

TISON'S LANDING
Community Development District

June 25, 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

June 18, 2020

Board of Supervisors
Tison's Landing
Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the Tison's Landing Community Development District will be held Thursday, June 25, 2020 at 6:00 p.m. via Zoom communications media technology. Following is the advance agenda for this meeting:

- I. Roll Call
- II. Public Comment
- III. Affidavit of Publication
- IV. Staff Reports (1)
 - A. Landscape
 - B. Engineer – Acceptance of the 2020 Annual Engineer's Report
- V. Approval of Minutes of the April 21, 2020 Meeting
- VI. Ratification of Agreement with Envera Systems for Installation and Monitoring of Entryway and Utility Shed Cameras
- VII. Consideration of Proposals for Access Control System
- VIII. Consideration of Quotes for AED Equipment
- IX. Public Hearing for the Purpose of Adopting the Fiscal Year 2021 Budget
 - A. Consideration of Resolution 2020-04, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2021
 - B. Consideration of Resolution 2020-05, Imposing Special Assessments and Certifying an Assessment Roll
- X. Staff Reports (2)
 - A. District Counsel
 - B. District Manager
 - 1. Report on the Number of Registered Voters (1,389)
 - 2. Discussion of the Fiscal Year 2021 Meeting Schedule
 - C. Amenity Manager - Memorandum
 - D. Field Operations Manager – Report
- XI. Supervisor Requests / Audience Comments
- XII. Financial Statements
 - A. Balance Sheet and Statement of Revenues & Expenditures
 - B. Assessment Receipt Schedule
 - C. Check Run Summary

- XIII. Next Scheduled Meeting – September 17, 2020 at 6:00 p.m. at the Yellow Bluff Amenity Center
- XIV. Adjournment

Enclosed under the third order of business is a copy of the affidavit of publication for the public hearing and meeting.

Enclosed under the fourth order of business is a copy of the draft annual engineer's report for your review and acceptance.

Enclosed under the fifth order of business is a copy of the minutes from the April 21, 2020 meeting for your review and approval.

The sixth order of business is ratification of agreement with Envera Systems for Installation and Monitoring of Entryway and Utility Shed Cameras. A copy of the agreement is enclosed for your review and approval.

The seventh order of business is consideration of proposals for access control system. Copies of the proposals are enclosed for your review and approval.

The eighth order of business is consideration of quotes for AED equipment. Copies of the quotes are enclosed for your review and approval.

The ninth order of business is the public hearing to adopt the Fiscal Year 2021 budget. Enclosed for your review and approval are copies of resolution 2020-04, 2020-05 and the budget.

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

Sincerely,

Ernesto Torres

Ernesto Torres
District Manager

AGENDA

Tison's Landing Community Development District Agenda

Thursday
June 25, 2020
6:00 p.m.

Meeting Via Zoom:
Dial: (646) 876-9923
<https://zoom.us/j/93398860582>
Meeting ID #: 933 9886 0582
www.TisonsLandingCDD.com

- I. Roll Call
- II. Public Comment
- III. Affidavit of Publication
- IV. Staff Reports (1)
 - A. Landscape
 - B. Engineer – Acceptance of the 2020 Annual Engineer's Report
- V. Approval of Minutes of the April 21, 2020 Meeting
- VI. Ratification of Agreement with Envera Systems for Installation and Monitoring of Entryway and Utility Shed Cameras
- VII. Consideration of Proposals for Access Control System
- VIII. Consideration of Quotes for AED Equipment
- IX. Public Hearing for the Purpose of Adopting the Fiscal Year 2021 Budget
 - A. Consideration of Resolution 2020-04, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2021
 - B. Consideration of Resolution 2020-05, Imposing Special Assessments and Certifying an Assessment Roll
- X. Staff Reports (2)
 - A. District Counsel
 - B. District Manager
 - 1. Report on the Number of Registered Voters (1,389)
 - 2. Discussion of the Fiscal Year 2021 Meeting Schedule

- C. Amenity Manager - Memorandum
 - D. Field Operations Manager – Report
- XI. Supervisor Requests / Audience Comments
- XII. Financial Statements
 - A. Balance Sheet and Statement of Revenues & Expenditures
 - B. Assessment Receipt Schedule
 - C. Check Run Summary
- XIII. Next Scheduled Meeting – September 17, 2020 at 6:00 p.m. at the Yellow Bluff Amenity Center
- XIV. Adjournment

THIRD ORDER OF BUSINESS

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

STATE OF FLORIDA,

S.S.

COUNTY OF Duval,

Before the undersigned authority personally appeared Rhonda Fisher, who on oath says that she is the Publisher's Representative of JACKSONVILLE DAILY RECORD, a daily (except Saturday, Sunday and legal holidays) newspaper published at Jacksonville, in Duval County, Florida; that the attached copy of advertisement, being a Notice of Virtual Public Hearing, etc.; and Notice of Virtual Regular Board of Supervisors' Meeting

**See
Attached
(Page 1 of 2)**

in the matter of Tison's Landing Community Development District

in the Court of Duval County, Florida, was published in said newspaper in the issues of 5/26/20, 6/2/20

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

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



Rhonda Fisher

Sworn to and subscribed before me this 2nd day of June, 2020 A.D. by Rhonda Fisher who is personally known to me.

TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF VIRTUAL PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2020/2021 BUDGET; AND NOTICE OF VIRTUAL PUBLIC HEARING TO CONSIDER THE IMPOSITION OF MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF VIRTUAL REGULAR BOARD OF SUPERVISORS' MEETING

The Board of Supervisors for the Tison's Landing Community Development District will conduct two virtual public hearings and a virtual regular meeting on Thursday, June 25, 2020 commencing at 6:00 p.m. using Zoom communications media technology pursuant to Executive Orders 20-52, 20-69, 20-112 and 20-114 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020 and May 8, 2020 respectively (the "Executive Orders") and pursuant to Section 120.54(5)(b)2., Florida Statutes. If the Executive Orders are rescinded prior to June 25, 2020, the public hearings and regular meeting will take place with the Board in attendance at the meeting location of 16529 Tisons Bluff Road, Jacksonville, Florida 32218, in which case the public may attend in person or participate by telephone by using the call-in information provided below. Please check the District's website at www.tisonslandingdcd.com or contact the District Manager at (904) 940-5850 or etorres@gmsnf.com at least one business day prior to the scheduled public hearings and regular meeting for updated meeting location information.

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2020/2021 proposed budget. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed budget for Fiscal Year 2020/2021 upon the lands located within the District, a depiction of which lands is shown below; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law, including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy assessments as finally approved by the Board. A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

While it may be necessary to hold the above referenced public hearing and meeting of the District's Board of Supervisors utilizing Zoom media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, anyone wishing to listen or participate in the meeting or public hearing can do so by logging into Zoom at <https://zoom.us/j/93398860582> or dialing in telephonically at (646) 876-9923 and entering meeting ID # 933 9886 0582. Additionally, participants are **strongly encouraged** to submit questions and comments to the District Manager at least 24 hours in advance of the meeting at (904) 940-5850 or etorres@gmsnf.com to facilitate the Board's consideration of such questions and comments during the meeting.

An electronic copy of the proposed budget, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained from the offices of the District Manager, located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850, e-mail: etorres@gmsnf.com, during normal business hours.

In accordance with the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to contact the District offices at (904) 940-5850 at least forty-eight (48) hours prior to the scheduled hearing. If you are hearing or speech impaired, please contact Florida Relay Service Numbers (800) 955-8771 (TDD) or (800) 955-8770 (VOICE), for assistance in contacting the District office.

The District's special assessments are annually recurring assessments and are in addition to previously levied debt assessments. Below is the proposed schedule of operation and maintenance assessments for FY 2020/2021; the increase in the amount of proposed assessments from the current fiscal years assessments is primarily attributable to additional funding for capital reserves. Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by law.

The proposed FY 2020/2021 operations and maintenance assessment for each of the 680 single-family lots within the District boundaries is \$935.64 (gross).

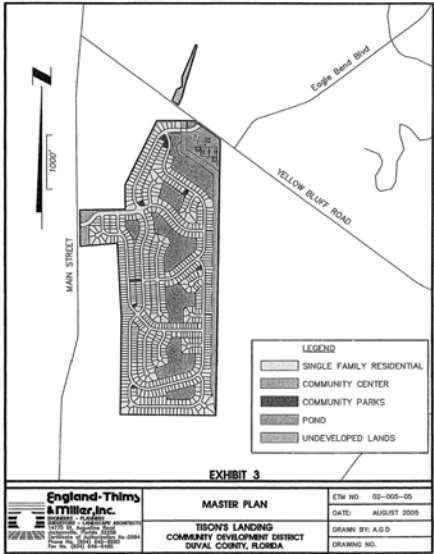
The special assessments are collected on each lot owner's annual real estate tax bill issued by Duval County (City of Jacksonville), Florida. Failure to pay the assessments will cause a tax certificate to be issued against the property, which may result in a loss of title. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

Any person requiring special accommodations at the 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 decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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



FOURTH ORDER OF BUSINESS

B.

**ENGINEER'S
2020 ANNUAL REPORT**

DRAFT

**TISON'S LANDING
COMMUNITY DEVELOPMENT
DISTRICT**

DUVAL COUNTY, FLORIDA

PREPARED FOR:

**BOARD OF SUPERVISORS
TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT**

PREPARED BY



Engineers – Planners – Surveyors – Landscape Architects
14775 Old St. Augustine Road
Jacksonville, Florida 32258
Registration Number: 2584

ETM Job Number: E 02-05-07
Date: June 10, 2020

England-Thimms & Miller, Inc.
Phone: (904) 642-8990 • Fax: (904) 646-9485 • <http://www.etminc.com>

Table of Contents and Engineer's Signature Page

Project Name: **TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT**
Project Location: East of US No. 1 (Main Street) and South of Yellow Bluff Road
Project City / State: Jacksonville, Florida
Programs used: Microsoft Word and Excel 2016, AutoCAD C3D 2019
Etm Job No. E 02-05-07

TABLE OF CONTENTS:

<u>Sections</u>	<u>Item</u>
A	Table of Contents and Engineer's Signature Page
B	Master Site Plan
C	Amenity Center Site Plan
D	General Information
E	Project Background
F	Public Agency Ownership
G	Entry Monument and Signage
H	Amenity Center and Recreational Facilities:
I	Pockets Parks:
J	Road Right Of Ways And Associated Landscaping:
K	Overhead JEA Powerline Easement
L	Conservation / Preservation Areas:
M	Storm Water Management Facilities:
N	Long Term Maintenance:
O	Project Photographs

DRAFT

Portion of pages or sections of this report signed and sealed by Engineer
Sections A-O Only

Scott Jordan Lockwood, P.E.

P.E. No. 68426



England - Thims & Miller, Inc.

