needed throughout the community and the next flower rotation is coming up in April. Fire ants have been an issue and are being treated as much as possible. Mr. Dickinson also informed the Board of some electrical damage caused by a vehicle in a median, which will require some repairs.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the January 9, 2020 Meeting

On MOTION by Ms. Timmons seconded by Mr. Richardson with all in favor the minutes of the January 9, 2020 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Ratification of Agreement with AgrowPro

Mr. Torres stated if you'll recall, we gave Supervisor Richardson the authority to negotiate along with staff and AgrowPro an agreement, specifically for what was going to be provided for the remainder of Fiscal Year 2020 and their monthly rate. The agreement has been signed.

On MOTION by Mr. Richardson seconded by Ms. Timmons with all in favor the agreement with AgrowPro was ratified.

SIXTH ORDER OF BUSINESS

Acceptance of the Fiscal Year 2019 Audit Report

A copy of the audit report was enclosed in the agenda package.

On MOTION by Ms. Timmons seconded Mr. Richardson with all in favor the Fiscal Year 2019 audit was accepted.

SEVENTH ORDER OF BUSINESS

Update on Storage Facility Project and Discussion on Capital Reserve Projects

Mr. Perry stated the next step is to get the documents from the architect and resubmit the paperwork to the permitting office. The builders of the shed require the permit and pictures of the concrete pad before they will schedule anything. Hopefully next week the permitting will be done, and we can get everything scheduled.

EIGHTH ORDER OF BUSINESS

Discussion on the Fiscal Year 2021 Budget

Mr. Torres gave an overview of the proposed budget for Fiscal Year 2021, noting the budget presented requires an increase from \$536,464 in total assessments collected to \$600,478, which translates to an increase of \$101.77 per unit annually for a total of \$940.35

per unit. Discussion on the budget will continue at the next meeting when the budget is scheduled to be approved.

Mr. Torres also noted he would be presenting a resolution to amend the Fiscal Year 2020 budget to balance out the line items.

NINTH ORDER OF BUSINESS

Consideration of Proposals

A. Cameras and Access Controls

Mr. Perry informed the Board the camera system at the front of the community was damaged due to a vehicle accident and noted repairs would either have to be made by Atlantic Security, or change companies altogether to Envera Systems, who currently maintains the security camera system at the amenity facilities. The proposals included in the agenda package include conversion of the access card system to Envera's equipment, and installation of cameras. The total for all proposals submitted by Envera is approximately \$36,872 with an \$1,100 additional monthly fee to monitor the new cameras.

The Board tabled consideration of the proposals.

B. ADA Chairlift

Mr. Perry gave an overview of the proposals provided in the agenda package and recommended the permanent chairlift for a total of \$9,727.54.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor the proposal from Crown for a permanent chairlift at a total of \$9,727.54 was approved.

C. Signs for Entry Monuments

Mr. Perry gave an overview of the proposals provided in the agenda package noting the proposal from First Coast Signs, Inc. does not include installation of the signs.

The Board tabled consideration of proposals for refurbishing the entry monuments and asked that Mr. Torres include the potential expense within the Fiscal Year 2021 budget.

D. Mulch

Mr. Perry presented a proposal from First Coast Mulch for installation of mulch throughout the community for a total of \$10,250 and suggested mulch be installed annually going forward.

Mr. Torres noted the cost of the installation of the mulch would be pulled from the capital reserve funds and the landscape contingency line within the budget would be increased going forward for annual mulch installation.

The Board made the following motion to allow for Mr. Perry to attempt to negotiate a lower priced proposal.

On MOTION by Mr. Kirsch seconded Ms. Timmons with all in favor installation of mulch was approved at an amount not to exceed \$10,500.

Mr. Perry presented a proposal for painting of the concrete surrounding the pool.

Mr. Kirsch asked that Mr. Perry obtain a proposal that includes stripping of the current surface.

TENTH ORDER OF BUSINESS**Staff Reports (2)****A. District Counsel**

There being nothing to report, the next item followed.

B. District Manager

Mr. Torres informed the Board 60 days are needed between approval and adoption of the budget and the current meeting schedule does not allow for those 60 days. Mr. Torres proposed moving the May 7, 2020 meeting up to April. After a discussion on the Board's availability, the following motion was made.

On MOTION by Mr. Kirsch seconded Ms. Timmons with all in favor moving the May 7, 2020 meeting up to April 21, 2020 at 4:00 p.m. was approved.

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

Mr. Perry gave an overview of the operations report, a copy of which was included in the agenda package. Mr. Perry informed the Board that AgrowPro provided a price of \$175 semi-annually to treat for fire ants in the common areas. Mr. Kirsch stated he would agree to the common areas such as the parks being treated.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests / Audience Comments

Supervisors' Requests

Mr. Kirsch asked Mr. Torres to reiterate the items that would be revised in the proposed FY21 budget.

Mr. Torres responded landscape contingency would be increased by \$7,500 for annual mulch installation; there is a small increase to Vesta's amenity management contract; there is going to be a \$2,500 increase in GMS' management fee; the security monitoring will increase by \$1,000; \$30,000 will be added to the capital outlay line item to account for repairs to the entry monuments; and the electric costs will be looked at again to see if an increase is needed.

Mr. Torres also noted currently the capital reserves are funded at \$244,000 and based on some of the expenditures approved, the balance will reduce to just under \$200,000.

TWELFTH ORDER OF BUSINESS

Financial Statements

A. Balance Sheet and Statement of Revenue & Expenditures

Mr. Torres gave an overview of the financial statements, copies of which were included in the agenda package.

B. Assessment Receipt Schedule

Mr. Torres stated you are 98% collected.

C. Check Run Summary

Mr. Torres stated the check registers total \$46,211.75 These are for expenditures from January 2, 2020 through February 18, 2020.

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

THIRTEENTH ORDER OF BUSINESS Next Scheduled Meeting

Mr. Torres stated the next scheduled meeting is April 21, 2020 at 4:00 p.m.

FOURTEENTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

RESOLUTION 2020-02

WHEREAS, the Board, hereinafter referred to as the "Board", of the Tison's Landing Community Development District, hereinafter referred to as "District", adopted a General Fund and Capital Reserve Fund Budget for Fiscal Year 2020, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The General Fund Budget is hereby amended in accordance with Exhibit "A" attached.
2. The Capital Reserve Fund Budget is hereby amended in accordance with Exhibit "B" attached.
3. This resolution shall become effective this 21st day of April 2020 be reflected in the monthly and Fiscal Year End 9/30/20 Financial Statements and Audit Report of the District.

Tison's Landing Community Development District

by: _____
Chairman

Attest:

by: _____

***Budget Amendment
Fiscal Year 2020***

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

May 7, 2020



Tison's Landing

Community Development District

Budget Amendment FY2020

General Fund

Exhibit A

Description	Actual Thru 3/31/2020	Adopted Budget FY 2020	Proposed Increase / (Decrease)	Amended Budget FY 2020
Revenues				
Maintenance Assessments	\$522,553	\$527,464	\$0	\$527,464
Clubhouse Income	\$1,911	\$5,000	\$0	\$5,000
Interest Income	\$1,708	\$4,000	\$0	\$4,000
Total Revenues	\$526,172	\$536,464	\$0	\$536,464
Expenditures				
<u>Administrative</u>				
Supervisor Fees	\$4,000	\$4,000	\$3,000	\$7,000
FICA Taxes	\$306	\$306	\$230	\$536
Engineering Fees	\$0	\$7,500	(\$4,500)	\$3,000
Arbitrage Calculation	\$0	\$1,200	\$0	\$1,200
Dissemination Agent	\$800	\$1,000	\$0	\$1,000
Trustee Fees	\$3,717	\$3,725	(\$8)	\$3,717
Assessment Roll Administration	\$2,500	\$2,500	\$0	\$2,500
Attorney Fees	\$6,308	\$15,000	\$0	\$15,000
Annual Audit	\$3,465	\$3,465	\$0	\$3,465
Management Fees	\$23,625	\$47,250	\$0	\$47,250
Computer Time	\$500	\$1,000	\$0	\$1,000
Telephone	\$72	\$100	\$0	\$100
Postage	\$375	\$1,000	\$0	\$1,000
Printing & Binding	\$1,116	\$1,575	\$425	\$2,000
Insurance	\$8,911	\$8,560	\$351	\$8,911
Legal Advertising	\$342	\$1,500	(\$500)	\$1,000
Other Current Charges	\$371	\$500	\$0	\$500
Website Administration	\$900	\$1,800	\$0	\$1,800
Office Supplies	\$64	\$150	\$350	\$500
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175
Total Administrative	\$57,546	\$102,306	(\$652)	\$101,654

Tison's Landing
Community Development District
Budget Amendment FY2020
General Fund
Exhibit A

Description	Actual Thru 3/31/2020	Adopted Budget FY 2020	Proposed Increase / (Decrease)	Amended Budget FY 2020
<u>Field</u>				
Insurance	\$11,963	\$12,193	(\$230)	\$11,963
Field Management & Administration (Vesta)	\$12,825	\$22,300	\$3,350	\$25,650
Amenity Manager (Vesta)	\$43,412	\$51,400	\$35,425	\$86,825
Amenity Seasonal Assistant (Vesta)	\$0	\$11,000	(\$11,000)	\$0
Security Camera Monitoring (Envera)	\$8,094	\$13,200	(\$1,059)	\$12,141
Pool Maintenance (Vesta)	\$13,105	\$9,540	\$13,150	\$22,690
Pool Repairs	\$0	\$0	\$3,000	\$3,000
Pool Chemicals (Vesta)	\$4,310	\$8,160	\$0	\$8,160
Permit Fees	\$464	\$1,215	(\$224)	\$991
Landscape Maintenance (Lawnboy)	\$23,700	\$59,606	(\$12,206)	\$47,400
Landscape Fertilization (Agro Pro)	\$5,018	\$0	\$16,003	\$16,003
Landscape Contingency (Lawnboy)	\$13,177	\$3,659	\$9,518	\$13,177
Pest Control (Turner Pest Control)	\$390	\$390	\$390	\$780
Irrigation Maintenance	\$0	\$5,625	\$0	\$5,625
Lake Maintenance (The Lake Doctor)	\$4,770	\$9,780	(\$240)	\$9,540
General Facility Maintenance (Vesta)	\$0	\$25,000	(\$25,000)	\$0
Utilities-Electric (JEA)	\$7,839	\$21,000	\$0	\$21,000
Utilities-Water/Sewer/Irrigation (JEA)	\$10,857	\$22,500	\$7,500	\$30,000
Utilities-Cable (Comcast)	\$1,840	\$3,300	\$420	\$3,720
Utilities-Telephone	\$0	\$1,800	(\$1,800)	\$0
Refuse Service (Republic)	\$1,468	\$2,340	\$560	\$2,900
Repairs and Maintenance	\$4,724	\$32,200	\$7,800	\$40,000
Janitorial Maintenance (Vesta)	\$11,663	\$7,000	\$16,326	\$23,326
Janitorial Supplies (Vesta)	\$1,500	\$3,000	\$0	\$3,000
Special Events	\$6,693	\$14,000	\$3,000	\$17,000
Amenity Supplies	\$2,420	\$3,350	\$1,650	\$5,000
Contingency	\$598	\$0	\$3,919	\$3,919
Capital Outlay	\$25,000	\$25,000	(\$25,000)	\$0
Capital Reserve	\$65,600	\$65,600	(\$44,600)	\$21,000
Total Field	\$281,430	\$434,158	\$652	\$434,810
Total Expenditures	\$338,976	\$536,464	\$0	\$536,464
Excess of revenues over/(under) expenditures	\$187,196	\$0	\$0	\$0

Tison's Landing
Community Development District
Budget Amendment FY2020
Capital Reserve Fund
Exhibit B

Description	Actual Thru 3/31/2020	Adopted Budget FY2020	Proposed Increase / (Decrease)	Amended Budget FY 2020
Revenues				
Carry Forward Surplus	\$143,874	\$105,862	\$38,012	\$143,874
Interest Income	\$1,533	\$500	\$2,500	\$3,000
Capital Reserve-Transfer In	\$90,600	\$90,600	(\$69,600)	\$21,000
Total Revenues	\$236,007	\$196,962	(\$29,088)	\$167,874
Expenditures				
Capital Outlay	\$29,679	\$0	\$50,000	\$50,000
Miscellaneous	\$396	\$540	\$260	\$800
Tota Expenditures	\$30,075	\$540	\$50,260	\$50,800
Excess of revenues over/(under) expenditures	\$205,932	\$196,422	(\$79,348)	\$117,074

SIXTH ORDER OF BUSINESS

RESOLUTION 2020-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2020/2021; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of Tison's Landing Community Development District (the "Board") prior to June 15, 2020, proposed operating and debt service budgets for Fiscal Year 2020/2021; and

WHEREAS, the Board has considered the proposed budgets and desires to set the required public hearing thereon.

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

1. The operating and debt service budgets proposed by the District Manager for Fiscal Year 2020/2021 attached hereto as **Exhibit A** are hereby approved as the basis for conducting a public hearing to adopt said budgets.

2. A public hearing on said approved budgets is hereby declared and set for the following date, hour and place:

Date: June 25, 2020

Hour: 6:00 p.m.

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

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

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

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

6. This Resolution shall take effect immediately upon adoption.

Passed and adopted this 21st day of April 2020.

**TISON'S LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Chairman / Vice Chairman

Secretary / Assistant Secretary

***Proposed Budget
Fiscal Year 2021***

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

April 21, 2020



Tison's Landing

Community Development District

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Tison's Landing

Community Development District

General Fund

Description	Adopted Budget FY 2020	Actual Thru 3/31/2020	Projected Next 6 Months	Total Projected 9/30/2020	Proposed Budget FY 2021
Revenues					
Maintenance Assessments - Tax Roll	\$527,464	\$522,553	\$4,911	\$527,464	\$633,287
Clubhouse Income	\$5,000	\$1,911	\$3,089	\$5,000	\$5,000
Interest Income	\$4,000	\$1,708	\$2,292	\$4,000	\$4,000
Total Revenues	\$536,464	\$526,172	\$10,292	\$536,464	\$642,287
Expenditures					
<u>Administrative</u>					
Supervisor Fees	\$4,000	\$4,000	\$3,000	\$7,000	\$4,000
FICA Taxes	\$306	\$306	\$230	\$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	\$800	\$200	\$1,000	\$1,000
Trustee Fees	\$3,725	\$3,717	\$0	\$3,717	\$3,725
Assessment Roll Administration	\$2,500	\$2,500	\$0	\$2,500	\$2,500
Attorney Fees	\$15,000	\$6,308	\$8,693	\$15,000	\$15,000
Annual Audit	\$3,465	\$3,465	\$0	\$3,465	\$3,570
Management Fees	\$47,250	\$23,625	\$23,625	\$47,250	\$50,000
Computer Time	\$1,000	\$500	\$500	\$1,000	\$1,000
Telephone	\$100	\$72	\$28	\$100	\$100
Postage	\$1,000	\$375	\$625	\$1,000	\$1,000
Printing & Binding	\$1,575	\$1,116	\$884	\$2,000	\$2,000
Insurance	\$8,560	\$8,911	\$0	\$8,911	\$8,911
Legal Advertising	\$1,500	\$342	\$658	\$1,000	\$1,000
Other Current Charges	\$500	\$371	\$129	\$500	\$500
Website Administration	\$1,800	\$900	\$900	\$1,800	\$1,800
Office Supplies	\$150	\$64	\$436	\$500	\$500
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Total Administrative	\$102,306	\$57,546	\$44,108	\$101,654	\$101,287
<u>Field</u>					
Insurance	\$12,193	\$11,963	\$0	\$11,963	\$12,193
Field Management & Administration (Vesta)	\$22,300	\$12,825	\$12,825	\$25,650	\$26,612
Amenity Manager (Vesta)	\$51,400	\$43,412	\$43,413	\$86,825	\$90,081
Amenity Seasonal Assistant	\$11,000	\$0	\$0	\$0	\$0
Security Camera Monitoring	\$13,200	\$8,094	\$4,047	\$12,141	\$14,000
Pool Maintenance (Vesta)	\$9,540	\$13,105	\$9,585	\$22,690	\$23,540
Pool Repair	\$0	\$0	\$3,000	\$3,000	\$3,000
Pool Chemicals (Vesta)	\$8,160	\$4,310	\$3,850	\$8,160	\$8,568
Permit Fees	\$1,215	\$464	\$527	\$991	\$991
Landscape Maintenance	\$59,606	\$23,700	\$23,700	\$47,400	\$49,100
Landscape Fertilization	\$0	\$5,018	\$10,985	\$16,003	\$17,900
Landscape Contingency	\$3,659	\$13,177	\$0	\$13,177	\$7,500
Pest Control	\$390	\$390	\$390	\$780	\$780

Tison's Landing

Community Development District

General Fund

Description	Adopted Budget FY 2020	Actual Thru 3/31/2020	Projected Next 6 Months	Total Projected 9/30/2020	Proposed Budget FY 2021
<i>Field-continued</i>					
Irrigation Maintenance	\$5,625	\$0	\$5,625	\$5,625	\$5,625
Lake Maintenance	\$9,780	\$4,770	\$4,770	\$9,540	\$9,540
General Facility Maintenance	\$25,000	\$0	\$0	\$0	\$0
Utilities-Electric	\$21,000	\$7,839	\$13,161	\$21,000	\$23,000
Utilities-Water/Sewer/Irrigation	\$22,500	\$10,857	\$19,143	\$30,000	\$30,000
Utilities-Cable	\$3,300	\$1,840	\$1,880	\$3,720	\$3,720
Utilities-Telephone	\$1,800	\$0	\$0	\$0	\$0
Refuse Service	\$2,340	\$1,468	\$1,432	\$2,900	\$2,900
Repairs and Maintenance	\$32,200	\$4,724	\$35,276	\$40,000	\$40,000
Janitorial Maintenance (Vesta)	\$7,000	\$11,663	\$11,664	\$23,326	\$24,200
Janitorial Supplies (Vesta)	\$3,000	\$1,500	\$1,500	\$3,000	\$3,150
Special Events	\$14,000	\$6,693	\$10,307	\$17,000	\$17,000
Amenity Supplies	\$3,350	\$2,420	\$2,580	\$5,000	\$5,000
Contingency	\$0	\$598	\$3,321	\$3,919	\$2,000
Capital Outlay	\$25,000	\$25,000	(\$25,000)	\$0	\$55,000
Capital Reserve	\$65,600	\$65,600	(\$44,600)	\$21,000	\$65,600
Total Field	\$434,158	\$281,430	\$153,380	\$434,810	\$541,000
Total Expenditures	\$536,464	\$338,976	\$197,488	\$536,464	\$642,287
Excess of revenues over/(under) expenditures	\$0	\$187,196	(\$187,196)	\$0	\$0
Net change in fund balance	\$0	\$187,196	(\$187,196)	\$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	\$1,006.82	\$187,267.70	\$168.24	\$31,292.65
55' SF	151	\$838.58	\$126,624.90	\$1,006.82	\$152,029.15	\$168.24	\$25,404.25
60' SF	138	\$838.58	\$115,723.42	\$1,006.82	\$138,940.55	\$168.24	\$23,217.13
65' SF	205	\$838.58	\$171,907.98	\$1,006.82	\$206,397.19	\$168.24	\$34,489.21
Total	680						
Gross Assessments			\$570,231.35		\$684,634.59		\$114,403.24
Less: Discounts 4%			(\$22,809.25)		(\$27,385.38)		(\$4,576.13)
Less: Commissions 3.5%			(\$19,958.10)		(\$23,962.21)		(\$4,004.11)
Net Assessment			\$527,464.00		\$633,287.00		\$105,823.00

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 \$675 and service/maintenance rate is \$336.71, plus \$1,859 contingency.

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	\$1,183
16529 Tisons Bluff Road	06221889	\$21,817
Total		\$23,000

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	\$1,415
Sewer:		
16529 Tisons Bluff Road	67891772	\$3,033
Commercial Irrigation:		
15635 Tisons Bluff Road	67370623	\$2,065
15681 Tisons Bluff Road	67370625	\$2,294
16123 Tisons Bluff Road	83726295	\$1,133
16151 Dowing Creek Dr	74534584	\$1,350
16211 Dowing Creek Dr	74458033	\$3,138
16303 Hunters Hollow TL	67370633	\$2,037
16316 Magnolia Grove Wy	67370626	\$2,051
16331 Tisons Bluff Road	67370634	\$2,208
16343 Tisons Bluff Road	67370632	\$3,109
16356 Magnolia Grove Wy Apt IR01	67370624	\$2,237
261 Bradford Lake Cr	81523391	\$2,079
79 Bradford Lake Cr	83874232	\$1,851
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

Description	Adopted Budget FY 2020	Actual Thru 3/31/2020	Projected Next 6 Months	Total Projected 9/30/2020	Proposed Budget FY 2021
Revenues					
Carry Forward Surplus	\$105,862	\$143,874	\$0	\$143,874	\$117,082
Interest Income	\$500	\$1,533	\$1,467	\$3,000	\$3,000
Capital Reserve-Transfer In	\$90,600	\$90,600	(\$69,600)	\$21,000	\$120,600
Total Revenues	\$196,962	\$236,007	(\$68,133)	\$167,874	\$240,682
Expenditures					
Capital Outlay	\$0	\$29,679	\$20,321	\$50,000	\$50,000
Miscellaneous	\$540	\$396	\$396	\$792	\$800
Total Revenues	\$540	\$30,075	\$20,717	\$50,792	\$50,800
Excess of revenues over/(under) expenditures	\$196,422	\$205,932	(\$88,850)	\$117,082	\$189,882

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 3/31/2020	Projected Next 6 Months	Total Projected 9/30/2020	Proposed Budget FY 2021
Revenues					
Carry Forward Surplus ⁽¹⁾	\$95,879	\$105,101	\$0	\$105,101	\$98,986
Special Assessments - On Roll	\$382,996	\$379,428	\$6,318	\$385,746	\$382,996
Interest Income	\$750	\$2,771	\$2,771	\$5,541	\$3,600
Total Revenues	\$479,625	\$487,300	\$9,089	\$496,388	\$485,582
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	\$23,383	\$23,383	\$22,560
Principal - 05/01	\$35,000	\$0	\$35,000	\$35,000	\$40,000
Total Expenditures	\$379,826	\$99,913	\$294,633	\$394,546	\$384,121
Excess of revenues over/(under) expenditures	\$99,799	\$387,387	(\$285,545)	\$101,842	\$101,461
Other Financing Sources and (Uses)					
Interfund Transfer In/(Out)	\$0	(\$1,428)	(\$1,428)	(\$2,856)	\$0
Total Other Financing Sources and (Uses)	\$0	(\$1,428)	(\$1,428)	(\$2,856)	\$0
Net change in fund balance	\$99,799	\$385,959	(\$286,972)	\$98,986	\$101,461

⁽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	Lot Size					Total Gross	
	50'	55	60'	65	Total		
	Units						
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	\$3,815,000.00	2.000%	\$0.00	\$59,500.63	\$0.00
05/01/21	\$3,815,000.00	2.000%	\$180,000.00	\$59,500.63	\$299,001.25
11/01/21	\$3,635,000.00	2.000%	\$0.00	\$57,700.63	\$0.00
05/01/22	\$3,635,000.00	2.000%	\$180,000.00	\$57,700.63	\$295,401.25
11/01/22	\$3,455,000.00	2.000%	\$0.00	\$55,900.63	\$0.00
05/01/23	\$3,455,000.00	2.200%	\$185,000.00	\$55,900.63	\$296,801.25
11/01/23	\$3,270,000.00	2.200%	\$0.00	\$53,865.63	\$0.00
05/01/24	\$3,270,000.00	2.400%	\$190,000.00	\$53,865.63	\$297,731.25
11/01/24	\$3,080,000.00	2.400%	\$0.00	\$51,585.63	\$0.00
05/01/25	\$3,080,000.00	2.600%	\$195,000.00	\$51,585.63	\$298,171.25
11/01/25	\$2,885,000.00	2.600%	\$0.00	\$49,050.63	\$0.00
05/01/26	\$2,885,000.00	2.875%	\$200,000.00	\$49,050.63	\$298,101.25
11/01/26	\$2,685,000.00	2.875%	\$0.00	\$46,175.63	\$0.00
05/01/27	\$2,685,000.00	3.000%	\$205,000.00	\$46,175.63	\$297,351.25
11/01/27	\$2,480,000.00	3.000%	\$0.00	\$43,100.63	\$0.00
05/01/28	\$2,480,000.00	3.125%	\$210,000.00	\$43,100.63	\$296,201.25
11/01/28	\$2,270,000.00	3.125%	\$0.00	\$39,819.38	\$0.00
05/01/29	\$2,270,000.00	3.375%	\$220,000.00	\$39,819.38	\$299,638.75
11/01/29	\$2,050,000.00	3.375%	\$0.00	\$36,106.88	\$0.00
05/01/30	\$2,050,000.00	3.375%	\$225,000.00	\$36,106.88	\$297,213.75
11/01/30	\$1,825,000.00	3.375%	\$0.00	\$32,310.00	\$0.00
05/01/31	\$1,825,000.00	3.375%	\$235,000.00	\$32,310.00	\$299,620.00
11/01/31	\$1,590,000.00	3.375%	\$0.00	\$28,344.38	\$0.00
05/01/32	\$1,590,000.00	3.375%	\$245,000.00	\$28,344.38	\$301,688.75
11/01/32	\$1,345,000.00	3.375%	\$0.00	\$24,210.00	\$0.00
05/01/33	\$1,345,000.00	3.600%	\$250,000.00	\$24,210.00	\$298,420.00
11/01/33	\$1,095,000.00	3.600%	\$0.00	\$19,710.00	\$0.00
05/01/34	\$1,095,000.00	3.600%	\$260,000.00	\$19,710.00	\$299,420.00
11/01/34	\$835,000.00	3.600%	\$0.00	\$15,030.00	\$0.00
05/01/35	\$835,000.00	3.600%	\$270,000.00	\$15,030.00	\$300,060.00
11/01/35	\$565,000.00	3.600%	\$0.00	\$10,170.00	\$0.00
05/01/36	\$565,000.00	3.600%	\$275,000.00	\$10,170.00	\$295,340.00
11/01/36	\$290,000.00	3.600%	\$0.00	\$5,220.00	\$0.00
05/01/37	\$290,000.00	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

EIGHTH ORDER OF BUSINESS

C.



TISON'S LANDING

AMENITY MANAGER'S REPORT

Date of report: 04-21-20

Submitted by: Dana Harden

SPECIAL EVENTS UPDATE / No Board action required:

Due to the unprecedented times we are experiencing with COVID-19 I've had to get creative with my special events. What a quandary having to plan community events while in social isolation!

Residents were disappointed when Bagel Tuesdays was discontinued as a temporary measure of safety. Then the idea of the Donut Dash was conceived. Residents were able to pull up in a drive thru fashion and choose between plain, chocolate covered, or raspberry filled. Over 300 donuts were distributed to very appreciative residents.

We had a "Chalk your Walk" event. Residents used sidewalk chalk to decorate their driveways and everyone was encouraged to drive by, walk or ride a bike so they could cast their vote. Winners were given gift cards for their talents.

A community wide email was sent out to residents telling them we were going to have French's Mustard Ice Cream give away with choice of olives, ketchup, or raisins for toppings! Then they were informed it was an April Fool's Day joke. It would be an ice cream give away, but sadly mustard flavor wasn't included. We were able to get lots of laughs when the children stopped by only to tell me that they didn't want to try my ice cream and then the parents tell them it was a joke! They were pleasantly surprised by the vanilla/chocolate options.

Unable to host the Easter Event, typically our largest event of the year, I was frustrated. I spent many hours planning this event months in advance, only to have to cancel. I still wanted to host an egg hunt, but how? I decided to put together Easter Baskets for the community. Now the kids can have an egg hunt at home! Over 2500 eggs were stuffed with candy, along with other goodies which filled 250 Easter baskets for the kids. When picking up the baskets they were then directed to the Puppy Adoption Station where they could choose a stuffed puppy, blanket, and bedding to take home and care for. Residents brought nonperishable items to donate to a local food pantry to help those in need.

FOOD TRUCKS / No Board action required:

We have been having a Food Trucks come every Friday. The Food Trucks are moving to an order/pay online system to help eliminate the need to stand around waiting to help with the social distancing. Some of the food trucks have been Gumboman, EN&J BBQ, Frozen Sweets & Mother Truckin' Pizza.

COMMUNITY GARAGE SALES / No Board action required

Community Garage Sales had to be canceled in March. I've informed residents that we will have them as soon as the self isolation order has been lifted. While most are spending more time at home, it's a great time for spring cleaning and decluttering!

UPCOMING EVENTS UPDATE / No Board action required:

- After many resident requests, we will be doing another Donut Dash.
- I am working on Mother's & Father's Day crafts for kids. I'll purchase craft kits and distribute for residents to take home and complete.
- DVD Table located out front of the amenity center. I have a table to put out front with 50 or so DVD's. Residents can stop by and pick out a DVD to take home to watch and return it. They can clean out their stash of old DVDs and see if there is any they would like to donate as well. The sanitizing gym wipes will be located next to the table to those wishing to disinfect prior to taking home.

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



D.



TISON'S LANDING

FIELD OPERATIONS MANAGER'S REPORT

Submitted By: Johnathan Perry

Date: April 21st, 2020

Painting of Amenities Center Exterior Floor – Board Action Required

Now is the perfect time to consider the painting of the exterior common areas of the amenities center. The exterior areas are in a dire condition and should be painted to reflect the excellence of this community. With very little foot traffic, I am confident this could be done in a timely manner to facilitate the reopening of the facility.

Security System Update – Board Action Required

Watch dogs has submitted a proposal for taking over the existing security and access control of the community and the amenities center. Envera also still has their proposal to consider. With the presence of Envera on site already, I would suggest considering their proposal for an easier means of contacting.

Parking Lot Lighting – Board Action Required

The parking lot is in need of two bulbs to ensure the safety and security of the facility is maintained. I would like to propose the replacement of all existing lights with LED bulbs. This would ensure longevity and would provide more coverage due to brighter bulbs with more coverage. It would also require the use of a lift, which could be rented from a local heavy machinery rental shop.

ADA Lift – Board Action Required

The existing proposal, that was approved, has since been forfeited by Crown Pools. They stated the area for installation is not conducive to a permanent lift due to the drainage and soil. There are two options for alternatives; purchase a mobile unit and anchor it or find an alternative vendor. I have been in contact with more vendors but have received no response yet.

Entry Monument Signs – Board Action Required

The entry monuments are still in need of refurbishment. Dana and I have decided it may be more fiscally reasonable to paint and replace parts in house. We would need to replace some hardy board, reattach some bricks and supply a fresh coat of paint. We would just ask if there is a specific theme that would like to be obtained with the new painting.

Signage around Pools and Ponds – No Board Action Required

New signage is being obtained for the pool area and around the ponds. The existing signage is beginning to fade, and the ponds have no warning signs.

Valve Replacement – No Board Action Required

Big Z Pools has been hired to replace the valves for the main pool. The existing valves have become tough to work with and the pool is not reading proper flow.

Mulch around Community – No Board Action Required

The mulch around the community has been placed. First Coast Mulch did an amazing job ensuring the main areas received extra attention and ensured that they used our order to place in all applicable areas.