14775 Old St. Augustine Rd., Jacksonville, FL 32258
Phone (904) 642-8990 Reg No: 2584

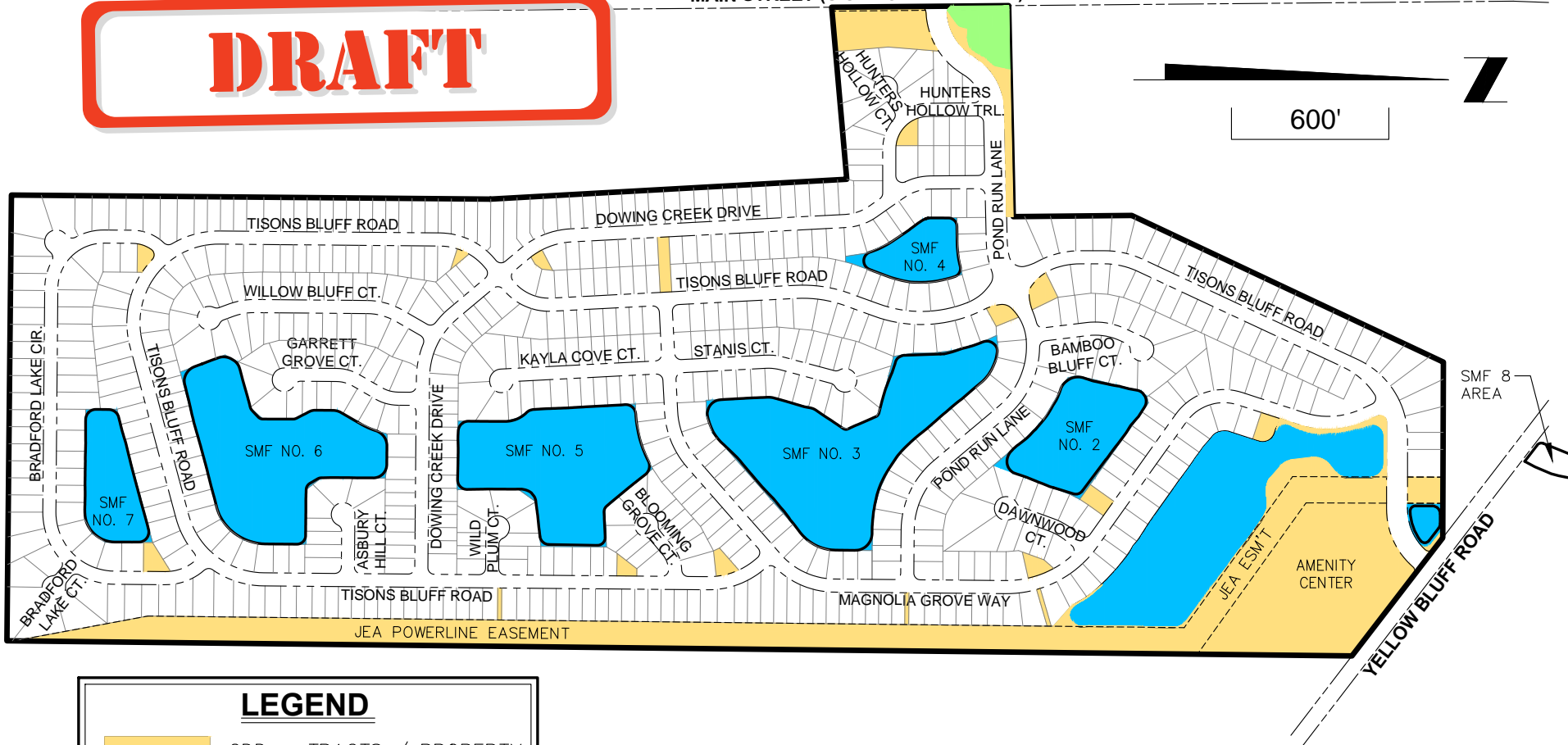
Notes:

1. This document is prepared in for use by the Tisons Landing Community Development District, Duval County Florida and it is not intended for any other agency or third party use.
2. This document has been Digitally signed and sealed, printed copies of this document are not considered signed and sealed and should be verified on each digital copy.

DRAFT

MAIN STREET (U.S. HIGHWAY NO. 17)

600'



LEGEND

- CDD - TRACTS / PROPERTY
- CDD - SMF (STORMWATER MANAGEMENT FACILITY)
- CDD - CONSERVATION / UPLAND BUFFERS

REFER TO PLATS AND RECORDED DOCUMENTS FOR MORE INFORMATION.

ETM

VISION - EXPERIENCE - RESULTS
ENGLAND - THIMS & MILLER, INC.

14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 642-8990, FAX: (904) 646-9485
CA - 00002584 LC - 0000316

MASTER SITE PLAN

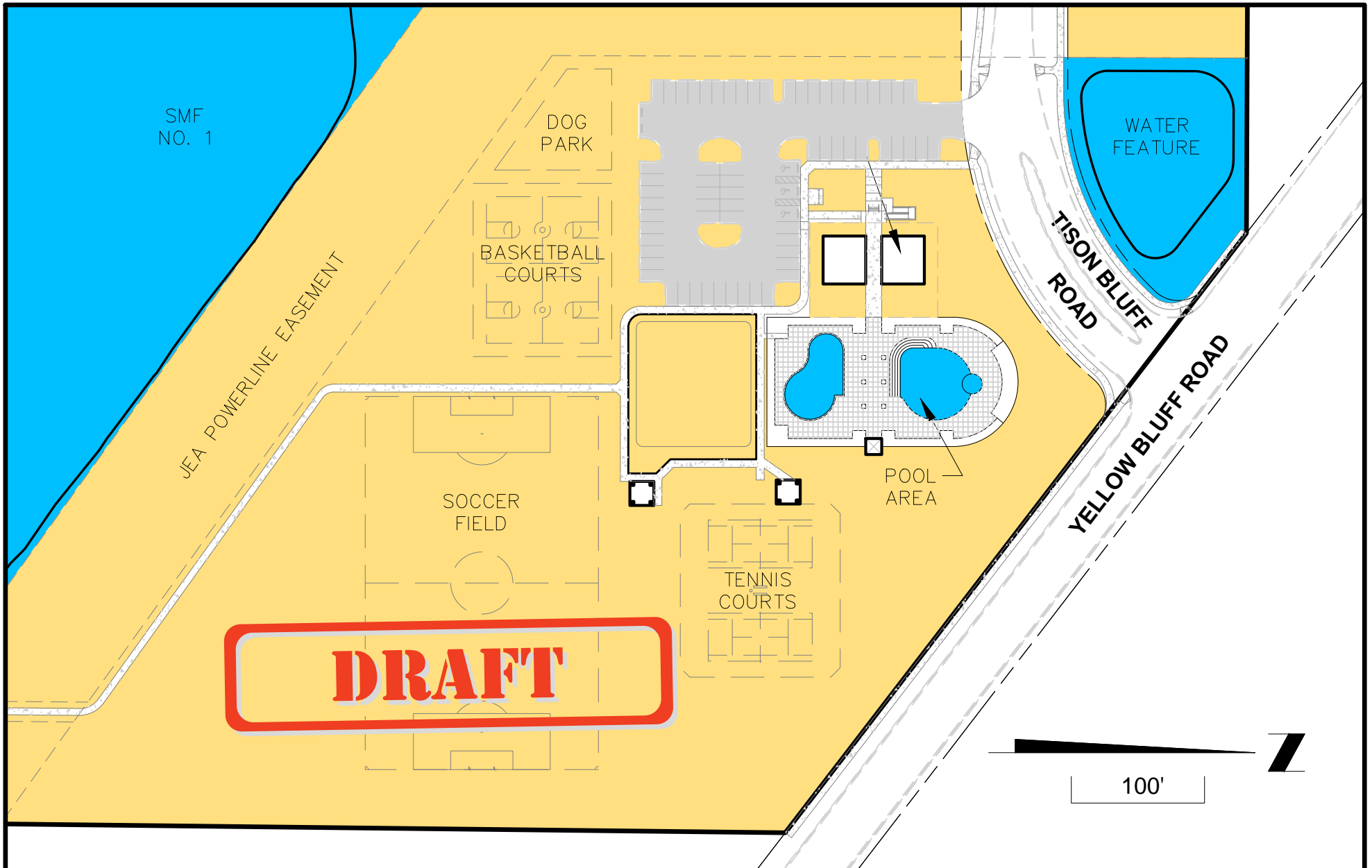
TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT

ETM NO. E 02-05-07

DRAWN BY: S. Lockwood

DATE: June 8, 2020

DRAWING NO. 1 of 1



ETM
VISION - EXPERIENCE - RESULTS
ENGLAND - THIMS & MILLER, INC.

14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 642-8990, FAX: (904) 646-9485
REG - 00002584 LC - 0000316

AMENITY CENTER SITE PLAN

TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT

ETM NO. E 02-05-07

DRAWN BY: S. Lockwood

DATE: June 8, 2020

DRAWING NO. 1 of 1

D. GENERAL INFORMATION:

This Annual Report is prepared in general compliance with Section 9.20 of the Master Trust Indenture for the Tison's Landing Community Development (CDD). Based on limited field review on June 2, 2020, we found that the CDD owned facilities generally appeared to be in good condition and they also appeared to be well maintained. It also appeared that the facilities were open and operational at the time of our field visit, although there were some restrictions due to Covid 19 related issues. There are some issues that are mentioned throughout this report that the CDD Board should review and address as appropriate and there are recommendations that should be reviewed as well. However, it should be noted that this report is based on limited field review (6-2-20 only) and it is not intended to be exhaustive or comprehensive, but only an annual review to of the District owned, and operated facilities to verify if these facilities appeared to be well maintained and are in good condition. A map showing the CDD owned facilities is included with this report.

E. PROJECT BACKGROUND:

The Tison's Landing Community Development District (CDD), or the "District") is located in Duval County, Florida ("County"), east of Main Street (U.S. No. 17) and south of Yellow Bluff Road. The overall project is approximately 215.9 acres+/- . This project includes 680 single family residential units along with an Amenity Center and other recreational facilities. The authorized land uses within the District allow for residential development as well as open space and recreational amenities.

F. PUBLIC AGENCY OWNERSHIP:

The improvements listed below are owned and maintained by other Public Agencies as follows:

- A. The onsite roadways maintained by the City of Jacksonville, Florida (COJ).
- B. Offsite roadway and turn lane within Main Street (U.S. No. 17) are maintained by FDOT.
- C. Offsite roadway and turn lane within Yellow Bluff Road are maintained by COJ.
- D. The onsite and offsite potable water, sanitary sewer and electric within public right of ways and power line easements are maintained by the Jacksonville Electric Authority (JEA).

G. ENTRY MONUMENT AND SIGNAGE:

The District owned facilities include two project entry signs and associated landscaping. One is located at the main entrance at the intersection of Pond Run Lane and Main Street (U.S. No. 17) and the other is located at the other project entrance at the intersection of Tisons Bluff Road and Yellow Bluff Road (refer to photos included in this report). Based on limited field review (6-2-20), these improvements appeared to be generally well maintained, however both signs showed some decay (rotten wood) that needs to be repaired or replaced and then repainted as soon as possible. It is our understanding that maintenance staff is aware of these issues. Therefore, we recommend ongoing maintenance and repairs as may be required throughout the year.

H. AMENITY CENTER AND RECREATIONAL FACILITIES:

The District owned facilities include recreational improvements, which include an Amenity Center with associated parking areas, a fitness room with workout equipment, indoor eating and meeting areas, a fire place with a shaded seating area, restroom facilities, an adult pool, a spray ground with kid's pool area, tennis courts, fenced play scape area, detailed landscaping, a soccer field, basketball courts, small dog park and other recreational areas (refer to photos included in this report). Based on limited field review (6-2-20), generally these improvements appeared to be well maintained and in good condition. However, it appears that there are signs of cracking in various places throughout the Amenity facilities. These cracks appear to be signs of fatigue, that is probably caused by aging. There were some cracks in the sidewalk to the entrance of the Amenity Center. Also, in the meeting area by the restroom there are cracks in the sidewalk. These cracks, over time, are likely to get bigger and may pose a tripping hazard. The CDD board should have maintenance staff pay close attention and repair by grinding or other means any cracks that pose a tripping hazard as soon as possible. Moreover, there were cracks that are developing in the basketball courts and the tennis courts. It should be noted that there were some cracks at the tennis courts that were raised. The raised cracks should be repaired as soon as possible, and it should be investigated to see if there is an underlying cause, such as a root or some other issue. Another issue is that there is some minor ponding of water in the tennis courts (probably due to minor settling). This will probably need to be addressed if standing water does not dissipate within 24 hours after a storm event. One other issue is that there are light poles with missing bottom covers. These covers are used to cover exposed bolts. These covers should be replaced as soon as possible, or some other method should be used to cover the exposed bolts. Finally, there were minor signs of cracking in the parking lot. All of these cracks appeared to be related to the age of the facility. Overtime some of these items will need to be repaired or replaced. As may be required. The CDD board, should prepared accordingly to ensure the smooth operation of all of these facilities. At the time of our site visit (6-2-2020) there was a temporary dumpster in the parking area blocking some spaces. It is our understanding that this dumpster was used for some maintenance work on the Amenity Center. We recommend removal of the dumpster as soon as practical. Obviously, the items mentioned above should be addressed as soon as possible. Based on limited field review, we recommend ongoing maintenance and repairs as may be required throughout the year. Moreover, staff should pay careful attention to the cracks that pose a tripping hazard so that they can be repaired quickly.

I. POCKET'S PARKS:

The District owned improvements include several small pocket park areas. Some of these pocket parks included covered pavilions, concrete sidewalks, grassed areas, landscaping, and benches (refer to photos included in this report). These improvements appeared to be in good condition and appeared to be well maintained. Based on limited field review (6-2-20), we recommend ongoing maintenance, as may be required throughout the year.

J. ROAD RIGHT OF WAYS AND ASSOCIATED LANDSCAPING:

The road right of ways within Tison's Landing CDD are owned and maintained by the City of Jacksonville. However, at both project entrances there are landscaped areas, medians with landscaping and project signage that are owned and maintained by the CDD. Also, at the intersection of Pond Run Lane and Tisons Bluff Road there is a roundabout with landscaping owned and maintained by the CDD (refer to photos included in this report). Based on limited field review (6-2-20), these landscaped areas appeared to be well maintained and in good condition. We recommend ongoing maintenance, as may be required throughout the year.

K. OVERHEAD JEA POWERLINE EASEMENT:

The District owned improvements includes a tract of land with a large JEA powerline easement. This JEA powerline easement runs north and south along the easterly side of the project. This easement is used by JEA to transmit power via overhead powerlines (refer to photos included in this report). Based on our limited field review (6-2-20), it appeared that the tract had been maintained. We recommend ongoing maintenance, as may be required throughout the year.

L. CONSERVATION / PRESERVATION AREAS:

The District owned lands include conservation areas / preservation areas throughout the project. These are lands that were required to be preserved by various agencies, including but not limited to the Army Corps of Engineers, the St. Johns River Water Management District, and the City of Jacksonville. Because these areas are natural with many trees and heavy overgrowth, these areas were not reviewed. Therefore, we recommend ongoing maintenance and removal of dead trees as may be required throughout the year.

M. STORM WATER MANAGEMENT FACILITIES:

The District owned improvements include a number of Storm Water Management Facilities (Smfs). Some of these Smfs have control structures located within the water to attenuate flow and set the normal water levels. Most of these outfall control structures could not be easily accessed, because they are located in several feet of water. However, based on limited field review (6-2-20) it appeared that these structures were functioning properly, because the normal water elevations in the storm water system appeared to be at normal levels. Also, for most of these structures water flowing into structures could be heard, such that it was flowing as expected through each orifice or over the slot, as the case may be. Based on our limited field review (6-2-20), the storm water management system seemed to be well maintained and in good condition. Therefore, we recommend ongoing maintenance as may be required throughout the year to ensure that this system is functioning properly.

It should be noted, that during our site visit on 6-2-20, there were numerous fences constructed within the drainage and access easements to the Smfs. Although all of these fences should be a concern to the CDD, there is one drainage easement, that is currently an access issue to Smf 6. This is because the drainage easement has two adjacent fences that have a gap of about 5 or 6 feet wide. This gap will allow a person walking from the street to the Smf 6, but the gap is too small for most equipment that may be required to perform repairs (refer to photos included in this report). Therefore, the CDD Board may wish to address this issue now versus later.

Also, there is a Storm Water Tract that is offsite (Smf 8) that is fenced. Based on our review it appears that this Tract is owned by the City of Jacksonville. Smf 8 does not appear to hold much water, but there are trees and other growth that have taken over (refer to photos included in this report). This may or may not be a CDD concern but because it was constructed by the CDD, it should be noted and the CDD may wish to raise the concern with COJ to perform maintenance as may be required. The main project outfall is located directly adjacent to Smf 8. Generally, it appears that the outfall was functioning. However, we recommend ongoing maintenance as may be required throughout the year to ensure that this system is functioning properly.

N. LONG TERM MAINTENANCE:

Based on our limited field review (6-2-20), the District owned facilities generally appeared to be well maintained and generally in good condition. However, it should be noted that our field review was not exhaustive or comprehensive. As a Civil Engineering Consultant Firm, we do not have expertise in the maintenance and operation of the recreational facilities as well as the other CDD owned and operated facilities. Therefore, we recommend that the District Manager and the CDD Board consult to determine the best approach to operate and maintain these facilities. Moreover, it should be anticipated that over the life of these facilities, items such as, but not limited to: roofing, pavement, curb, gutter, striping, signage, sidewalks, recreational equipment, etc. will need to be either repaired or replaced over time. Therefore, we recommend that the District Manager and the CDD Board set aside monies or look for alternatives sources of capital, such as: refinancing bonds and / or issuing new long-term bonds, as may be needed over the life of the project for maintenance, repair and or replacement of these facilities over time as may be required. The appropriate amount of monies should be determined by the District Manager and the CDD Board, as soon as possible, so that each year a fund is established for this purpose. Furthermore, as a Civil Engineering Consultant Firm, we do not have expertise to advise the CDD Board for the appropriate amount of insurance coverage or the insurance rates that should be paid. Therefore, we recommend the District Manager and the CDD Board work with an insurance company or some other insurance expert to determine the appropriate coverage and rates that will work for this project. Finally, we recommend ongoing maintenance as may be required throughout the year to ensure that the District owned facilities, equipment, etc. are functioning properly.

FIFTH ORDER OF BUSINESS

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, April 21, 2020 at 4:00 p.m. using *Zoom* media technology pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020 and March 20, 2020 respectively, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*.

Present and constituting a quorum were:

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

Also present were:

Ernesto Torres	District Manager
Gerald Knight	District Counsel
Jonathan Perry	Operations Manager - Vesta
Dana Harden	Amenity Manager - Vesta
Leo Dickinson	LawnBoy
Matt Hathaway	WebWatchDogs
Eddie Coalwell	Envera

The following is a summary of the discussions and actions taken at the April 21, 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 4:00 p.m. and called the roll. Mr. Torres noted the meeting is being held via communications media technology due to the COVID-19 public health emergency, and pursuant to Executive Orders 20-52 and 20-69 issued by the Florida Governor to mitigate the transmission of the virus. Participants of the meeting were advised that there may be people listening who do not provide a comment during the meeting, and those people were not required to identify themselves. Participants were also advised the video conference may be captured by a recording and would then become a part of the public records

of the District. Mr. Torres asked that anyone providing comment clearly identify themselves, and asked that any person of the public wishing to comment wait until the Chairperson or District Manager opens the floor to the public, with each person given a two-minute period for commentary.

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 the mulch installation approved at the March meeting has been installed, the palms around the pool have been trimmed and that LawnBoy is monitoring the property for irrigation issues and making any repairs necessary. Mr. Dickinson also noted in the weeks following the meeting some of the trees in the pocket parks will be lifted to required heights and a new flower rotation will be installed.

FOURTH ORDER OF BUSINESS Consideration of Proposals for Security Enhancements

A. Envera

Mr. Coalwell gave an overview of Envera's proposal. The proposal for installation of cameras at the community entrances and the clubhouse totals \$11,465 with monthly charges of \$459 for pulling video any time it is requested, as well as a service and maintenance plan. Separate quotes were included for installation of a card reader system for a total of \$11,489.19 and installation of cameras at the utility shed for a total of \$10,096.44.

B. WebWatchDogs

Mr. Hathaway gave an overview of WebWatchDog's proposal for installation of cameras at the community entrances and the clubhouse. WebWatchDogs does not provide monitoring and therefore are no monthly monitoring fees associated. The CDD staff would be educated on how to operate the camera system. The total quote of \$16,397.75 includes installation, set-up, and a one-year warranty. Extending the warranty on the equipment at the end of the one-year period would cost approximately \$1,000.

Following presentations from both security companies the Board discussed the proposals. Mr. Torres informed the Board the proposed FY21 budget consists of \$55,000 in capital outlay and \$65,000 dedicated for capital reserves based on guidance from the Board at the March meeting and that the budget, if approved as presented in the agenda package, will result in a \$168 increase per unit for Fiscal Year 2021. Mr. Torres also noted due to the budget amendment that is being presented later in the meeting, \$60,000 had to be pulled from capital reserves and capital outlay to be put into the general fund account to balance the account due to increased expenses. Mr. Torres expressed concern over the balance of the capital reserves noting the current remaining balance of capital reserves is at \$143,000 and does not include items pending on the storage shed project so the balance will be closer to \$100,000. The Board was in agreeance that more quotes are needed on a card reader system and made the following motion to approve Envera's proposals to install cameras at two locations.

On MOTION by Mr. Kirsch seconded by Ms. Waldhauer with Ms. Timmons opposed Envera's proposals for installation of cameras totaling \$25,302 with monthly charges of approximately \$784 was approved with a vote of 4-1.

FIFTH ORDER OF BUSINESS

Approval of Minutes of the March 5, 2020 Meeting

On MOTION by Mr. Plourde seconded by Ms. Timmons with all in favor the minutes of the March 5, 2020 meeting were approved as presented.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2020-02, Amending the FY20 General Fund and Capital Reserve Fund Budgets

Mr. Torres stated the items in parentheses were the items that required a decrease and the items outside of the parentheses are the items that required and increase.

On MOTION by Mr. Kirsch seconded by Mr. Richardson with all in favor Resolution 2020-02, Amending the FY20 Budget was approved.

SEVENTH ORDER OF BUSINESS**Consideration of Resolution 2020-03,
Approving the Proposed Budget for Fiscal
Year 2021 and Setting a Public Hearing
Date for Adoption**

Mr. Torres gave an overview of the proposed Fiscal Year 2021 budget and noted if the budget is approved as presented it will result in an increase of \$168.24 per unit. Mr. Torres suggested increasing the Supervisor Fee and Security Monitoring line items, pulling the amount needed to increase those lines from the Capital Outlay line item.

Mr. Kirsch asked about issuing bond debt to fund improvements versus increasing capital outlay.

Mr. Torres responded the next step would be to invite an underwriter to a future meeting to give a presentation to the Board on the options and noted he would reach out to MBS Capital Markets, LLC.

Mr. Knight noted a preference of a physical meeting for the public hearing on the budget.