ADA Ramp – No Board Action Required

Work is still under way for the ADA ramp. Inspections have been completed on the footers and main structure. We are on track to be completed by the time we open.

Metal Building – No Board Action Required

With the closure of many offices due to the pandemic, the metal building has been put on hold. The City of Jacksonville has rolled out the online submittal area on their website, but unfortunately, Carolina Carports has closed. I am awaiting plans that have an electronic signature and seal to be able to submit the plans for the permit.

Splash Park – No Board Action Required

The splash park is nearly complete. We are awaiting the slide arrival. Once acquired, we will finish the assembly and run through the operation to ensure the extended closure has not caused unforeseen issues. We are on track to have this operational by the time we open.

Updates

- Ribbed sidewalk areas painted
- Pressure washing has started and will continue to all required areas
- Bulletin board straightened and fixed
- Mulch has been straightened and leveled in the playground.
- PAKS cleaned and refreshed with new hardware
- All signage straightened and cleaned
- Replacement of table plexiglass started





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





7749 Normandy Blvd.

Suite 145347

Jacksonville, Fl. 32221

Office (904) 781-7060 Fax (904) 619-5011

CGC 1523954 CMC 1250093 CFC 1428601 CCC1329086

Tison Landing HOA

16529 Tison Bluff Rd. Jacksonville Fl, 32218

March 5, 2020

Attn: Johnathon Perry

Re: Coating Clubhouse Concrete Deck

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

Provide all labor and materials to complete the scope of work listed below:

- Pressure wash entire concrete deck using 3500 psi and mild bleach and tsp mixture.
- All furniture is to be moved by others prior.
- Apply two coats of Dura Plate 289 high performance concrete enamel.
- Color to be chosen by management.
- Clean up all construction debris and haul off.
- Every effort shall be made to properly prepare surfaces. However, we cannot guarantee against rust or inner coat peeling.

Total \$9,995.00

Robertson Pentz

All Weather Contractors

Cell: (904)-962-4122

Email: rpentz@allweathercontractors.com

ACCEPTED BY _____

DATE _____

PO NUMBER IF REQUIRED BY YOUR COMPANY _____

Projects under \$10,000.00 are due on completion. Projects over \$10,000.00 require a 20% mobilization draw followed by 50%, 20% and 10% upon completion (some exceptions apply.)

Payments are considered late 30 days after invoice approval(s) and are subject to 2.0% per month interest plus fees.

Many projects require a Notice to Owner. If you receive such please understand this is not a lien on your property and is merely making the Owner aware of services per Florida Statute. This proposal may be withdrawn at any time.



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

CGC1523954 CMC1250093 CFC1428601 CCC1329086

Tisons Landing CDD

Attn: J Perry –Management
4 13 20
Re: concrete at pool

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

- > saw cut and remove pool pavers as needed in locations per management
- > dig down where pavers are removed approx 2ft deep and 2ft x 2ft pad
- > install a mat of #5 rebars and pour concrete level with the existing pavers
- > finish concrete with a broom finish
- > repair pavers where removed as needed against the new concrete
- > clean up job site and haul away debris

Total Price \$930.00

Proposal Signed by _____ **Printed Name** _____

Thank you for your consideration

Scott Haines
904 402 6561

Parking Lot Lighting

Review items and shipping



Delivery times for some items may be longer than normal. Delivery dates already include possible delays.

Delivery date: May 5, 2020 If you order in the next 12 hours and 50 minutes (Details)

Items shipped from Amazon.com

60 Watt
Equivalent



60W LED Corn Light Bulb (450W Equivalent), E26 Standard Base Light, 6000-Lumen, 6500K Daylight Cool White, AC 85V-265V, Corn LED Bulb for Indoor Outdoor Large Area Garage Factory Warehouse High Bay

\$18.99 ✓ prime

12

Sold by: Auzer



Add a gift receipt

and see other gift options

Choose your Prime delivery option:

☒ **Tuesday, May 5**

FREE Prime Delivery

Place your order

Order total: \$227.88

By placing your order, you agree to Amazon.com's privacy notice and conditions of use.

By placing your order, you agree to Amazon's privacy notice and conditions of use

Order Summary

Items (12):	\$227.88
Shipping & handling:	\$0.00
Total before tax:	\$227.88
Estimated tax to be collected:	\$0.00

Order total: \$227.88

☐ Pay \$37.98/month for 6 months, interest-free with your Amazon Prime Rewards Visa Card.

Supporting: Bartram Springs Elementary PTA

[How are shipping costs calculated?](#)

Prime shipping benefits have been applied to your order.



Cat Class: 007-0011

25-26' Electric Scissor Lift Narrow

The 25-26' Electric Scissor Lift Narrow is ideal for maneuvering in tight spaces. This scissor lift is excellent for indoor and outdoor construction, maintenance and installation applications with firm, level surfaces. Equipped with solid, non-marking tires. This lift has zero-emission operation, high angle steering, and proportional controls for lift and drive functions. It is important to wear a safety harness, hard hat, safety shoes, and carry your training card while using this scissor lift.

- Zero-emission electric operation
- High angle steering
- Proportional controls for lift and drive functions
- Solid, non-marking tires

Online Rate:

1 Day: **\$225 USD** 1 Week: **\$450 USD** 4 Weeks: **\$870 USD**

The displayed rates do not include the taxes or optional charges that may be selected later in the checkout process.



SR Smith Splash! 300 Pool Lift With Anchor - 300 Pound Capacity 300-3000

By: SR Smith | Item: 300-3000

[Allow 7-14 Days to Ship](#)

\$5,599.83

This item **SHIPS FREE** via freight truck!

- 300 pound lifting capacity
- Easily removable from anchor (semi-permanent installation)
- Integrated armrests - State of California Compliant
- Parts are available for this item

-	1	+
---	---	---

 **ADD TO CART**

4.5 ★★★★★
Google

TENTH ORDER OF BUSINESS

A.

Tison's Landing

Community Development District

Unaudited Financial Statements
as of
March 31, 2020

Board of Supervisors Meeting
April 21, 2020

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET

March 31, 2020

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<u>ASSETS:</u>				
Cash	\$18,987	---	\$5,839	\$24,825
Due From Other Funds	---	\$1,347	---	\$1,347
Investments:				
SBA-Surplus Funds	\$272,008	---	\$200,093	\$472,101
Series 2016-1				
Reserve	---	\$149,251	---	\$149,251
Revenue	---	\$379,103	---	\$379,103
Prepayment	---	\$44	---	\$44
Construction	---	---	\$31,557	\$31,557
Series 2016-2				
Reserve	---	\$42,220	---	\$42,220
Prepayment	---	\$5,465	---	\$5,465
Deposits	\$4,202	---	---	\$4,202
TOTAL ASSETS	<u>\$295,197</u>	<u>\$577,429</u>	<u>\$237,489</u>	<u>\$1,110,115</u>
<u>LIABILITIES:</u>				
Accounts Payable	\$5,314	---	---	\$5,314
Accrued Expenditures	\$2,700	---	---	\$2,700
Due to other Funds	\$1,347	---	---	\$1,347
TOTAL LIABILITIES	<u>\$9,361</u>	<u>\$0</u>	<u>\$0</u>	<u>\$9,361</u>
<u>FUND BALANCES:</u>				
Nonspendable:				
Prepaid items and deposits	\$4,202	---	---	\$4,202
Restricted for:				
Debt service	---	\$577,429	---	\$577,429
Capital Projects	---	---	\$31,557	\$31,557
Assigned for Capital Projects			\$205,932	\$205,932
Unassigned	\$281,633	---	---	\$281,633
TOTAL FUND BALANCES	<u>\$285,836</u>	<u>\$577,429</u>	<u>\$237,489</u>	<u>\$1,100,754</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$295,197</u>	<u>\$577,429</u>	<u>\$237,489</u>	<u>\$1,110,115</u>

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/20	ACTUAL THRU 03/31/20	VARIANCE
<u>REVENUES</u>				
Maintenance Assessments - Tax Roll	\$527,464	\$527,464	\$522,553	(\$4,911)
Clubhouse Income	\$5,000	\$2,500	\$1,911	(\$589)
Interest Income	\$4,000	\$2,000	\$1,708	(\$292)
TOTAL REVENUES	\$536,464	\$531,964	\$526,172	(\$5,792)
<u>EXPENDITURES</u>				
<u>Administrative:</u>				
Supervisor Fees	\$4,000	\$4,000	\$4,000	\$0
FICA Taxes	\$306	\$306	\$306	\$0
Engineering Fees	\$7,500	\$3,750	\$0	\$3,750
Arbitrage Calculation	\$1,200	\$0	\$0	\$0
Dissemination Agent	\$1,000	\$500	\$800	(\$300)
Assessment Roll	\$2,500	\$2,500	\$2,500	\$0
Attorney Fees	\$15,000	\$7,500	\$6,308	\$1,193
Annual Audit	\$3,465	\$3,465	\$3,465	\$0
Trustee Fees	\$3,725	\$3,725	\$3,717	\$8
Management Fees	\$47,250	\$23,625	\$23,625	\$0
Computer Time	\$1,000	\$500	\$500	\$0
Telephone	\$100	\$50	\$72	(\$22)
Postage	\$1,000	\$500	\$375	\$125
Printing & Binding	\$1,575	\$788	\$1,116	(\$328)
Insurance	\$8,560	\$8,560	\$8,911	(\$351)
Legal Advertising	\$1,500	\$750	\$342	\$408
Other Current Charges	\$500	\$250	\$371	(\$121)
Website Administration	\$1,800	\$900	\$900	\$0
Office Supplies	\$150	\$75	\$64	\$11
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$102,306	\$61,919	\$57,546	\$4,372
<u>Field:</u>				
Insurance	\$12,193	\$12,193	\$11,963	\$230
Field Management & Administration (Vesta)	\$22,300	\$11,150	\$12,825	(\$1,675)
Amenity Manager (Vesta)	\$51,400	\$25,700	\$43,412	(\$17,712)
Amenity Seasonal Assistant	\$11,000	\$0	\$0	\$0
Security Camera Monitoring	\$13,200	\$8,800	\$8,094	\$706
Pool Maintenance (Vesta)	\$9,540	\$4,770	\$13,105	(\$8,335)
Pool Chemicals (Vesta)	\$8,160	\$4,080	\$4,310	(\$230)
Permit Fees	\$1,215	\$464	\$464	\$0
Landscape Maintenance	\$59,606	\$29,803	\$23,700	\$6,103
Landscape Fertilization	\$0	\$0	\$5,018	(\$5,018)
Landscape Contingency	\$3,659	\$1,830	\$13,177	(\$11,348)
Pest Control	\$390	\$195	\$390	(\$195)
Irrigation Maintenance	\$5,625	\$2,813	\$0	\$2,813
Lake Maintenance	\$9,780	\$4,890	\$4,770	\$120

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/20	ACTUAL THRU 03/31/20	VARIANCE
<i>Field: (continued)</i>				
General Facility Maintenance	\$25,000	\$12,500	\$0	\$12,500
Utilities-Electric	\$21,000	\$10,500	\$7,839	\$2,661
Utilities-Water	\$22,500	\$11,250	\$10,857	\$393
Utilities-Cable	\$3,300	\$1,650	\$1,840	(\$190)
Utilities-Telephone	\$1,800	\$900	\$0	\$900
Refuse Service	\$2,340	\$1,170	\$1,468	(\$298)
Repairs and Maintenance	\$32,200	\$16,100	\$4,724	\$11,376
Janitorial Maintenance (Vesta)	\$7,000	\$3,500	\$11,663	(\$8,163)
Janitorial Supplies (Vesta)	\$3,000	\$1,500	\$1,500	\$0
Special Events	\$14,000	\$6,693	\$6,693	\$0
Amenity Supplies	\$3,350	\$1,675	\$2,420	(\$745)
Contingency	\$0	\$0	\$598	(\$598)
Capital Outlay	\$25,000	\$25,000	\$25,000	\$0
Capital Reserve	\$65,600	\$65,600	\$65,600	\$0
TOTAL FIELD	\$434,158	\$264,725	\$281,430	(\$16,705)
TOTAL EXPENDITURES	\$536,464	\$326,644	\$338,977	(\$12,333)
Excess (deficiency) of revenues over (under) expenditures	\$0	\$205,320	\$187,196	(\$18,125)
Net change in fund balance	\$0	\$205,320	\$187,196	(\$18,125)
FUND BALANCE - Beginning	\$0		\$98,640	
FUND BALANCE - Ending	\$0		\$285,836	

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/20	ACTUAL THRU 03/31/20	VARIANCE
<u>REVENUES</u>				
Interest Income	\$500	\$250	\$1,533	\$1,283
Capital Reserve-Transfer In	\$90,600	\$90,600	\$90,600	\$0
TOTAL REVENUES	\$91,100	\$90,850	\$92,133	\$1,283
<u>EXPENDITURES</u>				
Capital Outlay	\$0	\$0	\$29,679	(\$29,679)
Miscellaneous Services	\$0	\$0	\$396	(\$396)
TOTAL EXPENDITURES	\$0	\$0	\$30,075	(\$30,075)
Excess (deficiency) of revenues over (under) expenditures	\$91,100	\$90,850	\$62,058	(\$28,792)
Net change in fund balance	\$91,100	\$90,850	\$62,058	(\$28,792)
FUND BALANCE - Beginning	\$105,862		\$143,874	
FUND BALANCE - Ending	\$196,962		\$205,932	

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 March 31, 2020

DESCRIPTION	AMENDED BUDGET	PRORATED BUDGET THRU 03/31/20	ACTUAL THRU 03/31/20	VARIANCE
<u>REVENUES</u>				
Special Assessments - On Roll	\$382,996	\$382,996	\$379,428	(\$3,568)
Interest Income	\$750	\$375	\$2,771	\$2,396
TOTAL REVENUES	\$383,746	\$383,371	\$382,199	(\$1,172)
<u>EXPENDITURES</u>				
<u>Series 2016-1</u>				
Interest - 11/01	\$61,413	\$61,413	\$61,413	\$0
Special Call - 11/01	\$0	\$0	\$10,000	(\$10,000)
Interest - 05/01	\$61,413	\$0	\$0	\$0
Principal - 05/01	\$175,000	\$0	\$0	\$0
<u>Series 2016-2</u>				
Interest - 11/01	\$23,500	\$23,500	\$23,500	\$0
Special Call - 11/01	\$0	\$0	\$5,000	(\$5,000)
Interest - 05/01	\$23,500	\$0	\$0	\$0
Principal - 05/01	\$35,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$379,826	\$84,913	\$99,913	(\$15,000)
Excess (deficiency) of revenues over (under) expenditures	\$3,920	\$298,458	\$282,286	(\$16,172)
<u>Other Financing Sources/(Uses)</u>				
Interfund Transfer In / (Out)	\$0	\$0	(\$1,428)	(\$1,428)
Total Other Financing Sources/(Uses)	\$0	\$0	(\$1,428)	(\$1,428)
Net change in fund balance	\$3,920	\$298,458	\$280,858	(\$17,600)
FUND BALANCE - Beginning	\$95,879		\$296,571	
FUND BALANCE - Ending	\$99,799		\$577,429	

**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 March 31, 2020

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 03/31/20</u>	<u>ACTUAL THRU 03/31/20</u>	<u>VARIANCE</u>
<u>REVENUES</u>				
Interest Income	\$0	\$0	\$228	\$228
TOTAL REVENUES	\$0	\$0	\$228	\$228
<u>EXPENDITURES</u>				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	\$228	\$228
<u>Other Financing Sources/(Uses)</u>				
Interfund Transfer In / (Out)	\$0	\$0	\$1,428	\$1,428
Total Other Financing Sources/(Uses)	\$0	\$0	\$1,428	\$1,428
Net change in fund balance	\$0	\$0	\$1,656	\$1,656
FUND BALANCE - Beginning	\$0		\$29,902	
FUND BALANCE - Ending	\$0		\$31,557	