Mr. Torres suggested setting the public hearing for June 25, 2020 as originally planned, and if necessary, to hold a physical meeting the date could be moved later into July. The location of the meeting is to be determined due to the uncertainty of meeting attendance and available locations.

On MOTION by Mr. Kirsch seconded Mr. Richardson with all in favor Resolution 2020-03, approving the proposed Budget for Fiscal Year 2021 and setting the public hearing date at June 25, 2020 with the location to be determined was approved.

EIGHTH ORDER OF BUSINESS**Update on Storage Facility Project**

Mr. Perry informed the Board he is waiting on the manufacturer of the storage facility responsible for installing the structure to send a signed and sealed copy of the plans, however due to the pandemic Carolina Carports staff has not been available.

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

Mr. Knight informed the Board the qualifying period for anyone wanting to run for the Board of Supervisors seats with terms expiring in 2020 is noon on June 8th through noon on June 12th, and to do so they would need to contact the Duval County Supervisor of Elections.

B. District Manager

Mr. Torres noted he would continue to work with the Chair and staff on a plan for reopening the amenity facilities and in doing so will follow the federal and state guidelines.

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 – Proposals Included for Consideration along with Monthly Report

Mr. Perry gave an overview of the operations report, a copy of which was included in the agenda package and presented multiple proposals. The first proposal presented was for painting the amenity center floors for \$9,995. The second proposal presented was for the purchase of LED light bulbs to replace all of the parking lot lights to increase longevity and brightness. Renting a lift would also be necessary to change the light bulbs. The cost of the light bulbs totals \$227.88 and the cost of the lift rental is \$225 for one day.

On MOTION by Ms. Timmons seconded Mr. Plourde with all in favor an amount not to exceed \$500 for purchase of LED light bulbs and rental of a lift was approved.

The third proposal Mr. Perry presented was for an ADA pool chair lift at a cost of \$5,599.83. Mr. Perry informed the Board a proposal from Crown Pools was previously approved for installation of a chair lift, however Crown Pools has rescinded their proposal due to the foundation and drainage in the area of installation. All Weather was asked to provide a

proposal to install a footer at a cost of \$930 and CDD staff will purchase the chair and install in-house.

On MOTION by Ms. Timmons seconded Mr. Kirsch with all in favor an amount not to exceed \$6,600 for purchase of a pool chair lift and installation of a footer was approved.

Mr. Perry presented the possibility of refurbishing the entry monument signs in-house. The Board agreed to the project and Ms. Timmons suggested staff work with Ms. Waldhauer on color options.

The following item was taken out of order.

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 100% collected.

C. Check Run Summary

Mr. Torres stated the check register totals \$83,145.67

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

**TENTH ORDER OF BUSINESS Supervisors' Requests / Audience
Comments**

Supervisors' Requests

Ms. Timmons requested Ms. Harden organize a community party once the Governor's Executive Order is lifted and conditions allow for such.

TWELFTH ORDER OF BUSINESS Next Scheduled Meeting

Mr. Torres stated the next scheduled meeting is June 25, 2020 at 6:00 p.m. Myself, Mr. Kirsch, and Mr. Knight will work on rescheduling if the date needs to be changed.

THIRTEENTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SIXTH ORDER OF BUSINESS

**SMALL PROJECT AGREEMENT
(Entryways and Utility Shed Cameras)**

THIS SMALL PROJECT AGREEMENT (the "Agreement") is made and entered into this 5 day of June, 2020 (the "Effective Date"), by and between:

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

and

HIDDEN EYES, LLC, D/B/A ENVERA SYSTEMS, a Florida limited liability company authorized to do business in the State of Florida, having the principal address of 2833 Cattlemen Road, Sarasota Florida, 34232, and the local address of 4171 W. Hillsboro Boulevard, Suite 7, Coconut Creek, Florida 33073 (the "Contractor").

RECITALS

WHEREAS, the District is a local unit of special purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District desires to purchase and have installed cameras and related equipment within the boundaries of the District at (1) the entryways to the Yellow Bluff community located at Tison's Bluff Road and North Main Street/U.S 17 (PVS Entry 1) and at Tison's Bluff Road and Yellow Bluff Road (PVS Entry 2) and (2) in the vicinity of the utility shed being construed near the Amenity Center located at 16529 Tison's Bluff Road, Jacksonville, Florida 32216 (collectively, the "Project"), in accordance with and as more particularly described in the Contractor's Quotation Q-06247-2 dated April 21, 2020, and Quotation Q-06477-1 dated February 13, 2020, respectively, copies of which are attached hereto and made a part hereof as Exhibit A (collectively, the "Quotation"); and

WHEREAS, the District and Contractor acknowledge and agree that the Takeover Addendum, dated June 1, 2020 for Contractor Agreement Number 00002058, which Takeover Addendum is attached hereto and made a part hereof as Exhibit B, shall be applicable to the eight (8) cameras existing at the entryways; and

WHEREAS, once the installation of the Project has been completed and the Project equipment is operable, the District desires that the Contractor provide for Video Pulls and Service and Maintenance of the Project equipment ("Ancillary Services") as more particularly described in the Quotation and in the Envera Services Agreement (Contractor Agreement Number 00002058), dated June 1, 2020, attached hereto and made a part hereof as Exhibit C (the "Service Agreement"); and

WHEREAS, Contractor represents that it is qualified and possesses the necessary equipment, skill, labor, licenses, and experience to perform and complete the Project and perform the Ancillary Services; and

WHEREAS, the Contractor is already providing similar services to the District with respect to the outdoor camera system at the District Amenity Center pursuant to a Small Project Agreement (and Contractor Agreement for Monitoring Service and Repair Services, as each term is defined therein), dated May 6, 2019 (the "Amenity Center Agreement"); and

WHEREAS, the Contractor has represented to the District that the Ancillary Services provided for in this Agreement are tied to and interconnected with the equipment utilized for those similar services provided by the Contractor pursuant to the Amenity Center Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated, inclusive of the above referenced exhibits, into and form a material part of this Agreement.

SECTION 2. DUTIES.

A. The duties, obligations, and responsibilities of the Contractor are those as more particularly described in this Agreement and in the Quotation.

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

C. Contractor shall report to the District Manager or his designee.

D. Contractor shall furnish all materials, supplies, machines, equipment, tools, superintendents, labor, insurance, bonds, maintenance of traffic, and other accessories and services, including electrical upgrades and improvements, necessary to complete said Project in accordance herewith and with the conditions and prices as stated herein and in the Quotation. Contractor acknowledges that no other capital expense is contemplated or necessary to complete this Project.

E. Contractor shall complete the Project and perform the Ancillary Services in a substantial and workmanlike manner.

F. Contractor shall perform all the work and labor pursuant to this Agreement and as necessary to complete the Project.

G. Contractor shall remove and clean up all rubbish, debris, excess material, tools and equipment from streets, rights-of-way, alleys, parkways, park properties and facilities,

District lands, and adjacent property in connection with the Project and Contractor's performance of this Agreement.

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

I. Contractor shall be fully responsible for developing, maintaining, and implementing any plans required by Duval County, Florida (the "County") or any municipality having jurisdiction thereof (the "City") as part of the permitting process or in connection with the Contractor's work, including but not limited to Maintenance of Traffic (MOT) Plans, if any. Further, if such plans or permits are required, District shall be responsible for the expense associated with such plans or permits, at cost. Contractor is responsible for submitting and securing the approval of the MOT with the appropriate government entities or agencies. With respect to securing any applicable building and other permits associated with the Project, Contractor shall submit, and follow up on through issuance, all necessary permit applications associated with the Project. District agrees to work with Contractor and to timely provide to Contractor, upon request, with all information and required signatures required to such permit applications. Permit fees are NOT included in the Contract Amount, as later defined.

J. Except as otherwise specifically provided herein, Contractor has recommended the products and equipment being purchased and installed pursuant to this Agreement, and Contractor certifies, guarantees, and warrants that the Project will be fully-compliant and compatible with the existing systems, wiring, hardware and software of the District that constitute the security system facilities of the District.

K. Contractor shall upgrade worn equipment or equipment that is not operating as specified, including, but not limited to cameras, provided that the District is current with respect to the monthly payment for Ancillary Services, pursuant to the terms and conditions of this Agreement and the Quotation.

L. The Commencement Date for performance of Ancillary Services by the Contractor shall be the date that the Project is completed and accepted by the District, unless otherwise agreed to by the Contractor and the District Manager of the District.

SECTION 3. COMPENSATION.

A. District agrees to compensate the Contractor for installation of the Project in the total not-to-exceed amount of **TWENTY-ONE THOUSAND FIVE HUNDRED SIXTY ONE AND 63/100 (\$21,561.63) DOLLARS (\$11,465.19 for the Entryway Camera System and \$10,096.44 for the Utility Shed Camera System)** (the "Contract Amount"), with 50% due upon Contractor's commencement of installation and the remaining 50% due upon (a) completion of each of the two systems constituting the Project as set forth in the Quotation and (b) acceptance by the District. Once the Project is completed, fully operational and accepted by the District, for an initial period of thirty-six (36) months, the District agrees to make monthly payments of **\$559.88 per month** for the Ancillary Services attributable to the Entryway Camera System and

\$323.65 per month for the Ancillary Services attributable to the Utility Shed Camera System. Notwithstanding said payment terms, the monthly payments shall not begin until the Contractor has performed all work necessary to complete the Project and the Project has passed final inspection by the District and any other applicable permitting agencies.

B. The Contractor acknowledges that District, as a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, is exempt from sales tax liability.

C. Payment for any District approved Extra Work (as hereinafter defined) by Contractor shall be made upon completion of such Extra Work and acceptance by the District, and upon District's receipt and review of sufficient supporting documentation for such items. Invoices shall be generated from the Contractor and delivered to the District so that payments can be made in accordance with the payment schedule set forth in this Agreement.

D. Contractor hereby directs that all payments due under this Agreement be made to Envera Systems, 8281 Blaikie Ct, Sarasota, FL 34240, unless otherwise directed pursuant to written notice from the Contractor to the District.

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

SECTION 5. TERM AND TIME OF PERFORMANCE. This Agreement shall commence upon signature, and shall continue, unless otherwise terminated as provided herein, until the Project and Ancillary Services are completed. The Project shall be completed by Contractor in an expeditious manner to limit the inconvenience to the District, its consultants and contractors, and to the residents of the District and the general public, and in a manner that limits the downtime in which the camera equipment may become inoperable. The Contractor, upon execution of this Agreement, shall take all necessary action to expedite securing any necessary permits for the Project, and including preparing and filing applications for such permits within 10 days of the Effective Date. The District agrees to execute any permitting paperwork necessary within 2 days of receiving same from Contractor. The Project shall be completed and be operable by

Contractor on or before ninety (90) days from execution of this Agreement, provided that required internet and electrical service is currently installed and that any required local government permits are issued in the time frame described below. The date for completion referenced herein assumes 30 days for permit issuance and sixty days for installation. The District represents that all required internet connections have been installed, and all required electrical connections have been installed. In the event that any required permits are not issued within the timeframe described below, the completion date for the Project shall be extended on a day-for-day basis past the expected 30-day permit issuance date (provided that Contractor has timely applied for permits as required above). Once the Project is installed, the initial term of this Agreement shall be thirty-six (36) months, which represents the time period during which District will compensate Contractor for Ancillary services pursuant to Section 4 of this Agreement. After the Initial Term, the term of the Agreement may be extended by and written amendment to this Agreement executed by both parties.

Contractor agrees to pay to the District \$50.00 per day as liquidated damages and not as a penalty, for failure to complete the Project in accordance with the time frames, dates, and deadlines set forth in this Section 5 of this Agreement. The District shall have the right to deduct such liquidated damages from any amount due, or that may become due the Contractor, or to collect such liquidated damages. For purposes of this paragraph, the parties are assuming that the review period for permits, if any, relating to the Project, from submittal of the application to issuance of the permit, will not exceed thirty (30) days.

SECTION 6. INDEMNIFICATION.

A. Contractor shall indemnify, defend, and save harmless District, its agents, servants and employees from and against any kind and all causes, claims, demands, actions, losses, liabilities, settlements, judgments, damages, costs, expenses, and fees, collectively the "Claims" (including without limitation reasonable attorney's and paralegal expenses at both the trial and appellate levels) of whatsoever kind or nature for damages to persons or property caused in whole or in part by any act, omission, or default of the Contractor, its agents, servants, or employees arising from this Agreement or its performance, but only to the extent that any Claims, and any related damage, arises out of any negligent (or more culpable) act or omission of the Contractor which occurs while the Contractor is physically present on the District's property. The Contractor and the District hereby agree and covenant that the Contractor has incorporated in the amounts due under this Agreement, which constitutes the contract sum payable by the District to the Contractor, specific additional consideration in the amount of ten dollars (\$10.00) sufficient to support this obligation of indemnification provided for in this paragraph. The indemnification required pursuant to the Agreement shall in no event be less than \$1 million per occurrence or no more than the limits of insurance required of the Contractor by this Agreement, whichever is greater. It is the District's and Contractor's full intention that this provision shall be enforceable and said provision shall be in compliance with Section 725.06, Florida Statutes.

B. To the extent authorized by law, but only to the extent of the limitations on liability set forth in Section 768.28, Florida Statutes, and without waiving same, the District shall indemnify and hold harmless the Contractor and its employees and representatives from and against any and all Claims that arise out of or relate to this Agreement. This provision shall apply to all claims whether based upon negligence (including Contractor's negligence), active or passive, express or

implied contract or warranty, contribution or indemnification, but the indemnification obligation shall not apply to Claims for loss or damage solely and directly caused by an intentional or grossly negligent act of Contractor or its employees, or for any Claim which arises from any negligent (or more culpable) act or omission of Contractor which occurs while the Contractor is physically present on the District's property.

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

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

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

SECTION 7. ENFORCEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

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

SECTION 9. CANCELLATION; TERMINATION. The District shall have the right to terminate this Agreement for cause or for convenience in accordance with this section. The District may terminate this Agreement at any time prior to all permits being issued for the installation of the Project, provided that written notice is provided to Contractor. In such case, termination shall be effective on the date notice is received by Contractor. Should the District terminate the Agreement (including the Service Agreement) during the Initial Term of thirty-six (36) months after installation of the Project or during any "Renewal Period" as that term is defined in the Service Agreement, such termination shall be after thirty (30) days notice to Contractor and payment to Contractor of the Liquidated Damages, if applicable, as set forth in paragraph 9 of the Service Agreement, which Liquidated Damages shall be equal to, notwithstanding that which is stated in paragraph 10 of the Service Agreement, 50% of the remaining amount owed for Ancillary Services for the then-current monthly period.

SECTION 10. WARRANTY. See paragraph 5 of the Service Agreement attached as Exhibit A for warranty information. Copies of all documentation related to any manufacturers' warranty or warranties associated with the Project shall be forwarded by Contractor to District within ten (10) days after District's request made after an event or incident that may entitle District to a warranty claim. NOTWITHSTANDING, CONTRACTOR GUARANTEES THAT THE

WIRELESS COMPONENTS WILL OPERATE AT ALL TIMES DURING THE TERM OF THIS AGREEMENT, AS EXTENDED, PROVIDED THAT THE DISTRICT PURCHASES AND MAINTAINS THE INTERNET SERVICE LEVELS CONTEMPLATED IN THE SERVICE AGREEMENT.

SECTION 11. INSURANCE.

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

- (i) Worker's Compensation Insurance for statutory obligations imposed by Worker's Compensation or Occupational Disease Laws, including, where applicable, the United States Longshoreman's and Harbor Worker's Act, the Federal Employers' Liability Act and the Jones Act. Employer's Liability Insurance shall be provided with a minimum of one hundred thousand and xx/100 dollars (\$100,000.00) per accident. Contractor shall be responsible for the employment, conduct and control of its employees and for any injury sustained by such employees in the course of their employment.
- (ii) Comprehensive General Liability (occurrence form), with the following minimum limits of liability, with no restrictive endorsements:

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

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

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

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

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

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

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

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

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

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

SECTION 12. CHANGES IN WORK.

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

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

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

SECTION 13. REMEDY FOR DELAY.

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

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

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

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

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

SECTION 14. NOTICES. Whenever any party is required to give or deliver any notice to any other party, or desires to do so, such notices shall be sent to the address(es) below via Certified U.S. Mail, Return Receipt Requested or by a nationally recognized overnight courier service:

DISTRICT: **Tison's Landing Community
Development District**
475 West Town Place, Suite 14
World Golf Village
St. Augustine, Florida 32902
Attention: District Manager

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

CONTRACTOR: **Envera Systems**
c/o Manager
4171 W. Hillsboro Blvd., Ste. 2
Coconut Creek, FL 33073

With copy to: Daniel Guarnieri, Esq.
3700 Tamiami Trail S., Ste. 200
Sarasota, FL 34239

SECTION 15. PUBLIC RECORDS.

A. Contractor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and

2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of this Agreement if the Contractor does not transfer the records to the District; and
4. Upon completion of this Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of this Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of this Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

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

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

**GOVERNMENTAL MANAGEMENT SERVICES, LLC
475 WEST TOWN PLACE, SUITE 14
WORLD GOLF VILLAGE
ST. AUGUSTINE, FLORIDA 32092
TELEPHONE: (904) 940-5850
EMAIL: ETORRES@GMSNF.COM**

SECTION 16. INTERPRETATION OF AGREEMENT; AMBIGUITIES. It is expressly agreed that, under no circumstances, conditions or situations, shall this contract be more strongly construed against the District than against the Contractor.

SECTION 17. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

SECTION 18. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing, which is executed by both of the parties hereto.

SECTION 19. ASSIGNMENT. This Agreement is not assignable by the District except upon the prior written consent of Contractor, which shall not be unreasonably withheld. Contractor has the right to assign this Agreement upon notice to the District.

SECTION 20. BONDING. If required, District has waived the requirement for payment and performance bond. Section 255.05, Florida Statutes.

SECTION 21. SOVEREIGN IMMUNITY. Nothing herein shall be construed as a waiver of sovereign immunity by any party to which sovereign immunity may be applicable. Nothing herein shall be construed as a state agency or political subdivision of the State of Florida (e.g. the District) to be sued by third parties in any matter arising out of this Agreement.

SECTION 22. APPLICABLE LAW. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

SECTION 23. CONFLICTS. In the event of a conflict between any provision(s) of this Agreement and the terms and conditions of Exhibit A (the Quotation), Exhibit B (the Takeover Addendum), or Exhibit C (the Service Agreement) then the terms and conditions of this Agreement shall control, followed in descending order of precedence by the Quotation, the Service Agreement, and the Takeover Addendum. Notwithstanding the above, any conflicting terms, conditions or

provisions in this Agreement and the written warranties applicable to the Project equipment shall be resolved in favor of the longer warranty to the benefit of the District.

SECTION 23. VENUE. In the event of any litigation arising out of this Agreement or the performance thereof, venue shall be Duval County, Florida.

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

ATTEST:

DocuSigned by:

Ernesto Torres

3FE774DC69854A7...

Name: Secretary

Secretary/Assistant Secretary

**TISON'S LANDING COMMUNITY
DEVELOPMENT DISTRICT**

DocuSigned by:

[Signature]

049F2F97C4624B1...

Name: Chairman

Chair/Vice-Chair

5
____ day of June, 2020

WITNESSES:

[Signature]
Print name: Aaron Wray

[Signature]
Print name: Joycelyn Greenaway

CONTRACTOR:

HIDDEN EYES, LLC, a Florida limited liability company

By: *[Signature]*

Name: Addi J. Aloya
Chief Executive Officer

Title: _____

4th day of June, 2020

EXHIBIT A

Quotation

Quotation



Quote #: Q-06247-2
 Date: 4/21/2020
 Expires On: 6/30/2020

Envera Systems

Next Generation Security

4171 W Hillsboro Blvd Ste 7

Coconut Creek, FL 33073

Phone: (855) 936-8372 | Email: info@enverasystems.com

Prepared for

Tison's Landing CDD

c/o Government Management Services, LLC

475 West Town Place, Suite 114

Golf World Village

Jacksonville, Florida 32092

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

INSTALLATION INVESTMENT

PVS Entry 1

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

PVS Entry 2

Cameras run to Amenity Headend

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

25% Installation Discount

Valid with 60 Month Agreement

QTY	PRODUCT	INSTALL INVESTMENT
1	Installation Discount	
25% Installation Discount TOTAL:		\$-3,821.73

Installation Investment Total: \$11,465.19**THIRD PARTY FINANCING OPTIONS**

24 Months (1%)	36 Months (2%)	48 Months (3%)	60 Months (4%)	72 Months (5%)
\$482.71	\$328.40	\$253.78	\$211.15	\$184.65

- Finance Options Based on Credit Rating A
- \$150 Documentation Fee & First Month Required at Signing
- Eligibility subject to credit approval upon receipt of credit application to Tandem Financing
- Finance Application can be found at enverasystems.com/financing

MONTHLY INVESTMENT**PVS Entry 1**

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Video Pulls	\$200.00	\$200.00
1	Service & Maintenance Plan	\$129.27	\$129.27
PVS Entry 1 TOTAL:			\$329.27

PVS Entry 2

Cameras run to Amenity Headend

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Service & Maintenance Plan	\$30.61	\$30.61
1	Video Pulls	\$200.00	\$200.00
PVS Entry 2 TOTAL:			\$230.61

Monthly Investment Total: \$559.88**Service & Maintenance Plan**

- During Primary Period, should any equipment need to be serviced or replaced, Envera will not charge for labor or system parts and materials.
- During Renewal Periods, should any equipment need to be serviced or replaced, Envera will not charge for labor and will only charge cost for system parts and materials.
- Ground loops are warranted for a period of 90 days and are not included in the Service & Maintenance Plan
- Service Level Commitment
 - Envera will perform system checks of all cameras on a daily basis.
 - Envera will proactively troubleshoot any discovered issues, which may include sending a technician onsite.
 - Envera will perform a full system check whenever a technician is onsite.

- Since most issues can be resolved remotely, emergency service requests will be responded to within 24 hours.
- Service and Maintenance Plan excludes accident, vandalism, flood, water, lightning, fire, intrusion, abuse, misuse, an act of God, any casualty, including electricity, unauthorized repair service, modification or improper installation or any other cause beyond the control of Envera, including interruption of electrical power or internet service.