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	\$699	\$1,855	\$0	\$0	\$0	\$0	\$0	\$0	\$522,553
Clubhouse Income	\$0	\$54	\$0	\$1,550	\$507	(\$200)	\$0	\$0	\$0	\$0	\$0	\$0	\$1,911
Interest Income	\$79	\$24	\$298	\$529	\$449	\$329	\$0	\$0	\$0	\$0	\$0	\$0	\$1,708
<i>Total Revenues</i>	\$79	\$13,857	\$499,426	\$9,171	\$1,655	\$1,984	\$0	\$0	\$0	\$0	\$0	\$0	\$526,172
Supervisor Fees	\$1,000	\$0	\$1,000	\$1,000	\$0	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$4,000
FICA Taxes	\$77	\$0	\$77	\$77	\$0	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$306
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	\$83	\$183	\$0	\$0	\$0	\$0	\$0	\$0	\$800
Assessment Roll	\$2,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500
Attorney Fees	\$1,595	\$500	\$990	\$2,723	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,308
Annual Audit	\$0	\$0	\$0	\$3,465	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,465
Trustee Fees	\$3,717	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,717
Management Fees	\$3,938	\$3,938	\$3,938	\$3,938	\$3,938	\$3,938	\$0	\$0	\$0	\$0	\$0	\$0	\$23,625
Computer Time	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$500
Telephone	\$0	\$42	\$0	\$0	\$30	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$72
Postage	\$13	\$157	\$10	\$44	\$134	\$17	\$0	\$0	\$0	\$0	\$0	\$0	\$375
Printing & Binding	\$443	\$14	\$6	\$101	\$270	\$282	\$0	\$0	\$0	\$0	\$0	\$0	\$1,116
Insurance	\$8,811	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,911
Legal Advertising	\$0	\$0	\$166	\$97	\$80	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$342
Other Current Charges	\$69	\$72	\$83	\$23	\$59	\$65	\$0	\$0	\$0	\$0	\$0	\$0	\$371
Website Administration	\$150	\$150	\$150	\$150	\$150	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$900
Office Supplies	\$20	\$0	\$0	\$20	\$6	\$18	\$0	\$0	\$0	\$0	\$0	\$0	\$64
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<i>Total Administrative</i>	\$22,874	\$5,139	\$6,586	\$11,803	\$5,332	\$5,812	\$0	\$0	\$0	\$0	\$0	\$0	\$57,546

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	\$2,138	\$2,138	\$0	\$0	\$0	\$0	\$0	\$0	\$12,825
Amenity Manager (Vesta)	\$7,235	\$7,235	\$7,235	\$7,235	\$7,235	\$7,235	\$0	\$0	\$0	\$0	\$0	\$0	\$43,412
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	\$3,035	\$0	\$0	\$0	\$0	\$0	\$0	\$8,094
Pool Maintenance (Vesta)	\$1,891	\$1,891	\$3,651	\$1,891	\$1,891	\$1,891	\$0	\$0	\$0	\$0	\$0	\$0	\$13,105
Pool Chemicals (Vesta)	\$680	\$910	\$680	\$680	\$680	\$680	\$0	\$0	\$0	\$0	\$0	\$0	\$4,310
Permit Fees	\$363	\$0	\$101	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$464
Landscape Maintenance	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$0	\$0	\$0	\$0	\$0	\$0	\$23,700
Landscape Fertilization	\$1,017	\$1,017	\$0	\$0	\$1,492	\$1,492	\$0	\$0	\$0	\$0	\$0	\$0	\$5,018
Landscape Contingency	\$385	\$2,267	\$0	\$275	\$0	\$10,250	\$0	\$0	\$0	\$0	\$0	\$0	\$13,177
Pest Control	\$65	\$65	\$65	\$65	\$65	\$65	\$0	\$0	\$0	\$0	\$0	\$0	\$390
Irrigation Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lake Maintenance	\$795	\$795	\$795	\$795	\$795	\$795	\$0	\$0	\$0	\$0	\$0	\$0	\$4,770
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	\$1,111	\$1,200	\$0	\$0	\$0	\$0	\$0	\$0	\$7,839
Utilities-Water	\$2,713	\$1,669	\$1,733	\$1,714	\$1,528	\$1,500	\$0	\$0	\$0	\$0	\$0	\$0	\$10,857
Utilities-Cable	\$304	\$304	\$304	\$310	\$310	\$310	\$0	\$0	\$0	\$0	\$0	\$0	\$1,840
Utilities-Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Refuse Service	\$194	\$354	\$230	\$230	\$230	\$229	\$0	\$0	\$0	\$0	\$0	\$0	\$1,468
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	\$1,944	\$1,944	\$0	\$0	\$0	\$0	\$0	\$0	\$11,663
Janitorial Supplies (Vesta)	\$250	\$250	\$250	\$250	\$250	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500
Special Events	\$1,137	\$1,434	\$1,257	\$283	\$2,582	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,693
Amenity Supplies	\$0	\$1,611	\$94	\$715	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,420
Contingency	\$459	\$31	\$49	\$46	\$13	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$598
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	\$119,494	\$24,098	\$26,212	\$36,963	\$0	\$0	\$0	\$0	\$0	\$0	\$281,430
Total Expenditures	\$67,782	\$34,895	\$126,079	\$35,901	\$31,545	\$42,776	\$0	\$0	\$0	\$0	\$0	\$0	\$338,977

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

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

Opening Balance in Construction Account		\$547,212.92
Source of Funds:		
Interest Earned		\$2,659.98
Developer Proceeds		\$0.00
Interfund Transfer		(\$1,956.99)
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 March 31, 2020</u>		<u>\$31,557.25</u>

2. Funds Available For Construction at March 31, 2020

Book Balance of Construction Fund at March 31, 2020	\$31,557.25
Construction Funds available at March 31, 2020	<u>\$31,557.25</u>

3. Investments - US Bank

March 31, 2020	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.10%		\$31,557.25	\$31,557.25
				Contracts Payable	\$0.00
				Balance at March 31, 2020	<u>\$31,557.25</u>

B.

**TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT**
Special Assessment Receipts

TOTAL GROSS ASSESSMENT LEVY							ASSESSED THROUGH COUNTY		
							\$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
02/06/20	1/15-1/31/20	\$1,275.21	\$25.50	\$24.99	\$18.75	\$1,205.97	\$698.67	\$507.30	\$1,205.97
03/05/20	2/1-2/29/20	\$1,567.20	\$15.67	\$31.03	\$23.27	\$1,497.23	\$867.40	\$629.83	\$1,497.23
03/18/20	3/1-3/13/20	\$1,785.06	\$17.85	\$35.34	\$26.51	\$1,705.36	\$987.98	\$717.38	\$1,705.36
TOTAL		\$973,374.20	\$38,678.35	\$18,693.89	\$14,020.41	\$901,981.55	\$522,553.22	\$379,428.33	\$901,981.55

Assessed on Roll:

YTD GROSS COLLECTED	98.89%
YTD GROSS OUTSTANDING	\$10,907.01

	GROSS AMOUNT		ASSESSMENTS	ASSESSMENTS	AMOUNT
	ASSESSED	PERCENTAGE	COLLECTED	TRANSFERRED	TO BE TFR.
O & M	\$570,231.35	57.93%	\$522,552.04	(\$522,552.04)	\$0.00
DEBT SERVICE	\$414,049.86	42.07%	\$379,428.33	(\$378,081.12)	\$1,347.21
TOTAL	\$984,281.21	100.00%	\$901,980.37	(\$900,633.16)	\$1,347.21

TRANSFERS TO DEBT SERVICE:		
DATE	CHECK #	AMOUNT
12/6/2019	2466	\$368,130.55
2/20/2020	2505	\$9,950.57
TOTAL		\$378,081.12
Amount to be transferred:		\$1,347.21

C.

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

April 21, 2020

<u>Date</u>	<u>Check Numbers</u>	<u>Amount</u>
General Fund		
02/20/20	2504-2505	\$10,060.57
02/27/20	2506-2508	\$859.07
03/01/20	2509-2511	\$21,443.17
02/28/20	2512	\$3,087.49
03/10/20	2513-2518	\$25,396.90
03/19/20	2519-2520	\$200.00
03/23/20	2521-2526	\$9,481.65
03/28/20	2527-2530	\$2,366.82
03/30/20	2531	\$10,250.00
Total		<u><u>\$83,145.67</u></u>

*** CHECK DATES 02/20/2020 - 03/31/2020 *** TISONS LANDING GF
BANK A TISON LANDING

DATE CHECK	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
2/20/20	00061	2/02/20 147262	202001 320-57200-46600	CAMERAS NOT WORKING	*	110.00	
				ATLANTIC COMPANIES INC			110.00 002504
2/20/20	00038	2/20/20 02202020	202002 300-20700-10200	TXFER TAX COLLECTIONS	*	9,950.57	
				TISON'S LANDING CDD			9,950.57 002505
2/27/20	00012	2/24/20 20-01482	202002 310-51300-48000	NOTICE MEETING	*	79.63	
				DAILY RECORD			79.63 002506
2/27/20	00077	2/16/20 0687-001	202003 320-57200-43200	PICK UP 3/1-3/31/20	*	229.44	
				REPUBLIC SERVICES #687			229.44 002507
2/27/20	00160	2/25/20 02252020	202002 320-57200-49400	FUNHOUS/DOLPHIN	*	550.00	
				WORDSTOWORKS MINISTRIES			550.00 002508
3/01/20	00156	2/03/20 687793	202003 320-57200-34502	MONITORING 3/1-5/31/20	*	3,035.13	
				ENVERA			3,035.13 002509
3/01/20	00052	2/03/20 6992	202001 320-57200-46200	JAN 20- LAWN SV	*	3,950.00	
		2/03/20 6993	202001 320-57200-46201	CUT/REM TREE LIMBS	*	275.00	
				LAWNBOY LAWN SERVICES, INC.			4,225.00 002510
3/01/20	00157	1/31/20 365753	202001 320-57200-49100	JAN 20- BILLABLE MILEAGE	*	45.55	
		2/01/20 365250	202002 320-57200-45105	FEB 20- AMENITY/FIELD	*	7,235.41	
		2/01/20 365250	202002 320-57200-46400	FEB 20- POOL MAINT/CHEMIC	*	2,570.83	
		2/01/20 365250	202002 320-57200-34400	FEB 20- FECILITY/COMM GRO	*	2,137.50	
		2/01/20 365250	202002 320-57200-46601	FEB 20- JANITORIAL SV	*	2,193.75	
				VESTA PROPERTY SERVICE INC.			14,183.04 002511
2/28/20	00152	2/03/20 44846100	202001 320-57200-49400	BAGELS	*	202.20	
		2/03/20 44846100	202001 320-57200-49400	SUPPLIES FOR HEALTH FAIR	*	204.90	

TISO TISON

TCESSNA

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN	4/03/20	PAGE	2
*** CHECK DATES	02/20/2020 - 03/31/2020 ***					TISONS LANDING GF			
						BANK A TISON LANDING			
DATE CHECK	VEND#	.....INVOICE.....	...EXPENSED TO...	VENDOR NAME		STATUS	AMOUNT	.....CHECK.....	
		DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS			AMOUNT	#
		2/03/20	44846100	202001	300-13100-10000	*	2,400.00		
			CONCR FOR SHED DUE FR CR						
		2/03/20	44846100	202001	320-57200-49400	*	186.60		
			MICROPHONE W/SPEAKER						
		2/03/20	44846100	202001	320-57200-52000	*	93.79		
			50 ACCESS KEY FOBS						
		2/03/20	44846100	202001	600-53800-60000	*	2,400.00		
			CONCRETE FOR SHED						
		2/03/20	44846100	202001	600-20700-10000	*	2,400.00-		
			CONCR FOR SHED DUE TO GF						
			WELLS FARGO CREDIT CARD (AUTO PAY)					3,087.49	002512
3/10/20	00081	1/31/20	160821	202001	310-51300-31500	*	2,722.50		
			LEGAL SV THRU 1/31/20						
			BILLING, COCHRAN, LYLES, MAURO & RAMSE					2,722.50	002513
3/10/20	00030	2/25/20	84957412	202003	320-57200-41050	*	309.76		
			TV/INTERNET 3/4-4/3/20						
			COMCAST					309.76	002514
3/10/20	00004	3/01/20	398	202003	310-51300-34000	*	3,937.50		
			MAR 20- MGMT FEE						
		3/01/20	398	202003	310-51300-35100	*	83.33		
			MAR 20- INFO TECHNOLOGY						
		3/01/20	398	202003	310-51300-31200	*	83.33		
			MAR 20- DISSEMINATION						
		3/01/20	398	202003	310-51300-51000	*	17.65		
			MAR 20- OFFICE SUPPLIES						
		3/01/20	398	202003	310-51300-42000	*	16.85		
			MAR 20- POSTAGE						
		3/01/20	398	202003	310-51300-42500	*	281.70		
			MAR 20- COPIES						
			GOVERNMENTAL MANAGERMENTS SERVICES					4,420.36	002515
3/10/20	00015	2/27/20	89708215	202002	320-57200-43000	*	1,111.42		
			ELECTRIC 1/27-2/25/20						
		2/27/20	89708215	202002	320-57200-43100	*	1,285.93		
			IRRIGATION 1/27-2/25/20						
		2/27/20	89708215	202002	320-57200-43100	*	161.58		
			SEWER 1/27-2/25/20						
		2/27/20	89708215	202002	320-57200-43100	*	80.22		
			WATER 1/27-2/25/20						
			JEA					2,639.15	002516
3/10/20	00137	3/01/20	490999	202003	320-57200-46800	*	795.00		
			MAR 20- WATER MGMT SV						
			THE LAKE DOCTORS, INC.					795.00	002517
			TISO TISON						
			TCESSNA						

*** CHECK DATES 02/20/2020 - 03/31/2020 ***
TISONS LANDING GF
BANK A TISON LANDING

DATE CHECK	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
3/10/20	00157	2/28/20 366980	202002 320-57200-49100		*	12.64	
		FEB 20-	BILLABLE MILEAGE				
		2/29/20 366974	202002 320-57200-49400		*	360.00	
			HEALT EVENT, RENTAL COV				
		3/01/20 366346	202003 320-57200-45105		*	7,235.41	
		MAR 20-	AMENITY/FILED OP				
		3/01/20 366346	202003 320-57200-46400		*	1,890.83	
		MAR 20-	POOL MAINT				
		3/01/20 366346	202003 320-57200-46500		*	680.00	
		MAR 20-	POOL CHEMICALS				
		3/01/20 366346	202003 320-57200-34400		*	2,137.50	
		MAR 20-	FACILITY/COM GROU				
		3/01/20 366346	202003 320-57200-46601		*	1,943.75	
		MAR 20-	JANITORIAL SV				
		3/01/20 366346	202003 320-57200-46602		*	250.00	
		MAR 20-	JANITORIAL SUPPLY				
			VESTA PROPERTY SERVICE INC.				14,510.13 002518
3/19/20	00162	3/17/20 03172020	202003 300-36900-10000		*	125.00	
		REFUND					
			SETH SQUYERS				125.00 002519
3/19/20	00163	3/19/20 03192020	202003 300-36900-10000		*	75.00	
		REFUND					
			LAURA PROCTOR				75.00 002520
3/23/20	00161	2/29/20 12808	202002 320-57200-46203		*	1,491.65	
		FEB 20-	COMM TURF/ORNAM				
			AGROWPRO INC.				1,491.65 002521
3/23/20	00055	2/15/20 348017	202002 310-51300-32200		*	3,465.00	
		AUDIT FY19					
			BERGER, TOOMBS, ELAM, GAINES & FRANK				3,465.00 002522
3/23/20	00052	3/01/20 7025	202002 320-57200-46200		*	3,950.00	
		FEB 20-	LAWN SV				
			LAWNBOY LAWN SERVICES, INC.				3,950.00 002523
3/23/20	00134	2/28/20 6413163	202002 320-57200-46202		*	65.00	
		FEB 20-	COMM PEST CONTR				
			TURNER PEST CONTROL				65.00 002524
3/23/20	00140	3/01/20 2486	202003 310-51300-49500		*	150.00	
		MAR 20-	HOSTING/MAINT				
			UNICORN WEB DEVELOPMENT, LLC				150.00 002525
			TISO TISON	TCESSNA			