Terms & Conditions

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

Quotation



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

Envera Systems

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

Prepared for

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

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

INSTALLATION INVESTMENT

Utility - Passive Video Surveillance

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

Installation Investment Total: \$10,096.44**THIRD PARTY FINANCING OPTIONS**

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

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

MONTHLY INVESTMENT

Utility - Passive Video Surveillance

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

Monthly Investment Total: \$323.65

Service & Maintenance Plan

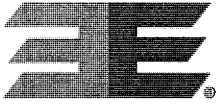
- During Primary Period, should any equipment need to be serviced or replaced, Envera will not charge for labor or system parts and materials.
- During Renewal Periods, should any equipment need to be serviced or replaced, Envera will not charge for labor and will only charge cost for system parts and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

Terms & Conditions

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

EXHIBIT B

Takeover Addendum



ENVERA SERVICES AGREEMENT TAKEOVER ADDENDUM

"Client": Tison's Landing Community Development District

Date: 6/1/2020

"Community": Tison's Landing

Agreement Number: 00002058

"Premises": Entrance 1: Pond Run Road; Entrance 2: Yellow Bluff Road; Utilities: 16529 Tisons Bluff Rd, Jacksonville, Florida 32226

This Addendum is made to that certain Envera Services Agreement ("Agreement") for the Premises listed above and entered into by and between the Client and Hidden Eyes, LLC, a Florida limited liability company d/b/a Envera Systems ("Envera"). The parties hereby agree as follows:

- 1 Client has certain equipment which has been installed on the Premises prior to entry into this Agreement, listed as follows:

Quantity	Equipment Taken Over	Replacement Equipment	Replacement Cost (Each)
8	Cameras	4 MP Bullet Cameras	\$408.66

 (the "Takeover Equipment").
- 2 Client acknowledges and agrees that, while Envera will use its best efforts to integrate the Takeover Equipment into the Security System, Envera cannot guarantee that the Takeover Equipment and Security System will be compatible.
- 3 The Takeover Equipment shall be considered a part of the Security System for purposes of interpreting the Agreement except that paragraphs 2.1, 5.1, 5.3, and 6 shall not apply to Takeover Equipment.
- 4 In the event Envera determines that any component of the Takeover Equipment is not compatible with the Security System, Client agrees that Envera may replace such component(s) with the equipment identified as replacement equipment above and at the cost set forth therein.
- 5 Repairs to Takeover Equipment shall be performed by Envera on a time-and-materials basis at its standard parts and labor charges as are in effect for all such repair services.
- 6 In the event of a conflict between the terms of this Addendum and the Agreement, the terms of this Addendum shall control.

IN WITNESS WHEREOF, the parties have executed this Addendum on the dates written below.

CLIENT:

HIDDEN EYES, LLC d/b/a ENVERA SYSTEMS:

Signature: _____

Signature: _____

Name: _____

Name: _____

Title: _____

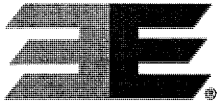
Title: _____

Date: _____

Date: _____

EXHIBIT C

Service Agreement



ENVERA SERVICES AGREEMENT

"Client": Tison's Landing Community Development District

Agreement Date: 6/1/2020

"Community": Tison's Landing

Agreement Number: 00002058

"Premises": Entrance 1: Pond Run Road; Entrance 2: Yellow Bluff Road; Utilities: 16529 Tisons Bluff Rd, Jacksonville, Florida 32226

"Services": Passive Video Surveillance

"Notices": To Envera: Envera Systems, 4171 W Hillsboro Blvd Ste 7, Coconut Creek, FL 33073, info@enverasystems.com

To Client: Tison's Landing Community Development District, c/o Government Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092

THIS SERVICES AGREEMENT ("Agreement") is entered into as of the Agreement Date by and between the Client and Hidden Eyes, LLC, a Florida limited liability company d/b/a Envera Systems ("Envera"). The parties hereby agree as follows:

- 1 **SERVICES TO BE FURNISHED.** Envera will furnish the following services ("Services") to the Community for the property located at the Premises, as such services are selected above, and subject to the limitations and conditions set forth below in this Agreement:
 - 1.1 Virtual Gate Guard: Envera will install equipment on the Client's Premises to allow for the provision of Monitoring Services and if applicable the gates on the Premises) and Database Services (as defined below) in accordance with the Service Level Commitment found at <https://enverasystems.com/servicelevel-v1/>.
 - 1.2 Guard Module Software: Envera will provide the Client with a software license to allow the Client's live guards to access the Security System. If this option is selected, the parties agree to be bound by all of the terms and conditions contained in the "Guard Module Software Agreement" located at <https://enverasystems.com/guardmodule-v1/>.
 - 1.3 Active Video Surveillance: Envera will install cameras with advanced analytics or sensors to provide Monitoring Services to the Premises, and once sensors have been activated, Envera's remotely located operators will have the capability to see, hear, and speak to trespassers. Envera's operators use two way voice communications to request that the trespassers exit the area and will contact local authorities if necessary. Client expressly acknowledges and agrees that the scope of Envera's monitoring duties under this Agreement relate solely to responding to perimeter monitoring detection equipment as described in this agreement and that Envera is not providing twenty-four (24) hour monitoring for the Client's Premises.
 - 1.4 Passive Video Surveillance: Envera will install specialized cameras to record activity on the Premises and store video footage via a network video recorder, and will download requested videos and provide to the Client; active monitoring of video activity is not included.
 - 1.5 Access Control: Envera will install database technology which will be used to grant or deny access to gates and/or doors using PIN numbers, key cards, fobs, vehicle stickers, or bio-metric identifiers (to be specified by Client prior to installation), and will provide Database Services relating to same if selected by the Client.
 - 1.6 Alarm Monitoring: Envera will install an alarm monitoring system that may or may not utilize a two way speaker/microphone device to communicate with the Premises, and provide Monitoring Services of same. In the event an alarm signal is received by the central station, Envera will dispatch authorities as directed in the Client's post orders which the Client shall complete after the Agreement is executed.
 - 1.7 "Monitoring Services" shall mean remote central station monitoring of the motion sensors, alarm sensors, and if applicable the gates on the Premises.
 - 1.8 "Database Services" shall mean assisting the Community with updating the database of owners, residents, and authorized guests thereof in connection with Virtual Gate Guard Services and/or Access Control Services.
 - 1.9 "Repair and Maintenance Services" shall mean maintenance of, and repairs to, the Security System during the term of this Agreement, and shall only be provided if the Client elects to receive those services above. References in this Agreement to the "Security System" shall include all equipment that is installed to provide the Services, as reflected in Exhibit A.
 - 1.10 The Services shall consist only of the performance of the tasks expressly set forth in this Agreement. The Client can request specific post orders or additional requests of Envera; Envera will determine whether or not it can comply with such post orders and requests in its sole discretion, on the basis of its current policies and business practices. Any additional requests made by the Client and agreed to by Envera may entail added one-time or recurring costs that will be subject to Client approval prior to effecting any post orders or additional requests. No services will be considered added unless and until both parties have executed an addendum hereto. Client shall immediately notify Envera of any malfunctions of the communication link or power outages for lines used by the Security System. Client understands that, due to the nature of the method used for communicating signals to the central station facility, there may be times when that communication method is not able to transmit signals and consequently, the central station facility will not receive any signals. There will be times when any radio frequency method, such as cellular, public or private radio systems, cannot transmit a signal due to lack of signal strength or availability of a communication channel. Similarly, any other type of communication method (i.e., DSL, BPR, or other broadband or Internet based telephone service) installed under this Agreement can also experience an interruption in service resulting in failure of communication signals to transmit. Client understands that all such transmission methods are wholly beyond the control of Envera and Envera shall have no responsibility for the failure of any of such transmissions. Envera assumes no liability for delays in the installation or interruptions of Service due to strikes, riots, floods, fires, act of God or any causes beyond the control of Envera, including interruption of communication methods, and will not be required to supply service to the Client while such cause continues. Client will immediately notify Envera of any discovered malfunction or interruption of the communication transmission method(s) utilized by the Security System. The Services do not include provision of utilities for the Security System. During the term of this Agreement, the Client agrees to exclusively use Envera for Monitoring Services and Repair and Maintenance Services, and to provide at Client's sole expense electricity and an electrical connection for operation of the Security System. Envera shall order a primary dedicated internet line on the Client's behalf, with appropriate specifications, and Client agrees that invoices for the connection will be sent to the Client's address identified above. In the event that Virtual Gate Guard Services have been ordered, the Client shall provide a secondary hard-lined internet connection with static IP address and at least 3Mbps upload/download speed. In the event that a secondary hard-lined connection is not available in the Client's geographical area, the Client may contract with an approved wireless SIM router provider. The Client shall be responsible for payment of any fees relating to internet connections ordered hereunder. The Client understands that the performance of a wireless SIM connection is of variable quality. If Envera chooses to assist the Client in obtaining a backup internet connection to serve the Security System, Client further agrees to cooperate with Envera in Envera's effort to obtain such backup connection, and Client agrees that invoices for the backup connection will be sent to the Client's address identified above. In the event that primary and secondary lines fail, the gates at the Premises will, by default, remain in the open position until signal is restored.
- 2 **TERM.**
 - 2.1 Following execution of this Agreement and payment of any deposit required hereunder, Envera shall diligently proceed to install the Security System. The "Commencement Date" of this Agreement shall be the date on which Envera notifies Client that Client's Security System has been fully installed, including the initial preparation of the database using Client's information. If Client fails to provide the information required to produce the Client's database, the Commencement Date shall be the date on which Envera provides notice to Client that the Security System has been fully installed and Envera is ready, willing and able to provide the Monitoring Services but for the lack of such information.