*** CHECK DATES 02/20/2020 - 03/31/2020 *** TISONS LANDING GF
BANK A TISON LANDING

DATE CHECK	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/23/20	00157	12/31/19	364787 201912 320-57200-49400	CHRISTMAS EVENTS	*	360.00	
				VESTA PROPERTY SERVICE INC.			360.00 002526
3/28/20	00152	3/03/20	44846100 202002 320-57200-49400	BAGLES	*	152.29	
		3/03/20	44846100 202002 320-57200-49400	BREAKFAST HEALTH FAIR EVE	*	219.57	
		3/03/20	44846100 202002 320-57200-49400	BIKES HEALTH GIVEAWAY	*	359.96	
		3/03/20	44846100 202002 320-57200-49400	GIFTCARDS HEAHLT GIVEAWAY	*	49.99	
		3/03/20	44846100 202002 320-57200-49400	CHECKERS FOR SPECIAL EVEN	*	250.00	
		3/03/20	44846100 202002 320-57200-49400	GIANT JENGA FOR SPECIAL E	*	129.99	
		3/03/20	44846100 202002 320-57200-49400	STUFFED PUPPIES EASTER EV	*	359.80	
		3/03/20	44846100 202002 320-57200-49400	GIANT CONNECT SPECIAL EVE	*	149.99	
		3/03/20	44846100 202002 300-36900-10000	WF CASH BACK	*	97.22-	
				WELLS FARGO CREDIT CARD (AUTO PAY)			1,574.37 002527
3/28/20	00081	2/29/20	161164 202002 310-51300-31500	LEGAL SV THRU 2/29/20	*	500.00	
				BILLING, COCHRAN, LYLES, MAURO & RAMSE			500.00 002528
3/28/20	00077	3/16/20	0687-001 202004 320-57200-43200	WASTE PICKUP 4/1-4/30/20	*	227.45	
				REPUBLIC SERVICES #687			227.45 002529
3/28/20	00134	3/24/20	6475752 202003 320-57200-46202	PEST CONTR 3/24/2020	*	65.00	
				TURNER PEST CONTROL			65.00 002530
3/30/20	00164	3/30/20	2992 202003 320-57200-46201	INST BROWN MULCH	*	10,250.00	
				FIRST COAST MULCH			10,250.00 002531
TOTAL FOR BANK A						83,145.67	
TOTAL FOR REGISTER						83,145.67	

TISO TISON TCESSNA



SMARTHOME.BIZ
SMART HOME SPECIALISTS

Tel. 904-743-8444
www.smarthome.biz
sales@smarthome.biz

Riverside Management Services
16529 Tisons Bluff Rd
Jacksonville FL 32218

PLEASE PAY BY	AMOUNT	INVOICE DATE
02/24/2020	\$110.00	02/20/2020

INVOICE NO. 147262

Site: 16529 Tisons Bluff Rd
Jacksonville-Main Entrance
Site Address: 16529 Tisons Bluff Rd
Intersection of US 17 and
Pond Run Ln
Jacksonville FL 32218
Job No.: 58217
Job Name:
Order No.:

Description

cameras not working call 307-8313 Johnathan with ETA 01/31/2020 Jason Neal

Power went out long enough for the ups to die at some point. The NVR clock reverted to default to a time were there was no footage. Set time and it started recording again. Texted Johnathan details on how to set the time if it happens again.

If you have any further problems with your system please contact us.

Service - Security

Sub-Total ex Tax	\$110.00
Tax	\$0.00
Total	\$110.00

"Thank you-we really appreciate your business! Please send payment within 21 days of receiving this invoice."

IMPORTANT: Please remember to test your system monthly.

Need automation for your home?? Visit us online at www.smarthome.biz

There will be a 1.5% interest charge per month on late invoices.

Sub-Total ex Tax	\$110.00
Tax	\$0.00
Total inc Tax	\$110.00
Amount Applied	\$0.00
Balance Due	\$110.00



SMARTHOME.BIZ
SMART HOME SPECIALISTS

Tel. 904-743-8444
www.smarthome.biz
sales@smarthome.biz

PLEASE PAY BY	AMOUNT	INVOICE DATE
02/24/2020	\$110.00	02/03/2020

INVOICE NO. 147262

How To Pay



Credit Card (MasterCard, Visa, Amex)

Credit Card No.

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Card Holder's Name:

CCV:

Expiry Date: / Signature:



Mail

Detach this section and mail check to:

Atlantic Security
1714 Cesary Blvd
Jacksonville, FL 32211

INVOICE NO. 147262

NAME: Rivers Management Services

DUE DATE: 02/24/2020 **AMOUNT DUE:** \$110.00

Please Reference: 147262

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts Duval County
Fiscal Year 2020

gross \$570,231.35 \$414,049.86 \$984,281.21
net \$527,466.82 \$382,996.12 \$910,462.94

TOTAL ASSESSMENT LEVY

ASSESSED THROUGH DUVAL COUNTY
57.93% 42.07% 100.00%
001.36300.10000 022.36300.10000

DATE	DESCRIPTION	AMOUNT	DISCOUNTS/ PENALTIES	Commssion	Prop Appraiser	NET RECEIPTS	General Fund - O&M	Debt Service Fund - Series 2016-1 & 2	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
02/06/20	1/15-1/31/20	\$1,275.21	\$25.50	\$24.99	\$18.75	\$1,205.97	\$698.67	\$507.30	\$1,205.97
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL		\$970,021.94	\$38,644.83	\$18,627.52	\$13,970.63	\$898,778.96	\$520,697.84	\$378,081.12	\$898,778.96

GROSS PERCENT COLLECTED	98.55%	98.55%	98.55%
GROSS REMAINING TO COLLECT	\$8,269.67	\$5,999.60	\$14,259.27
Gross YTD collected	\$561,971.68	\$408,050.26	\$970,021.94
Discount/Penalties	\$22,388.46	\$16,256.37	\$38,644.83
Commission	\$10,791.65	\$7,835.87	\$18,627.52
Prop Appraiser	\$8,093.73	\$5,876.90	\$13,970.63
Net YTD collected	\$520,697.83	\$378,081.13	\$898,778.96

Assessed on Roll:

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENT: ASSESSMENTS COLLECTED TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$527,466.82	57.9339%	\$520,697.83 (\$520,697.83)	\$0.00
DEBT SERVIC	\$382,996.12	42.0661%	\$378,081.12 (\$368,130.55)	\$9,950.57
TOTAL	\$910,462.94	100.00%	\$898,778.95 (\$888,828.38)	\$9,950.57

txfer tax collections

TRANSFERS TO DEBT SERVICE:		
DATE	CHECK #	AMOUNT
12/6/2019	2466	\$368,130.55
TOTAL		\$368,130.55
Amount due:		\$9,950.57

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

February 24, 2020

Date

Attn: Courtney Hogge
GMS, LLC
475 WEST TOWN PLACE, STE 114
SAINT AUGUSTINE, FL 32082

Payment Due Upon Receipt

Serial # <u>20-01482D</u>	PO/File # _____	<u>\$79.63</u>
Notice of Meeting		Amount Due
_____		_____
		Amount Paid
Tison's Landing Community Development District		<u>\$79.63</u>
_____		Payment Due
Case Number _____		
Publication Dates <u>2/24</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 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, March 5, 2020, at 6:00 p.m. at the Yellow Bluff Amenity Center, 16522 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 4475 West Town Place, Suite 114, St. Augustine, FL 32092 (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 for this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (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) / 1-800-955-8770 (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

Feb. 24 00 (20-014820)



8619 Western Way
Jacksonville FL 32256-036060
Customer Service (904) 731-2456
RepublicServices.com/Support

Account Number 3-0687-0002027
Invoice Number 0687-001037741
Invoice Date February 16, 2020
Previous Balance \$230.01
Payments/Adjustments -\$230.01
Current Invoice Charges \$229.44

Total Amount Due	Payment Due Date
\$229.44	March 07, 2020

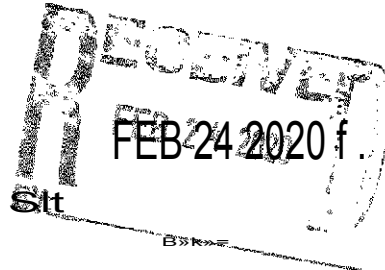
PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 01/28	2490	-\$230.01

CURRENT INVOICE CHARGES

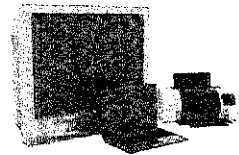
Description	Reference	Quantity	Unit Price	Amount
Tison's Landing Amenity Center 16529 Tison's Bluff Rd CSSA A172150739 Jacksonville, FL Contract 9887025 (C50)				
1 Waste Container 4 Cu Yd, 1 Lift Per Week				
Pickup Service 03/01-03/31			\$138.78	\$138.78
Container Refresh 03/01-03/31		1.0000	\$9.00	\$9.00
Total Fuel/Environmental Recovery Fee				\$48.33
Total Franchise - Local				\$33.33
CURRENT INVOICE CHARGES				\$229.44

320 531 *431920



Electronics Recycling with Blue Guard™

Convenient recycling solutions that are safe for your business and good for our planet. To learn more, visit RepublicServices.com/Electronics



8619 Western Way
Jacksonville FL 32256-036060

Please Return This
Portion With Payment

Total Enclosed

Return Service Requested

L2RCACDTM 024632



CDD OFFICES
TISON'S LANDING-EMMA DOBRIE
5385 N NOB HILL RD
SUNRISE FL 33351-4761

Total Amount Due	\$229.44
Payment Due Date	March 07, 2020
Account Number	3-0687-0002027
Invoice Number	0687-001037741



For Billing Address Charges,
Check Return and Complaint Please

Make Checks Payable To:

REPUBLIC SERVICES #687
PO BOX 9001099
LOUISVILLE KY 40290-1099

30687000202700000010377410000229440000229449

L2RCACDTM 024632 TNNNNNNNN NNN NNN 001 001 049267 21570923.1



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	

049268



Date: 2/25 / 2020 / 2015



Invoice & Credit Card Authorization

7137 N. Main St. Jacksonville, FL 32208
 Web: www.GoInflatables.com
 E-Mail: GoInflatables@wordstoworks.com
 Phone: (904) 742-1908 or (904) 425-5004

Name: Dana Harden Phone (1) (904) 5175848
 Email: yellowbluffmanager@gmsnf.com Phone (2) (904) 757-1547
 Event Address: 16529 Tison's Bluff Road City: (jax) Jax ZIP: 32218

Event Date: Fri Sat Sun 4/11/2015 @ g15 Time: 10am -2pm am / pm
 Event Type: Girl Boy Ag es # # Inside Inside Outside CPU CDU DEL

Quantity	Item	Retail	Discount	Amount
	Fun House			100.00
	Dolphin 2 WS			200.00
	Dolphin 3 WS			250.00

Comments: Tax Exempt will send certificate
Check payable to WordsToWorks Ministries
Tisons Landing CDD

Subtotal	
Layaway	
CC fee(5%)	
Tax(8%)	
Total	550.00
Deposit	
Due @ pickup	0.00

Credit Card # ----- Deposit -----
 Security Code ----- Exp Date: -----

Billing Name: ----- Phone: -----
 Billing address: ----- City: ----- ZIP: -----

I (Payee) authorize Go Inflatables and anyone acting under Go Inflatables permission to charge my credit card for the agreed amount. I agree to allow my credit card to be charged for entire rental cost including, but not limited to, rental, cleaning of inflatable, repairing of inflatable, revenue lost due to damages of inflatable, cost of delivering or picking up a customer, pickup, or associated additional fees. I understand there is no cancellation policy. "Sign & Return Electronically".

Payee ----- Date -----

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

Invoice

Invoice Number
687793

Date
02/03/2020

Customer Number
400392

Due Date
03/01/2020

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Tison's Landing CDD	400392		687793	03/01/2020

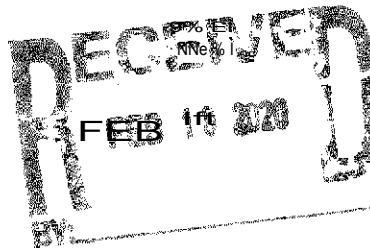
Quantity	Description	Rate	Amount
3.00	Active Video Monitoring 03/01/2020 - 05/31/2020	675.00	2,025.00
3.00	Service & Maintenance 03/01/2020 - 05/31/2020	336.71	1,010.13
	Sales Tax		0.00
	Payments/Credits Applied		0.00
Invoice Balance Due:			\$3,035.13

IMPORTANT MESSAGES

Important Numbers to Know:

Billing Questions: (941) 556-0743
Service: (941) 556-0734

320 571-3230 1



Date	Invoice #	Description	Amount	Balance Due
02/03/2020	687793	Alarm Monitoring Services	\$3,035.13	\$3,035.13

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

Return Service Requested

Invoice

Invoice Number
687793

Date
02/03/2020

Customer Number
400392

Due Date
03/01/2020

Net Due: \$3,035.13

Amount Enclosed: _____

*****MIXED AADC 440 5412 1 MB 0.439
005356
TISON'S LANDING CDD
C/O GMS-SF
5385 N NOB HILL RD
SUNRISE FL 33351-4761

REMIT TO:

ENVERA
PO BOX 2086
HICKSVILLE NY 11802-2086



LawnBoy Lawn Services

PO Box 551203
Jacksonville, FL 32255

Invoice

Date	Invoice #
2/3/2020	6992

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	3/4/2020	CC Duval Property, ...
Item	Description	Rate	Serviced	Amount
Maintenance	Installment for monthly services January, 2020	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

LawnBoy Lawn Services

PO Box 551203

Jacksonville, FL 32255

Invoice

Date	Invoice #
2/3/2020	6993

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

P.O. No.	Terms	Project
	Net 30	CC Duval Property, LLC

Quantity	Description	Rate	Amount
1	Cutting and removal of trees/limits along Yellow Bluff Road. Per request per my e-mail of January 3, 2020. Work was completed 1/30/2020	275.00	275.00
All work is complete. Please remit payment immediately.		Total	\$275.00



Invoice

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

Invoice # 365250
Date 2/1/2020
Terms
Due Date 2/29/2020
Memo Feb Fees

Bill To

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

Description	11	4	1	1	11	11	23	1	1	22	1	Amount
Amenity and field operations	320											7,235.41
Pool Maintenance, chemicals and supplies												2,570.83
Facility and common grounds maintenance												2,137.50
Janitorial services and supplies												2,193.75
												40601

Total \$14,137.49



Invoice

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

Invoice # 365753
Date 1/31/2020
Terms Net 30
Due Date 2/28/2020
Memo Billable Mileage

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

Description	Quantity	Rate	Amount
Billable Mileage	11	45.55	45.55

Total \$45.55

3% 572 491.00

BILLABLE Mileage Report

	Name: Johnathan Perry	Date: 1/27/20	Community: Tison's Landing	
Date	Purpose	Location (From)	Destination (To)	Mileage
1/2	Purchase Toilet Paper	Tison's Landing	Walmart	10.6
1/6	Purchase Ladder	Tison's Landing	Lowe's	11
1/10	Obtain Permit	Tison's Landing	Permitting Office	22
1/13	Purchase Maintenance Items	Tison's Landing	Lowe's	11
1/16	Purchase Painting Supplies	Tison's Landing	Lowe's	11
1/17	Purchase Painting Supplies	Tison's Landing	Lowe's	11
1/27	Purchase Lights	Tison's Landing	Lowe's	11
Save Doc as:			Total Miles	88
Billable Mileage/ Employee Name/ Month			IRS Reimbursement Rate	\$0.520
Example: Billable Mileage BobWhite, 7-18			Total Expense	\$45.76

Process through Paycom as "billable" and Save to server in mileage folder
Separate communities by using the tabs below. Change name of tab to the appropriate community name

TISONS LANDING CDD MONTHLY EXPENSE REPORT

BEGINNING

1/1/2020

ENDING

1/31/2020

1/6/2020	Bagel extras & gift cards for trivia	320.57200.49400	Special Events	Winn-Dixie ^N	\$ 111.33
1/6/2020	Supplies for health fair	320.57200.49400	Special Events	Oriental Trading	\$ 204.90
1/7/2020	Breakfast extravaganza Concrete for steel	033,600 588,6000	Capital Improvements	SRM Concrete	\$ 2,400.00
1/7/2020	Bagels	320.57200.49400	Special Events	Panera	\$ 21.97
1/14/2020	Bagels	320.57200.49400	Special Events	Panera	\$ 21.97
1/18/2020	Microphone w/ speaker	320.57200.49400	Special Events	Sam's Club	\$ 186.50
1/21/2020	Bagels	320.57200.49400	Special Events	Panera	\$ 21.96
1/25/2020	Access Key Fobs Qty 50	320.57200.49400	Special Events	Amazon	\$ 93.79
1/28/2020	Bagels	320.57200.49400	Special Events	Panera	\$ 21.97
					\$3,087.49

Explanation:

Signature:

Dana A. Harden

Dana Harden, Amenity Manager

REPRINT

Panera Bread
Cafe #: 601047
13271 City Station Dr
Jacksonville, FL 32218
Phone: 904-714-6488

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 an associate know.

01/28/2020 6:43:10 AM
Order Number: 628641 Cashier: Soo

1 Tuesday Bagel Day	6.99
13 Cinnamon Crunch Bgl	
1 Tuesday Bagel Day	6.99
10 Blueberry Bagel	
3 Plain Bagel	
1 Tuesday Bagel Day	6.99
3 Plain Bagel	
5 Asiago Bagel	
5 Everything Bagel	

Subtotal	20.97
Tax	0.00
Gratuity	1.00
Total	21.97
Visa	21.97
Acct: *****3429	
AuthCode: 028455	
Trans#: 00000003	

View your Account at: www.mypanera.com
MyPanera Member: *****36182
MyPanera Offers Earned:
Free Bagel: 1 [Exp Date 02/20/20]
Visits To Next Reward: 4

www.panerabread.com

To Go
Your Order Number is: 628641
Customer / Pager: Shannon 0

*** Customer Copy ***

REPRINT

Panera Bread
Cafe #: 601047
13271 City Station Dr
Jacksonville, FL 32218
Phone: 904-714-6488

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 an associate know.

01/07/2020 6:39:38 AM
Order Number: 625535 Cashier: Soo

1 Tuesday Bagel Day	6.99
13 Cinnamon Crunch Bgl	
1 Tuesday Bagel Day	6.99
6 Plain Bagel	
7 Sesame Bagel	
1 Tuesday Bagel Day	6.99
5 Everything Bagel	
8 Asiago Bagel	

Subtotal	20.97
Tax	0.00
Gratuity	1.00
Total	21.97
Visa	21.97
Acct: *****3429	
AuthCode: 007592	
Trans#: 00000003	

View your Account at: www.mypanera.com
MyPanera Member: *****36182
MyPanera Offers Earned:
\$1 off a Pasta: 1 [Exp Date 01/16/20]
Visits To Next Reward: 3

www.panerabread.com

To Go
Your Order Number is: 625535
Customer / Pager: Shannon 0

*** Customer Copy ***

Self Checkout

CLUB MANAGER BRYAN WILAND
(904) 696 - 8842
JACKSONVILLE, FL
18/20 11:00 3947 08253 091 9091

DMS

980094558 FOLBERS51 F	8.98	N
980134822 MM HALF HALF	1.72	N
218020 COOKIE TUB F	7.33	N
980152116 WHAPPLE960ZF	4.48	N
48393 FRCH CREAMF	6.56	N
877179 12 OZ CUP	15.48	E
450108 ORANGE JUICE	4.28	N
980104702 BNF CC 3LB F	5.91	N
980209405 HORN FC BACF	11.98	N
980178914 MONST CHARA	119.88	E
SUBTOTAL	186.60	

TOTAL	186.60
VISA TEND	186.60
ib Credit	**** * 3429 I 2
ROVAL # 010711	

1 80000000031010
891971E75E0E0453
MINAL # SC011080
3 SIGNATURE REQUIRED
CHANGE DUE 0.00

sit sawclub.com to see your savings

ITEMS SOLD 10

TCW 0063 6150 4234 3229 7067 1



*** MEMBER COPY ***

Handwritten signature and initials

INVOICE

4 Corners Concrete Llc

8408 Mc Girts Village Ln Jacksonville FL 32210

Ernest Johnson
(904) 564-0636
fourcornerconcrete@icloud.com

Bill To Johnathan Perry Tison's Landing Vesta
16529 Tisons Bluff Rd Jax FL 32218

Invoice Num 112
Date Dec 27, 2019
Due Date Dec 27, 2019
Terms 0 days

Description	Quantity	Rate	Amount
Concrete Payment \$2,400 of \$6,000	1	\$2,400.00	\$2,400.00
Thank you for your business. I will not move forward until first invoice is paid. Secondly concrete must be paid for before I release any trucks.			
	Subtotal		\$2,400.00
	Tax (0%)		\$0.00
	Total		\$2,400.00
	Paid		\$2,400.00
Balance Due			\$0.00

PAID
Jan 10, 2020

Capital Reserves
Concrete for
Shed
Del

WONSL

Print this page for your records.

Amazon.com order number: 1Z-21-9807232-6677337

Order Total: \$93.79

Shipped on January 25, 2020

Price

condition: NEW

Dana Harden

169578 YELLOW BLUFF RD

JACKSONVILLE, FL 32226-1159

United States

No-Rush Shipping

Payment information

Visa | Last digits: 3429

Pana Mayden

16578 *YELLOW BLUFF RD

JACKSONVILLE, FL 32226-1159

United States

Shipping & Handling : \$0.00

Total before tax: \$93.79

Estimated tax to be collected: \$0.00

Grand Total: \$93.79

Credit Card Transactions

To view the status of your order, return to Order Summary.

Conditions of Use | Privacy Notice © 1996-2020, Amazon.com, Inc. or its affiliates

REPRINT

Vinn✓Dixie

It's a Winn Win

Panera Bread
Cafe #: 601047
13271 City Station Dr
Jacksonville, FL 32218
Phone: 904-714-6488

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 an associate know.

01/21/2020 6:41:29 AM
Order Number: 627584 Cashier: Soo

1 Tuesday Bagel Day	6.99
10 Blueberry Bagel	
3 Plain Bagel	
1 Tuesday Bagel Day	6.99
13 Cinnamon Crunch Bgl	
1 Tuesday Bagel Day	6.99
5 Asiago Bagel	
5 Everything Bagel	
3 Plain Bagel	
1 Honey Walnut CC Tub	2.99

Subtotal	23.96
Tax	0.00
Gratuity	1.00
Total	24.96
Visa	24.96
Acct: *****3429	
AuthCode: 021207	
Trans#: 00000004	

View your Account at: www.mypanera.com
MyPanera Member: *****36182
MyPanera Offers Earned:
Free Bagel: 1 (Exp Date 02/20/20)
Visits To Next Reward: 5

www.panerabread.com

To Go
Your Order Number is: 627584
Customer / Pager: Shannon 0

*** Customer Copy ***

www.winndixie.com

SE 100% APLE JUICEPC	2.49 F
SE 100% APL (1.67)	0.82-F
VIVA LEMON SLCD PC	5.00 F
MIN BBERRY MFFNS	3.60 F
@ 4.99	
CHINET CUP	9.98 T
SEG CREAM CHEESE PC	2.49 F
SEG CREAM C (2.00)	0.49-F
@ 2.49	
SEG CREAM CHEESE PC	4.98 F
@ 0.49	
SEG CREAM CHEESE	0.98-F
@ 2.49	
SEG CREAM CHEESE PC	4.98 F
@ 0.49	
SEG CREAM CHEESE	0.98-F
SEGE ORANGE JUIC	2.49 F
COFFEE DREAM CRMR	2.99 F

INE # ***-***-5848
DARDEN OLIVE GRDEN 26.00
7461927941962 Approved 000-0164
CRACKER BARREL 26.00
9947112867162 Approved 000-0523
STARBUCKS25 26.00
6819006628097 Approved 000-6446
TAX 0.70
**** BALANCE 111.33
ia Credit *****3429
PROVAL CODE 006629 SEQ # 10722
1 A0000000031010
VISA 111.33
CHANGE 0.00
AL NUMBER OF ITEMS SOLD = 12
06/20 06:55pm 12 1 225

IR CASHIER TODAY WAS LOGAN

Rewards Savings 3.27
Total Savings 3.27

I HAVE SAVED A TOTAL OF 23.60
WITH SE Grocers rewards

*****Mystery Bonus*****

15X Points
On your next purchase



Offer expires on 1/14/2020
Get 14 extra points for every base
point earned. Limit 1 coupon per

REPRINT

Panera Bread
Cafe #: 601047
13271 City Station Dr
Jacksonville, FL 32218
Phone: 904-714-6488

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 an associate know.

01/14/2020 6:30:55 AM
Order Number: 626667 Cashier: Soo

Tuesday Bagel Day	6.99
5 Plain Bagel	
7 Asiago Bagel	
Tuesday Bagel Day	6.99
13 Cinnamon Crunch Bgl	
Tuesday Bagel Day	6.99
3 Plain Bagel	
7 Everything Bagel	
3 Asiago Bagel	

Subtotal	20.97
Tax	0.00
Gratuity	1.00
Total	21.97
Visa	21.97
Acct: *****3429	
AuthCode: 014849	
Trans#: 00000003	

View your Account at: www.mypanera.com
Panera Member: *****36182
Panera Offers Earned:
1 off a Pasta: 1 (Exp Date 01/16/20)
Visits To Next Reward: 2

www.panerabread.com

To Go
Your Order Number is: 626667
Customer / Pager: Shannon 0

*** Customer Copy ***

49400
DAI

01/03/2020

Order Status:

In Process

Shipped To:

TISONS LANDING CDD

Dana Harden

16578 Yellow Bluff Road

Jacksonville, FL

32226

yellowbluffmanager@gmsnf.com

Billed To:

TISONS LANDING CDD

Dana Harden

16578 Yellow Bluff Road

Jacksonville, FL

32226

2/8/20
Health Fair
DHL
Supplies

The Fun Stuff:

You may also view your order online here.

Item#	Item Name	Availability	Qty	Unit Price	Subtotal
13744403	PINK RIBBON SURVIVOR SIGNS	IN-STOCK	1	2.77	2.77
13808386	AWARENESS SURVIVOR BRACELET	IN-STOCK	3	4.49	13.47
13735820	FAITH CANCER AWARE ACRYLIC KEY CHAIN	IN-STOCK	7	5.19	36.33
13735856	FAITH HOPE LOVE ALL CANCER AWARE TATTOOS	IN-STOCK	10	1.77	17.70
13939687	LTP - CANCER AWARENESS BAGS	IN-STOCK	2	4.77	9.54
13761697	HEART HEALTH MAGIC SPRINGS	IN-STOCK	10	2.27	22.70
13680203	HEALTHY HEART ROLL STICKERS	IN-STOCK	1	2.59	2.59
13761705	HEART HEALTH RIBBON GLASSES	IN-STOCK	2	4.97	9.94
13733883	MEN'S HEALTH AWARENESS PLASTIC BAGS	IN-STOCK	1	1.77	1.77
13734350	MEN'S HEALTH AWARENESS BUTTONS	IN-STOCK	2	2.97	5.94
13734103	MEN'S HEALTH AWARENESS PENCILS	IN-STOCK	2	1.27	2.54
13699156	RED RIBBON TREAT BOXES W/ CUTOUT	IN-STOCK	3	1.97	5.91

13397339 WHITE ICE L O F FRONT FAVOR EAVON INN STOCK Z : 764.68 6.15.88
 BOX 12 PC
 136629 REZ FIBER CESSON 03110 R4PSCKN-91001 6 1147 236
 (24 PC)
 136668 LACR RIBON SAVISON SAVING IN STOCK IN-61031 (037 1.54
 STICKERS
 1367987 ORAKES VAV* @ ENISSON-61004 < Z 999 19198
 PINWHEEL WITH CARD
 13734850 MELANIN VAREMESS VICHENESS INN STOCK 10 2172 Z 07270
 MESSAGE PENS
 136925 ZLOCR RIBON AWARESSON AWARESSTOS IN-61001 < 7 1712 117
 BAGS (50 PC)

Order Subtotal: \$204.90

Shipments: 1

Ones: \$0.00

Sales Tax: \$0.00

Certificates:

Discounts:

0968CT14016:1320490

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

If you qualify for tax-exempt status, please email or mail us your tax-exempt certificate or your resale certificate for the states to which your order will be shipped.

Email Address: taxexempt@oriental.com
 Mailing Address: Oriental Trading Company, Inc.,
 Attn: Financial Services
 4206 S 108th St.
 Omaha, NE 68137

As soon as your items have been carefully packaged and ready for delivery, we will send
 you an email confirmation (maybe multiple emails if your order requires multiple
 packages).

Personalized items may be shipped separately at an additional charge. If your order is
 being shipped to a PO Box, APO/FPO, or some US territories, your order will be delivered
 via the United States Postal Service and cannot be tracked.

If you have any questions, please contact us via email at abporders@oriental.com, or call us
 at 1 (800) 228-0475.

Please reference the customer number above for quickest service.

Thank you,
Oriental Trading Customer Service

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. WOLFE
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
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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

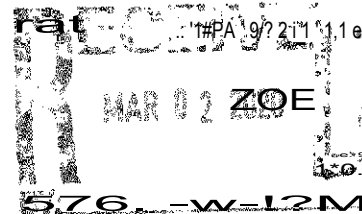
CAMILLE E. BLANTON
CHRISTINE A. BROWN
BRAD J. KIMBER
SHAWN B. MCKAMEY
VANESSA T. STEINERTS
JOHN C. WEBBER

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

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

January 31, 2020

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.

-2- Very truly yours,
Dennis E. Lyles
DENNIS E. LYLES
For the Firm

DEL/sa
Enc.