- 2.2 The Services to be furnished by Envera will be for a primary period (the "Primary Period") of sixty (60) months commencing on the Commencement Date.
- 2.3 After the expiration of the Primary Period, this Agreement shall automatically renew for additional terms of one (1) year ("Renewal Period(s)") unless either party shall give written notice of cancellation at least thirty (30) days prior to the expiration of the Primary Period or any Renewal Period.
- 3 TERMINATION.**
- 3.1 Either party may terminate this Agreement with cause in the event of a default by the other party as set forth in paragraph 9 below.
- 3.2 Either party may terminate this Agreement without cause by providing at least thirty (30) days written notice to the other party ("Early Termination").
- 3.3 Early Termination or termination of this Agreement for cause is subject to the provisions of paragraph 10 below.
- 3.4 Envera may terminate this Agreement, without notice, in the event Envera's central station connection link or the equipment within the Client's Premises is destroyed by fire or other catastrophe, or is otherwise so substantially damaged that it is impractical to continue service. In the event of termination pursuant to this subparagraph, Envera shall be relieved of any further obligations under this Agreement, but Client shall remain liable for payment of any and all amounts due for Services provided up to the date of termination of Services.
- 4 COMPENSATION.**
- 4.1 The Client agrees to pay Envera the following fees, which are set forth in the Description of Security System and Installation Fee attached as Exhibit "A" and the Schedule of Fees attached hereto as Exhibit "B" (collectively the "Service Rates");
- 4.1.1 The Monitoring and Database Services Rates. The parties agree that, to the extent that Virtual Gate Guard Services have been ordered, the Monitoring and Database Service rates that are currently identified on Exhibit "B" are based on the Client's representation that the number of addresses listed are a true representation of existing addresses in the Community that will be registered with Envera. If a greater number of addresses is registered with Envera during the term of this Agreement, the Monitoring and Database Rates will increase by the per home per month price listed in Exhibit "B", with such increase to take place in the month following the registration.
- 4.1.2 The Service & Maintenance Plan Rates.
- 4.1.3 The Standard Rates, which apply when Client has declined to receive Repair and Maintenance Services, or is otherwise responsible for a repair. Please refer to <https://enverasystems.com/standardrates/> for Envera's current rates.
- 4.1.4 The Installation Fee.
- 4.1.5 Video Pull Fees. Monthly video pull fees are chargeable for Passive Video Surveillance services at the rates identified as "Video Pulls" in Exhibit B. No fees are charged for video pulls relative to Virtual Gate Guard Services or Active Video Surveillance services, however one-time fees, as described at <https://enverasystems.com/video retrieval/>, are chargeable for any video pulls which are requested in a non-native format, or which require greater than one hour to locate.
- 4.1.6 Guard Module Software Fee. A monthly fee payable for the licensing of Envera's Guard Module Software.
- 4.1.7 Client acknowledges that sales tax at the applicable rate shall be payable in addition to the rates set forth on Exhibit "B", and Client agrees to pay those taxes, if any. In addition, the Client agrees to pay for all costs to apply for and obtain any permits required by any state or local agency or body relative to the installation of the Security System, along with costs relating to any bonds, surveys, drawings or site plan modifications for same.
- 4.2 Envera will deliver to Client an invoice at the beginning of each month for the Monitoring and Database Services Rates and Service & Maintenance Plan Rates for the following month, and for any Repair & Maintenance Services provided in the prior month. The invoice will be payable upon receipt by Client. All outstanding invoices not paid within thirty (30) days of receipt thereof shall accrue interest at the maximum rate allowed by law (currently 18% per year).
- 4.3 The Service Rates shall increase automatically by 3% on each yearly anniversary of the Commencement Date. Each such change in the Service Rates shall be reflected on the Client's invoice for the month in which the Service Rate change occurs. Envera may, at any time after the Primary Period, increase the Service Rates or implement or increase service charges to meet changing costs, upon giving the Client notice in writing prior to the month in which such increase will take effect, which increase will be in addition to the automatic increase identified above.
- 4.4 Notwithstanding the foregoing, Client agrees that Envera shall have the right, at any time, to increase the charges provided herein to reflect any additional governmental surcharges, fees, or taxes relating to the Services, which may be imposed on Envera by any governmental agency or utility company. Client agrees to pay those governmental surcharges, fees, or taxes.
- 4.5 The Monitoring and Database Service Rate shall be abated during periods where Monitoring Services are not being provided to Client due to a defect in the Security System, but shall not be abated if Monitoring Services are not provided as a result of any failure of the electrical or internet communications system that services the Security System. Client shall receive a prorated credit for such abatement on the next monthly invoice for the period of time beginning when Client notifies Envera that the Security System is not functioning and ending when Envera has repaired or serviced the Security System to correct the reported defect such that the Monitoring Services are being provided to the Community. Client shall not receive a credit pursuant to this paragraph for (i) malfunctions in the Security System that are caused by an act or omission of Client or its residents or employees, or (ii) a defect in the Security System that does not result in a suspension of the Monitoring Services.
- 5 LIMITED WARRANTY AND CONDITIONS; MAINTENANCE.**
- 5.1 Client acknowledges that Envera's obligations hereunder are solely to provide the Services as defined in paragraph 1 above, and further described in this Agreement. A default on the part of Envera, and any related rights of Client related thereto, will arise only in the event that Envera fails to fulfill its obligations to service or repair the Security System, if such obligation is set forth in this Agreement.
- 5.2 Envera is not the manufacturer of the Security System and therefore does not guarantee the workmanship or any other aspect of the equipment comprising the Security System; however, certain warranties may be provided by the manufacturer(s) of the components and to the extent that Client is purchasing the components, said warranties will be assigned to Client. Notwithstanding any other provision in this Agreement to the contrary, where Client purchases a Security System under this Agreement, Envera warrants that the equipment will be free from defects in material and workmanship for a period of ninety (90) days from the Commencement Date. Envera may comply with this obligation by repairing or replacing any defective, covered part with a new or functionally operative component, at its discretion, with such repair or replacement being Client's exclusive remedy for any loss or damage due to breach of the warranty set forth in this subparagraph 5.2.
- 5.3 If the Repair and Maintenance Services are ordered by Client, and in consideration for payment of the Service and Maintenance Plan Rates, Envera agrees to provide Standard maintenance and repair services without additional charge to Client for the Primary Period of the Agreement. For the purposes of this Agreement, "Standard" maintenance and repair services shall mean those rendered reasonably necessary (i) due to ordinary use, wear and tear or (ii) directly as a result of a malfunction of the Security System. Should any of the equipment need to be serviced or replaced at any time during the Primary Period in connection with a Standard maintenance and repair service, Envera will not charge for labor or system parts and materials. During any Renewal Period, if the Client has elected to receive the Repair and Maintenance Services, any Standard Maintenance and Repair Services conducted by Envera shall be conducted without charge to the Client for Envera's labor, and with any replacement equipment, part, or third-party vendor costs charged to the Client without mark-up. In the event that the Client is receiving Virtual Gate Guard Services, Envera will repair or replace ground loops and related equipment during the 90 day period following the Commencement Date, provided that the ground loop and related equipment was installed by Envera. If the equipment was installed by an entity other than Envera, or the 90 day period has elapsed, Envera will charge the Standard Rates for labor relative to ground loops, and will pass through to the Client its actual cost for any parts, equipment, or third party invoice which is incurred for such repair or replacement. Trip charges may apply. Upon receipt of notice from Client that a repair is required, or upon Envera's discovery of a needed repair, Envera shall use reasonable discretion to determine whether a repair is Standard or the result of a third party or other cause beyond Envera's control, including such events as described in paragraph 5.4 below. In the event that the Client has not elected to receive the Repair and Maintenance Services, it shall be charged Envera's Standard Rates.
- 5.4 Repairs to or replacement of the Security System or its components rendered necessary by any of the following events shall not be considered Standard and related costs shall be the responsibility of Client at the Standard Rates: accident; vandalism; flood; water; lightning; fire intrusion; abuse; misuse; an act of God; any casualty, including electricity; unauthorized repairs, modification or improper installation by the Client; or any other cause beyond the control of

Envera, including interruption of electrical power, or internet service. Further, Envera shall not be responsible for any interruption in the Monitoring Services as a result of any of the foregoing occurrences, and Envera will not be required to perform the Services while any such cause continues.

- 5.5 EXCEPT AS EXPRESSLY SET FORTH IN PARAGRAPH 5.2 HEREOF, ENVERA MAKES NO REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE SECURITY SYSTEM (INCLUDING THE INSTALLATION THEREOF), AND DISCLAIMS ANY AND ALL WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR ANY OTHER WARRANTY. ENVERA DOES NOT WARRANT OR GUARANTEE THAT THE SERVICES WILL BE ERROR-FREE OR UNINTERRUPTED. CLIENT ACKNOWLEDGES THAT NO REPRESENTATIONS WERE MADE TO CLIENT OR RELIED UPON BY CLIENT WITH RESPECT TO THE QUALITY AND FUNCTION OF THE SECURITY SYSTEM.
- 5.6 It is understood and agreed by the parties hereto that Envera is providing a Security System and/or Services designed to reduce the risk of loss only; that Envera does not cause any of the adverse events that the Security System or the Services are meant to avert, and that Envera does not guarantee or warrant that no adverse events will occur during the term of the Agreement; that the payments provided for herein are based solely on the value of the Security System and/or Services as described herein and are unrelated to the value of any property located on the Premises; that Envera is not liable for losses that may occur in cases of malfunction or nonfunction of any Security System provided by, or serviced by, Envera, that Envera is not liable for losses that may occur in the monitoring, repairing, signal handling or dispatching aspects of the service, even if due to Envera's negligence or failure of performance, and Client waives and releases Envera from any such damages, claims and losses; that Envera is not liable for losses resulting from failure to warn or inadequate training; that Envera is not an insurer; and that insurance covering personal injury, property loss, damage to and on Client's Premises must be obtained and/or maintained by Client. Client understands that it is Client's duty to purchase and maintain such insurance and Client shall look only to its insurer in the event of the occurrence of any adverse event that the Security System or the Services are meant to avert; that Envera offers several levels of protection and services; and that the Security System and/or Services described has been chosen by Client after considering the several levels of protection afforded by various systems and the related costs.
- 6 **INSTALLATION.** Client hereby authorizes and empowers Envera, its agents or assigns, to come upon the Premises to install, service and maintain the Security System, and to make any necessary inspections, tests, and repairs as required. It is mutually agreed that the work of standard repairs or service by Envera shall be performed between the hours of 8:00 a.m. and 5:00 p.m., exclusive of Saturdays, Sundays and holidays. In the event of an emergency, Envera may provide Services outside of standard business hours, and in such event, Envera reserves the right to charge an additional premium for Services provided under such circumstances. Client shall not make any modifications to the Security System without first obtaining the written approval of Envera. Client shall be responsible for all costs associated with the removal of any trees, and damage to control wiring, utility wiring or ducting, or other subterranean or hidden facilities that are damaged during installation.
- 7 **EQUIPMENT.** Client acknowledges that, if it is receiving Virtual Gate Guard Services, the Envera Kiosk System™ shall remain the property of Envera and that Client is only licensed to use such equipment during the term of this Agreement. The Client shall own the rest of the components of the Security System, however Envera will retain a security interest in such equipment until the Installation Fee has been paid. Envera may remove the Envera Kiosk System™ upon termination of the Agreement, without the obligation to repair or redecorate any portion of the Client's Premises, and the Client agrees to permit access for that purpose. Envera's removal of property shall not constitute a waiver of the right to collect any amounts that it is due.
- 8 **VIDEO FOOTAGE.** Envera agrees to make archived video footage from the Security System reasonably available to Client, which footage is typically retained by the network video recorder on the Client's Premises for a period of thirty (30) days. In addition, Client will have access to viewing live video footage from Client's computers. Client acknowledges that viewing live footage will: (i) be limited to officers and employees of Client and that residents will not be authorized to access the footage, (ii) be restricted to one Client user at a time, and (iii) involve installation of software onto Client's computers. Envera will use reasonable efforts to train up to three (3) individuals designated by Client to access the live video footage; however, Client is solely responsible for the installation of any software programs and Client expressly acknowledges that Envera is not responsible for the functionality of such software on Client's computers.
- 9 **DEFAULT.**
- 9.1 Default by Client. Client shall be in default of this Agreement in the event it (i) fails to pay any amount when due as provided by this Agreement, and/or (ii) commits a material breach of any of its obligations hereunder and fails to cure such material breach within fifteen (15) days of receipt of written notice thereof or, if such breach cannot reasonably be cured within said 15 days, to commence and diligently prosecute to cure the breach within 15 days of receipt of written notice thereof. In the event of any default of this Agreement by Client, Envera shall be entitled to terminate this Agreement immediately and Client shall be liable to Envera for the damages as set forth in paragraph 10 below.
- 9.2 Default by Envera. Envera shall be in default of this Agreement in the event it commits a material breach of any of its obligations hereunder and fails to cure such material breach within fifteen (15) days of receipt of written notice thereof or, if such breach cannot reasonably be cured within said 15 days, to commence and diligently prosecute to cure the breach within 15 days of receipt of written notice thereof. In the event of a termination by Client due to Envera's default, Client shall not be responsible for payment of the Liquidated Damages, as set forth in paragraph 10 below; however, Client shall remain liable to Envera for payment of any and all amounts due for Services provided up to and including the date of termination of this Agreement by Client.
- 10 **DAMAGES.**
- 10.1 NOTWITHSTANDING ANY OTHER PROVISION IN THIS AGREEMENT TO THE CONTRARY, CLIENT AGREES THAT ENVERA SHALL NOT BE LIABLE FOR ANY GENERAL, DIRECT, SPECIAL, EXEMPLARY, PUNITIVE, INCIDENTAL OR CONSEQUENTIAL DAMAGES.
- 10.2 In the event that (i) Client exercises its right to Early Termination without cause or (ii) Envera terminates this Agreement for cause pursuant to subparagraph 9.1 above, Client shall pay to Envera one hundred percent (100%) of the balance due for Services for the remainder of the Primary Period or then-current Renewal Period, as applicable (the "Liquidated Damages"), in addition to any other amounts then owing. Envera and Client agree that the Liquidated Damages are a reasonable estimation of the damages of cancellation due to the inability of computing actual costs, including, but not limited to, the cost of disconnecting and removing Envera's equipment, the lost opportunity of using the equipment in another engagement, and the loss of the value of the unexpired portion of the Agreement.
- 10.3 In the event that (i) Envera exercises its right to Early Termination or (ii) Client terminates this Agreement for cause pursuant to subparagraph 9.2 above, Client's damages hereunder shall be limited to the actual damages incurred by Client, but in no event shall Envera be liable for more than the amount paid by Client for one (1) month of Monitoring and Database Services, as set forth in subparagraph 4.1.1 above.
- 11 **INDEMNIFICATION.**
- 11.1 To the extent permitted by law, Client agrees to and shall indemnify, defend and hold harmless Envera, its employees and agents from and against all claims, lawsuits, damages or losses asserted by third parties (the "Claims") that arise out of or relate to this Agreement. This provision shall apply to all claims whether based upon negligence (including Envera's negligence), whether active or passive, express or implied contract or warranty, contribution or indemnification, but the indemnification obligation shall not apply to Claims for property damage or personal injury brought by third parties arising solely and directly from a malfunction of the Security System or for a Claim for loss or damage solely and directly caused by an intentional or grossly negligent act of Envera or its employees.
- 11.2 Envera agrees to and shall indemnify, defend and hold harmless Client from and against Claims for property damage or personal injury brought by third parties arising solely and directly from a malfunction of the Security System or for a Claim for loss or damage solely and directly caused by an intentional or grossly negligent act of Envera or its employees, but not for any claims relating to the entry into the Community by any third party, or arising out of or relating to any alleged failure to provide Services. Client hereby waives its right to recovery against Envera for any loss covered by insurance on the Premises or its contents to the extent permitted by any policy or by law.
- 12 **SCOPE OF AGREEMENT.** Client acknowledges that the provisions of this Agreement, and particularly those paragraphs relating to disclaimer of warranties, limitation of liability, and third-party indemnification, inure to the benefit of and are applicable to Envera, Envera's direct and indirect parents, affiliates, subsidiaries, and to any subcontractors engaged by Envera to provide monitoring, maintenance, installation, or service of the systems provided herein. Client hereby waives, on its behalf, and any of its insurance carriers, any rights of subrogation any such carrier may otherwise have against Envera.