Jimmy
310 513 B13-5.0

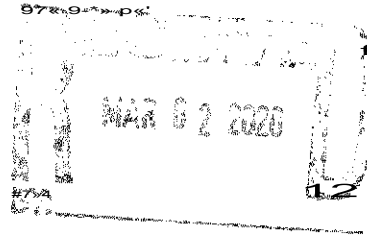
BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.
SUNTRUST CENTER, SIXTH FLOOR
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150

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

Page: 1
01/31/2020
Account No: 80-12113M
Statement No: 160821

Attn: MR. RICHARD P. HANS

TISON'S LANDING CDD



Fees

		Hours
01/02/2020		
GLK	RECEIVE AND REVIEW CORRESPONDENCE (WITH ATTACHMENT) FROM COURTNEY HOGGE RE: AGENDA FOR JANUARY 9, 2020 MEETING OF THE BOARD OF SUPERVISORS	0.30
01/07/2020		
GLK	REVIEW FILE, TELEPHONE CONFERENCE WITH COURTNEY HOGGE, CORRESPONDENCE TO COURTNEY HOGGE RE: SMALL PROJECT AGREEMENT (STORAGE SHED)	0.40
GLK	RECEIVE AND REVIEW CORRESPONDENCE (WITH ATTACHMENT) FROM COURTNEY HOGGE RE: SMALL PROJECT AGREEMENT (STORAGE SHED)	0.30
01/08/2020		
MJP	REVIEW AGENDA PACKAGE FOR JANUARY 9, 2020 MEETING OF BOARD OF SUPERVISORS	0.30
01/09/2020		
GLK	PREPARE FOR, TRAVEL AND ATTEND MEETING OF BOARD OF SUPERVISORS	3.00
01/10/2020		
GLK	REVIEW DOCUMENT, TELEPHONE CONFERENCE WITH ERNESTO TORRES RE: SMALL PROJECT AGREEMENT (RAMP)	0.40
01/12/2020		
GLK	PREPARE SMALL PROJECT AGREEMENT (CONCRETE RAMP), CORRESPONDENCE TO ERNESTO TORRES	0.60
01/13/2020		
GLK	RECEIVE AND REVIEW CORRESPONDENCE FROM ERNESTO TORRES, REVIEW OF FILE RE: SERVICE	

TISON'S LANDING CDD

		Hours
	AGREEMENT (FERTILIZATION, ETC.)	0.30
01/21/2020		
GLK	RECEIVE AND REVIEW CORRESPONDENCE (WITH ATTACHMENT) RE: SERVICE AGREEMENT WITH AGROW PRO (FERTILIZATION, ETC.)	0.30
01/22/2020		
MJP	PREPARE INITIAL DRAFT OF SERVICES AGREEMENT FOR FERTILIZATION	0.40
01/23/2020		
MJP	REVISIONS TO DRAFT SERVICES AGREEMENT FOR FERTILIZATION	0.40
MJP	CORRESPONDENCE TO ERNESTO TORRES AND JOHNATHAN PERRY WITH ATTACHMENT	0.30
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM JOHNATHAN PERRY AND REPLY THERETO	0.20
01/24/2020		
MJP	REVISIONS TO SERVICES AGREEMENT WITH AGROW PRO	0.30
MJP	CORRESPONDENCE TO JOHNATHAN PERRY AND ERNESTO TORRES WITH ATTACHMENTS	0.30
01/27/2020		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM JOHNATHAN PERRY	0.20
01/28/2020		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM JOHNATHAN PERRY WITH ATTACHMENT	0.20
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM JOHNATHAN PERRY WITH ATTACHMENT	0.20
MJP	FINAL REVISIONS TO AGROW PRO SERVICES AGREEMENT	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE AND REPLY THERETO	0.20
GLK	RECEIVE AND REVIEW CORRESPONDENCE (WITH ATTACHMENT) FROM ERNESTO TORRES RE: SPRINKLER SYSTEM (JEA)	0.30
01/29/2020		
MJP	CORRESPONDENCE TO JOHNATHAN PERRY AND ERNESTO TORRES WITH ATTACHMENT	0.20
GLK	TELEPHONE CONFERENCE WITH ERNESTO TORRES RE: SPRINKLER SYSTEM (JEA), CONCRETE RAMP	0.40
01/30/2020		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE WITH ATTACHMENT	0.20

TISON'S LANDING CDD

TISON'S LANDING CDD

Page: 3
01/31/2020
Account No: 80-12113M
Statement No: 160821

	<u>Hours</u>	
For Current Services Rendered	9.90	2,722.50

	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
<u>Timekeeper</u>			
GERALD L. KNIGHT	6.30	\$275.00	\$1,732.50
MICHAEL J. PAWELCZYK	3.60	275.00	990.00

Previous Balance	\$990.00
------------------	----------

Total Current Work	2,722.50
--------------------	----------

Payments

02/06/2020	PAYMENT RECEIVED - THANK YOU	-990.00
------------	------------------------------	---------

Balance Due	<u>\$2,722.50</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

COMCAST
BUSINESS

Account Number 8495741200906133 Billing Date Feb 25, 2020 Services From Mar 04, 2020 to Apr 03, 2020 Page 11 of 3

Hello,

Thanks for choosing Comcast Business.

320 922 71050



Your bill explained

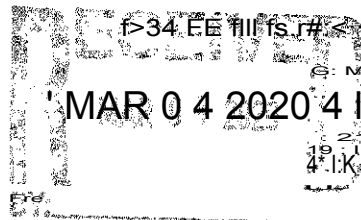
Previous balance		\$309.76
Payment - thank you	Feb 07	-\$309.76
Balance forward		\$6.00 - 00
Regular monthly charges	Page 3	\$307.45
Taxes, fees and other charges	Page 3	\$2.31
New charges		\$309.76

Amount Due Mar 17, 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 Feb 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
96330310 NO RP 25 20200225 NNNNNNNY 0000703 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 Mar 17, 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



Regular monthly charges for service \$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: Fast, reliable internet on our Gig-speed network



TV: Keep your employees informed and customers entertained



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 January 15, 2020, Country Music Television (CMT) is part of Sports and Entertainment and Preferred and Comedy Central is part of Standard and Digital Standard. Effective April 14, 2020, Extra Channels Pack will be discontinued and Sportsman Channel and Outdoor Network will be a part of Preferred and Sports and Entertainment.

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 866.211.6.8634

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

Invoice

Bill To:

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

Invoice #: 398
 Invoice Date: 3/1/20
 Due Date: 3/1/20
 Case:
 P.O. Number:

Description	12, '33	V	Hours	Qty/Qty	Rate	Amount
Management Fees - March 2020	3,937.50				3,937.50	3,937.50
Information Technology - March 2020	83.33				83.33	83.33
Dissemination Agent Services - March 2020	83.33				83.33	83.33
Office Supplies	17.65				17.65	17.65
Postage	16.85				16.85	16.85
Copies	281.70				281.70	281.70

Total \$4,420.36

Payments/Credits \$0.00

Balance Due \$4,420.36

BILLING AND PAYMENT OPTIONS

JEAA 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.

Reveridge: 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 JEABill on jea.com, your payments are 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: \$6.65.

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 45047, Jacksonville, FL 32232-5047. Make checks payable to IEA.

Pay In Person: JEA payments are accepted at the JEA Downtown Customer Center, Winn-Dixie stores, Duval County 72 Outlets, 107 Offices and over 140 JEA authorized payment-only locations. Find locations at JEA.com payment locations. Be sure to take a COPY of your JEA bill when you go. The JEA Downtown Customer Center, 49 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.¹ Also residential customers can call 665-5666, commercial customers can call 665-8255. 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 352 rationing agencies that may be able to assist you in paying your utility bill. For assistance with your utility bill, dial 2-1-1 or 632-0600.

40 STATEMENT OF FORM 800®

APPLICATION AND CONTRACT FOR SERVICE: Customers may review terms and conditions of service and policies on tea.com or by call, write or e-mail JEA to request a copy. Requesting of utility service and JEAs acceptance fee to provide utility service, including the rendering of a bid, constitutes a binding contractual agreement between JEA and the customer, including a financial responsibility 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 665-6600. Commercial film means not ZEP or 6635124 and have 30 des time to terminate to request a CBEA for correction to 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 \$ 0.1 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

*Watt: Kilowatt-hours 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:	Account #:	Bill Date:	Cycle:
TISONS LANDING CDD	8970821539	02/27/20	04

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:			
15635 TISONS BLUFF RD	I	105.63	Irrigation 1 - Commercial	01/27/20 - 02/25/20	Commercial Irrigation Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		67370623	4470	21000 GAL	29	Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		Environmental Charge						
		City of Jacksonville Franchise Fee						
15681 TISONS BLUFF RD	I	127.93	Irrigation 1 - Commercial	01/27/20 - 02/25/20	Commercial Irrigation Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		67370625	3355	26000 GAL	29	Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		Environmental Charge						
		City of Jacksonville Franchise Fee						
16123 TISONS BLUFF RD	I	70.48	Irrigation 1 - Commercial	01/27/20 - 02/25/20	Commercial Irrigation Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		83726295	487	13000 GAL	29	Regular
		Environmental Charge						
		City of Jacksonville Franchise Fee						
16151 DOWING CREEK DR	I	78.87	Irrigation 1 - Commercial	01/27/20 - 02/25/20	Commercial Irrigation Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		74534584	1171	15000 GAL	29	Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		Environmental Charge						
		City of Jacksonville Franchise Fee						
16211 DOWING CREEK DR	I	83.33	Irrigation 1 - Commercial	01/27/20 - 02/25/20	Commercial Irrigation Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		74458033	4709	16000 GAL	29	Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		Environmental Charge						
		City of Jacksonville Franchise Fee						



Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
16303 HUNTERS HOLLOW LN Detail Charges:	I	101.17 Basic Monthly Charge 18.90 Tier 1 Consumption (0-14 kgal @ \$3.44) 48.17 Tier 2 Consumption (> 14 kgal @ \$3.96) 23.75 Environmental Charge 7.40 City of Jacksonville Franchise Fee 2.95	Irrigation 1 - Commercial Meter Nbr 67370633	01/27/20 - 02/25/20 Current Reading 3604	Commercial Irrigation Service Consumption 20000 GAL Days Billed 29 Reading Type Regular
16310 MAGNOLIA GROVE WAY Detail Charges:	I	110.09 Basic Monthly Charge 18.90 Tier 1 Consumption (0-14 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	Irrigation 1 - Commercial Meter Nbr 67370626	01/27/20 - 02/25/20 Current Reading 5047	Commercial Irrigation Service Consumption 22000 GAL Days Billed 29 Reading Type Regular
16331 TISONS BLUFF RD Detail Charges:	I	105.63 Basic Monthly Charge 18.90 Tier 1 Consumption (0-14 kgal @ \$3.44) 48.17 Tier 2 Consumption (> 14 kgal @ \$3.96) 27.71 Environmental Charge 7.77 City of Jacksonville Franchise Fee 3.08	Irrigation 1 - Commercial Meter Nbr 67370634	01/27/20 - 02/25/20 Current Reading 4424	Commercial Irrigation Service Consumption 21000 GAL Days Billed 29 Reading Type Regular
16343 TISONS BLUFF RD Detail Charges:	I	145.77 Basic Monthly Charge 18.90 Tier 1 Consumption (0-14 kgal @ \$3.44) 48.17 Tier 2 Consumption (> 14 kgal @ \$3.96) 63.35 Environmental Charge 11.10 City of Jacksonville Franchise Fee 4.25	Irrigation 1 - Commercial Meter Nbr 67370632	01/27/20 - 02/25/20 Current Reading 6885	Commercial Irrigation Service Consumption 30000 GAL Days Billed 29 Reading Type Regular
16356 MAGNOLIA GROVE WAY APT #301 Detail Charges:	I	127.93 Basic Monthly Charge 18.90 Tier 1 Consumption (0-14 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	Irrigation 1 - Commercial Meter Nbr 67370624	01/27/20 - 02/25/20 Current Reading 3481	Commercial Irrigation Service Consumption 26000 GAL Days Billed 29 Reading Type Regular
16365 N MAIN ST APT #301 Detail Charges:	E	54.52 Basic Monthly Charge 9.25 Energy Charge (\$0.06447 per kWh) 27.98 Fuel Cost 14.11 Environmental Charge 0.27 City of Jacksonville Franchise Fee 1.55 Gross Receipts Tax 1.36	Commercial - Electric Meter Nbr 24074025	01/27/20 - 02/26/20 Current Reading 1106	General Service Consumption 434 KWH Days Billed 30 Reading Type Regular
16529 TISONS BLUFF RD Detail Charges:	E	1,056.90 Basic Monthly Charge 9.25 Energy Charge (\$0.06447 per kWh) 654.82 Fuel Cost 330.10 Environmental Charge 6.30 City of Jacksonville Franchise Fee 30.01 Gross Receipts Tax 26.42	Commercial - Electric Meter Nbr 22968209 Meter Nbr 22968209	01/28/20 - 02/26/20 Current Reading 39026 Current Reading 25.03	General Service Consumption 10157 KWH Consumption 25.03 KW Days Billed 29 Days Billed 29 Reading Type Regular Reading Type Regular



Service Address:	Srv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
10529 TILSONS BLVD	5	161.58	Commercial - Water/Sewer	01/30/20 - 02/25/20	Commercial Sewer Service
Detail		105.75	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		48.16	67891772	7056	5000 GAL 12 Regular
		2.96	87650993	3	3000 GAL 14 Regular
		4.71			
16529 TILSONS BLVD	W	80.22	Commercial - Water/Sewer	01/30/20 - 02/25/20	Commercial Water Service
Detail		63.00	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		11.92	67891772	7056	5000 GAL 12 Regular
		2.96	87650993	3	3000 GAL 14 Regular
		2.34			
281 BRADFORD LAKE DR	I	123.47	Irrigation 1 - Commercial	01/27/20 - 02/25/20	Commercial Irrigation Service
Detail		18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		48.17	81523391	1989	25000 GAL 29 Regular
		43.55			
		9.25			
		3.60			
700 BRADFORD LAKE DR	I	105.63	Irrigation 1 - Commercial	01/27/20 - 02/25/20	Commercial Irrigation Service
Detail		18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		48.17	83974232	543	21000 GAL 29 Regular
		27.71			
		7.77			
		3.08			





3543 State Road 419, Winter Springs, FL 32708
PH: 800-666-5253

INVOICE

Invoice #	490999
Account #	724857
Invoice Date	3/1/2020
Due Date	3/11/2020
Rep	MAS

Bill To
TISONS LANDING COMMUNITY DVL VESTA PROPERTY SERVICES 145 SOUTH DUBBIN 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 <i>March</i>	795.00
Customer Total Balance		\$795.00
Please confirm your bank bill payer amount matches your invoice amount if you use a 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 : Amount Enclosed
TISONS LANDING COMMUNITY DVL VESTA PROPERTY SERVICES 145 SOUTH DUBBIN PARKWAY SAINT JOHNS, FLORIDA 32259

Amount Enclosed

Invoice #	490999
Account #	724857
Date	3/1/2020

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 _____

Tiziana Cessna

From: Johnathan Perry <jperry@vestapropertyservices.com>
Sent: Wednesday, March 4, 2020 8:56 AM
To: Tiziana Cessna
Subject: FW: Invoice from The Lake Doctors, Inc.
Attachments: inv_490099_from_The_Lake_Doctors_Inc_1177108.pdf

Invoice is approved. GL code is 46800

Best regards,

Johnathan Perry
Field Operations Manager
Tison's Landing



16529 Tisons Bluff Rd.
Jacksonville, FL 32218
P: 904.307.8313

www.VestaPropertyServices.com

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From: Winter Noreply <NoReply@lakedoctors.com>
Sent: Monday, March 2, 2020 4:28:13 PM
To: Johnathan Perry <jperry@vestapropertyservices.com>
Cc: 'DHARDEN@VESTAPROPERTYSERVICES.COM' <DHARDEN@VESTAPROPERTYSERVICES.COM>
Subject: Invoice from The Lake Doctors, Inc.

The Lake Doctors, Inc.

Invoice 03/11/2020

490099 *F,* Amount Due: \$795.00

To Our Valued Customer:

Please find attached your invoice.

Your invoice may be viewed in full by clicking on the attachment or the "View & Pay Invoice" button below.

Certain browsers are currently generating errors when trying to process payments. A different browser may be needed to initiate your payment.

We truly appreciate your business!

For your local office contact information, visit www.lakedoctors.com and select



Invoice

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

Invoice # 366974
Date 2/29/2020
Terms Net 15
Due Date 3/15/2020
Memo SE Feb

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

Description	Quantity	Rate	Amount
Health event, rental coverages	1	360.00	360.00

Total \$360.00

320 572 49400

Non-Contracted Billable Services

<u>Community</u>	Tisons Landing	<u>Month:</u>	<u>February</u>	
Date of Service	Services Provided	Total Billable hours	Billable Hourly Rate	Amount billable
2/ 8 /2020	Health & Safety Event - Elizabeth Myers	4	\$30.00	\$120.00
2/ 8 /2020	Washington Clubhouse Rental Coverage - E. Myers	4	\$30.00	\$120.00
2/ 29 /2020	Thomas Clubhouse Rental Coverage - Elizabeth Myers	4	\$30.00	\$120.00
Total				\$360.00



Invoice

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

Invoice # 366346
Date 3/1/2020
Terms
Due Date 3/16/2020
Memo March Fees

Bill To

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

Description	Quantity	Rate	Amount
Amenity and field operations	14	91.45	1280.23
Pool Maintenance, chemicals and supplies	1	2,570.83	2,570.83
Facility and common grounds maintenance	11	2,137.50	2,137.50
Janitorial services and supplies	1	2,193.75	2,193.75

< Total \$14,137.49

March

34 0143400

1890.83

30 572 4650

680.-

30 572 4660

1843.75

30 572 46602

2.00



Invoice

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

Invoice # 366980
Date 2/28/2020
Terms Net 15
Due Date 3/14/2020
Memo Billable Mileage

Bill To

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

Description	Quantity	Rate	Amo Int
Billable Mileage	1	12.64	12.64

Total \$12.64

320 572 49/00

BILLABLE Mileage Report

[illegible]

Process through Paycom as "billable" and Save to server in rnileage folder
Separate communities by using the tabs below. Change name of tab to the appropriate community name

Tiziana Cessna

From: Dana A. Harden <daharden@vestapropertyservices.com>
Sent: Tuesday, March 17, 2020 2:04 PM
To: Tiziana Cessna
Subject: g-Refund Check

Hi Tiziana,

Can you please issue a refund check to Seth Sowers in the amount of \$125? His address is 15721 Tisons Bluff Road, Jacksonville, FL 32218. This is due to ERF 673, and is suspected that there will be more cancellations to come. Thanks.

Tiziana Cessna

From: Dana A. Harden <daharden@vestapropertyservices.com>
Sent: Thursday, March 19, 2020 10:16 AM
To: Tiziana Cessna
Subject: Re: Refund Check

I just had another cancellation. Laura Proctor, in the amount of \$75. 16849 Magnolia Grove Way, Jacksonville FL 32218. Her original check number was 1358.

Best regards,

Dana Harden, LCAM
General Manger
Tison's Landing



16529 Tison's Bluff Rd.
Jacksonville, FL
32218
P: 904.571.5848

www.VestaPropertyServices.com

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From: Tiziana Cessna <Tcessna@gmssf.com>
Sent: Thursday, March 19, 2020 10:09 AM
To: Dana A. Harden <daharden@vestapropertyservices.com>
Subject: RE: Refund Check

Check is going out today

Tiziana Cessna
GMS-SF, LLC
5385 N Nob Hill Road
Sunrise, FL 33351
(954) 721-8681 x 218
(954) 721-9202
tcessna@gmssf.com



Please consider the environment before printing this email.

From: Dana A. Harden <daharden@vestapropertyservices.com>
Sent: Tuesday, March 17, 2020 2:04 PM

3520

TISONS LANDING CDD

Form of Payment	Name on Check	Check #	Description	Amount
Personal Check	DAVID PROCTOR	1558	Patio Rental	\$75.00
Personal Check	ANGELA YELDER	1119	Social Room Rental	\$125.00
Personal Check	MELANIE TORRES	106	Social Room Rental	\$125.00
Personal Check	DARLENE BARBER	2640	Social Room Rental + 1 HOUR	\$135.00
Personal Check	EDDIE GREEN	2586	Social Room Rental + 1 HOUR	\$135.00
Personal Check	NORA BACON	368	Social Room Rental + 2 HOURS	\$145.00
Personal Check	MORRISHA SWAN	321	Social Room Rental	\$125.00
Personal Check	SETH SOUVERS	2059	Social Room Rental	\$125.00
Personal Check	ANGELA YELDER	1117	Social Room Rental	\$125.00
Personal Check	VALERIA THOMAS	5812	Social Room Rental	\$125.00
Personal Check	LAUREN JOHNSON	62242782	Access Card	\$30.00
MONEY ORDER	EDWARD WASHINGTON	62243008	Social Room Rental	\$125.00
MONEY ORDER			Access Card	\$30.00
CASH	MORRISHA SWANN	CASH		

Total Checks: \$1,425.00

Grand Total: \$1,425.00

4
David Proctor

AgrowPro Inc
 1339 Kavie Ct
 Green Cove Springs, FL 32043
 US
 904-449-1299
 info@agrowpro.com
 agrowpro.com

Invoice



BILL TO:
 Tison's Landing CDD
 16529 Tisons Bluff Rd
 Jacksonville, FL 32218

SHIP TO:
 Tison's Landing CDD
 16529 Tisons Bluff Rd
 Jacksonville, FL 32218

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSURE
12808	02/29/2020	\$1,491.65	03/30/2020	Net 30	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Commercial Turf & Ornamental Se	Monthly installment for Turf and ornamental services	1	1,491.65	1,491.65

BALANCE DUE

\$1,491.65

February

32006 *43



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants P.C.

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
476 WEST TOWN PLACE
SUITE 114
ST. AUGUSTINE, FL 32092

00 945 29 2020

Invoice No. N34801748017
Date 02/15/2020
Client No. 19501

Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2019.

Total Invoice Amount \$ 3,465.00

Audit FY 19
310 913 331 2000

Please enter client number on your check.
Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.

Fort Pierce / Stuart

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Member AICPA Division For CPA Firms
Private Companies Practice Section

Member AICPA

LawnBoy Lawn Services

PO Box 551203
Jacksonville, FL 32255

Invoice

Date	Invoice #
3/1/2020	7025

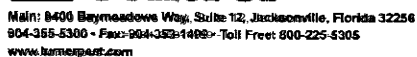
Bill To
Tison's Landing CDD c/o Government Management Services Attn: Johnathan Perry 16529 Tison's Bluff Road Jacksonville, FL 32218

Terms	Due Date	Project
Net 30	3/31/2020	CC Duval Property,...

Item	Description	Rate	Serviced	Amount
Maintenance	Installment for monthly services February, 2020 320 611 4910	3,950.00	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




Service Slip/Invoice

INVOICE : "64'13'163 53 111 111 111 J I f & W
DATE : 9/2/2020 wk JOW
ORDER : 44113 163 '3'1'

Tisons Landing CDD
Johnathan Perry
16529 Tisons Bluff Rd
Jacksonville, FL 32218-8997

Work Date	Time	Target Pest	Technician	Time In
2/28/2020	01:49 PM	ANTS, ROACH, WASP		01:49 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	2/28/2020		04:04 PM

%»LFO»Adow«MI,li "1 il, >, 9 40." :2 1
AL'>:1(f11@J.lffty<<rfi0910/49311>fff ti,Jl'E]6M bxcL .1114 vA|||||dkvs>21111P/Off.1 f i i ,...||'Pv,> 2:111.>11.MY.23 A

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	65.00
TOTAL 3% 4.1 46241		SUBTOTAL \$65.00 TAX \$0.00 AMT. PAID \$0.00 TOTAL \$65.00
		AMOUNT DUE \$65.00
		 TECHNICIAN SIGNATURE
		CUSTOMER SIGNATURE

4. Balances outstanding more than 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay assumed expenses in the event of collection.

I further acknowledge that all strategy completion of att'l. %grvices rendered, and on web to p>all the 0060 b s c r e t u r e a s specified above.

PLEASE PAY FROM THIS INVOICE



Web Development, Inc.

Invoice

Date	Invoice #
3/1/2020	2486

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	150.00	150.00
	<p><i>March</i></p> <p><i>310 513 495010</i></p> <p><i>APR 01 2020</i></p> <p><i>APR 03 2020</i></p>		
Total			\$150.00



Invoice

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

Invoice # 364787
Date 12/31/2019
Terms
Due Date 12/31/2019
Memo Special Events

Bill To

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

Description	Quantity	Rate	Amount
Christmas events	1	360.00	360.00

Total \$360.00

310 512 417 +9

LAW OFFICES

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

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CAROL J. HEALY GLASSOW
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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
CHRISTINE A. BROWN
BRAD J. KIMBER
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

February 29, 2020

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

Re: ~~Tison's Landing CDD~~ Landing CDD J
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
02/29/2020
Account No: 80-12113M
Statement No: 161164

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	\$2,722.50
Total Current Work	500.00

Payments

03/12/2020	PAYMENT RECEIVED - THANK YOU	-2,722.50
	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



8619 Western Way
Jacksonville FL 32256-036060

Customer Service (804) 731-2456
RepublicServices.com/Support

Account Number	3-0687-0002027
Invoice Number	0687-001044841
Invoice Date	March 16, 2020
Previous Balance	\$229.44
Payments/Adjustments	-\$229.44
Current Invoice Charges	\$227.45

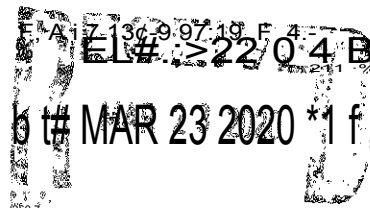
Total Amount Due	Payment Due Date
\$227.45	April 05, 2020

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 03/04	2507	-\$229.44

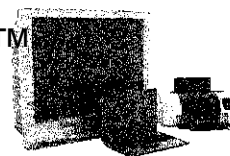
CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Tison's Landing Amenity Center 16529 Tison's Bluff Rd, CSAA 172150739 Jacksonville, FL Contact: 9887025 (C50)				
1 Waste Container 4 Cu Yd, 1 Lift Per Week				
Pickup Service 04/01-04/30			\$138.78	\$138.78
Container Refresh 04/01-04/30		1.0000	\$9.00	\$9.00
Total Fuel/Environmental Recovery Fee				\$46.63
Total Franchise - Local				\$33.04
CURRENT INVOICE CHARGES				\$227.45



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8619 Western Way
Jacksonville, FL 32256-0360

**Please Return This
Portion With Payment**

Total Amount Due	\$227.45
Payment Due Date	April 05, 2020
Account Number	3-0687-0002027
Invoice Number	0687-001044841

Total Enclosed

Return Service Requested

L2RCACD:NY 036437



CDD OFFICES
TISON'S LANDING-EMMA DOBRIE
5385 N NOB HILL RD
SUNRISE FL 33351-4761

Make Checks Payable To:

REPUBLIC SERVICES #687
PO BOX 9001099
LOUISVILLE KY 40290-1099

30687000202700000010448410000227450000227456

L2RCACDTNY 036437 TNNNNNNNNNN NNN NNN 001 001 072877 21594649.



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 of 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	

072218





Main: 904-355-5300 • Fax: 904-353-1498 • Toll Free: 800-225-5306
www.turnerpest.com

Turner Pest Control
12000 E. Baymeadows Way, Suite 12
Jacksonville, FL 32256
904-355-5300

Service Slip/Invoice

INVOICE # 6475752
DATE: 3/24/2020
ORDER # 6475752
Ob 4111

Bill To: [277293]

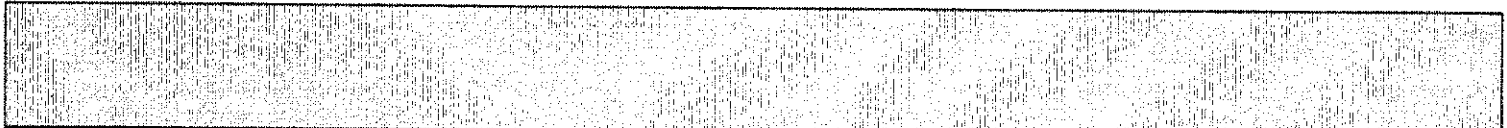
Tisons Landing CDD
Johnathan Pary
475 W Town Pl
Suite 114
Saint Augustine, FL 32092-3648

Work

Location: [277293] 904-288-7667

Tisons Landing CDD
Johnathan Perry
16529 Tisons Bluff Rd
Jacksonville, FL 32218-8997

Work Date	Time	Target Pest	Technician	Time In
3/24/2020	03:30 PM	ANTS, ROACH, WASP		03:30 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	3/24/2020		04:52 PM



Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	65.00
SUBTOTAL		\$65.00
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$65.00
PRIOR BAL		\$65.00
AMOUNT DUE		\$130.00

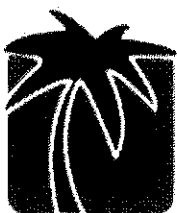
TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

It is hereby acknowledged that the undersigned has received this invoice for services rendered and agrees to pay the amount due on or before the date specified above.

PLEASE PAY FROM THIS INVOICE



First Coast Mulch
4672 Race Track Rd
St Johns, FL 32259
(904) 254-5366
bobbyk@firstcoastmulch.com

Invoice

BILL TO
Tison's Landing CDD
C/O GMS
5385 N Nob Hill Rd.
Sunrise, FL. 33351

SHIP TO
Tysons Bluff
16529 Tisons Bluff Rd.
Jacksonville, FL 32218

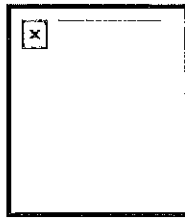
INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
2992	03/30/2020	\$10,250.00	10/30/2020	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Mulch Installation Brown Mulch Installation of brown mulch. As per request, quantity supplied by customer. Tysons Bluff 16529 Tisons Bluff Rd. Jacksonville, FL 32218	250	41.00	10,250.00

We appreciate the opportunity to work with you. Let everyone know how great we did by reviewing us on our First Coast Mulch Facebook page. Please let us know if you need anything else.

BALANCE DUE

\$10,250.00



First Coast Mulch

Good Morning. Please confirm receipt.

Attached please find the Invoice for services performed by First Coast Mulch.

Thank you in advance for your Prompt Payment. For convenience, we offer online A.C.H. payment processing, free of charge. Follow the Prompts on the Invoice.

In addition to Mulching services, we offer Play Ground Chips, Dirt installation, Erosion Control and Terra- Seeding.

We look forward to working with you again

Bobby K
First Coast Mulch
904 254 1987

INVOICE 2992

DUE 03/30/2020

\$10,250.00

Pay invoice

Powered by QuickBooks

First Coast Mulch

4672 Race Track Rd St Johns, FL 32259

(904)254-5366

bobbyk@firstcoastmulch.com

If you receive an email that seems fraudulent, please check with the business owner before paying.



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-
-

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

April 21, 2020

<u>Date</u>	<u>Check Numbers</u>	<u>Amount</u>
Capital Reserve		
03/19/20	20-21	\$15,685.80
Total		<u><u>\$15,685.80</u></u>

DATE CHECK	VEND#	.....INVOICE.....	...EXPENSED TO...	VENDOR NAME			STATUS	AMOUNT	....CHECK.....
		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	AMOUNT #
3/19/20	00013	3/10/20	1636	202003	600	53800	60000		
			LIFE SAFETY PLAN DRAWINGS						
								ACT ARCHITECTS	
									1,454.00 000020
3/19/20	00014	3/19/20	367327	202003	600	53800	60000		
			WATER PLAY RENOVATION						
								VESTA PROPERTY SERVICE, INC.	
									14,231.80 000021
								TOTAL FOR BANK C	15,685.80
								TOTAL FOR REGISTER	15,685.80

TISO TISON

TCESSNA



Invoice

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

Invoice # 367327
Date 3/19/2020

Terms
Due Date
Memo Water play renovation

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

Description	Quantity	Rate	Amount
water play renovation	1	14,231.80	14,231.80

Total \$14,231.80

037 600 \$3,264.00



245 Riverside Ave, Suite #250, 32202 Suite #250, 32202 # TL10022019
Ph: 904-355-1831 / Fax: 904-355-1832

BILL TO: Tison's Landing CBD

**Payment is due 30 days upon completion.
Thank you for your business!**