- 13 **NOTICES.** All notices hereunder must be in writing and served by registered or certified mail, postage prepaid, return receipt requested; by facsimile; or by electronic mail to the parties, as set forth in the "Notices" section on the first page hereof. Change of address may be designated by appropriate notice similarly given to the other party herein.
- 14 **LIVE GUARD SERVICES.** In the event that Client retains any third-party live guard service, Envera shall have no responsibility for the actions of such live guard and shall not be obligated to provide the live guard access to the Security System. Client's indemnification obligations set forth in paragraph 11 above shall expressly extend to and include any and all Claims relating to actions or omissions of any live guard.
- 15 **NO THIRD PARTY BENEFICIARY.** This Agreement is made solely and specifically between, and for the benefit of, the parties hereto, and their respective successors and assigns (subject to the express provisions hereof relating to successors and assigns) and no other person shall have any rights, interest or claims hereunder or be entitled to any benefits under or on account of this Agreement as a third-party beneficiary or otherwise. Client does hereby for itself and other parties claiming under it, release and discharge Envera from and against all claims arising from the hazards covered by Client's insurance, it being expressly agreed and understood that no insurance company or insurer will have any right of subrogation against the company.
- 16 **MISCELLANEOUS.**
- 16.1 In the event of any litigation or other legal proceeding hereunder, the prevailing party will be entitled to an award of his, her, or its direct, indirect, or incidental expenses incurred, including but not limited to, court costs and reasonable attorney's fees incurred throughout all negotiations, trials or appeals. Moreover, if Envera must take any action to collect any amounts owed hereunder it shall be entitled to its costs of collection, including attorney fees.
- 16.2 This Agreement will be construed and enforced in accordance with Florida law.
- 16.3 This instrument, including all attached Exhibits, contains the entire Agreement between the parties and no modification, release, or waiver of any provision hereof will be effective unless it is in writing and signed by the parties.
- 16.4 If any of the terms or conditions of this Agreement shall be declared invalid or inoperative, all of the remaining terms and conditions shall remain in full force and effect.
- 16.5 This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which together will constitute one and the same instrument. Facsimile or other electronic transmission and electronic signatures are acceptable to bind the parties.
- 16.6 The article and section headings contained in this Agreement are inserted for convenience only and shall not affect in any way the meaning or interpretation of this Agreement. Every covenant, term and provision of this Agreement shall be construed simply according to its fair meaning and not strictly for or against any party hereto. This Agreement shall not be construed against either party by virtue of a party of a party being deemed the Agreement's drafter.
- 16.7 If there is any conflict between this Agreement and any other document between Envera and Client relating to the subject matter hereof, this Agreement will govern, unless such other document is dated subsequent to this Agreement and expressly states that it controls.
- 16.8 Envera will at all times be deemed an independent contractor hereunder; all taxes, social security benefits, unemployment compensation taxes and related costs related to Envera's employees will solely be the responsibility and function of Envera.
- 16.9 This Agreement is not assignable by the Client except upon the prior written consent of Envera, the granting of which consent shall be at the sole option of Envera. Envera shall have the right to assign this Agreement, or to subcontract any of its obligations under this Agreement, without notice to, or consent of, the Client.
- 16.10 The Client agrees that Envera retains sole authority over the use of and access to the MyEnvera.com website, any database contained on that website, and any information that is uploaded to that website via any Envera mobile device application ("App"). The Client shall not restrict its residents' access to the MyEnvera.com website, or any Envera App, and shall not restrict a resident's ability to modify or update the information contained therein, including guest information. All information that is uploaded by the Client or any resident to the MyEnvera.com website, or by use of any Envera App (the "Database Information"), shall be the sole and exclusive property of Envera. Upon termination or expiration of this Agreement, Client shall not be entitled to view, copy or access the Database Information.

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates written below, the last of which shall be the Agreement Date set forth on the first page hereof.

CLIENT:

HIDDEN EYES, LLC d/b/a ENVERA SYSTEMS:

Signature: _____

Signature: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

EXHIBIT "A" - DESCRIPTION OF SECURITY SYSTEM AND INSTALLATION FEE

Entrance 1 - Passive Video Surveillance

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

Entrance 2 - Passive Video Surveillance

QTY	PRODUCT	INSTALL INVESTMENT
1	Bore Setup	
50	Bore	
100	Trenching & Backfilling	
105	Conduit	
1,000	Wire	
1	NVR iFT 6TB HDD (Extension Kit)	
Entrance 2 - Passive Video Surveillance TOTAL:		\$4,230.87

25% Installation Discount

Valid with 60 Month Agreement

QTY	PRODUCT	INSTALL INVESTMENT
1	Installation Discount	
25% Installation Discount TOTAL:		\$-3,821.73

Utility - Passive Video Surveillance

QTY	PRODUCT	INSTALL INVESTMENT
1	NVR iFT 16 IP Channels 10TB	
2	Outdoor Bullet Camera - 4MP	
1	iBoot Bar	
1	Battery Backup 800VA	
1	Fortigate Router (30E)	
1	Outdoor Enclosure Kit - Small	
1	16' Aluminum 4 X 4 Pole	

QTY	PRODUCT	INSTALL INVESTMENT
45	Trenching & Backfilling	
50	Conduit	
120	Wire	
Utility - Passive Video Surveillance TOTAL:		\$10,096.44

Total Installation Fee: \$21,561.63

50% Installation Fee Due prior to Install of Security System: \$10,780.82

40% Installation Fee Due within 5 days of Envera advising Client that installation of the Security System has begun: \$8,624.65

Remaining Balance of Installation Fee Due within 5 days of Envera advising Client that installation of Security System is complete

EXHIBIT "B" - SCHEDULE OF FEES

Entrance 1 - Passive Video Surveillance

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Video Pulls	\$200.00	\$200.00
1	Service & Maintenance Plan	\$129.27	\$129.27
Entrance 1 - Passive Video Surveillance TOTAL:			\$329.27

Entrance 2 - Passive Video Surveillance

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Service & Maintenance Plan	\$30.61	\$30.61
1	Video Pulls	\$200.00	\$200.00
Entrance 2 - Passive Video Surveillance TOTAL:			\$230.61

Utility - Passive Video Surveillance

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

REPAIR & MAINTENANCE SERVICES: Monthly Service & Maintenance Plan Rates for standard services described in paragraphs 1 and 5 of the Agreement:
ACCEPTED

Total Monthly Service Rates: \$883.53

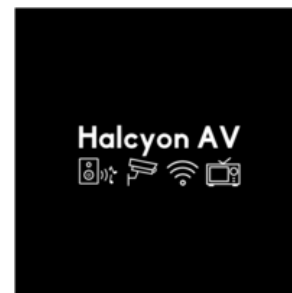
0.00% Sales Tax: \$0.00

Total Monthly Service Rates with Sales Tax: \$883.53

2 Month Pre-Payment Deposit Due: \$1,767.06

SEVENTH ORDER OF BUSINESS

Halcyon AV, LLC
8976 Blaine Meadows Dr.
Jacksonville, FL 32257 US
david.halcyonav@gmail.com
halcyonav.net



Estimate

ADDRESS

John Perry
Tisons Landing
16529 Tisons Bluff Rd
Jacksonville, FL 32218
United States

SHIP TO

John Perry
Tisons Landing
16529 Tisons Bluff Rd
Jacksonville, FL 32218
United States

ESTIMATE # 1117

DATE 04/27/2020

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Atrium hybrid 2-door controller	2 Door remote programmable access control add on board.	3	700.00	2,100.00T
	Access Control Power Supply	Battery back-up, 12/24VDC 2.5 amp power supply.	1	320.00	320.00T
	12V 7AH Battery	Batteries for access control power back up.	5	25.00	125.00T
	Parts	Conduit, wire, hardware, etc.	1	200.00	200.00T
	Labor	Install new access control panels and readers.	16	100.00	1,600.00
	Card Reader	CDVI Card reader.	5	125.00	625.00T
	CDVI Fob	Black, oval, key ring style fob	2,000	2.50	5,000.00T

SUBTOTAL	9,970.00
TAX	585.90
TOTAL	\$10,555.90

Accepted By

Accepted Date

ACCESS CONTROL SYSTEM – UPDATE EXISTING ACCESS CONTROL CATEGORY

TISONS LANDING CDD

16529 TISONS BLUFF RD. 32226

04-28-20

1	MAIN ACCESS CONTROL PANEL	MODEL CDVI ATRIUM A22
2	EXPANSION ACCESS CONTROL PANEL	MODEL CDVI ATRIUM A22
*	POWER SUPPLY WITH FIRE ALARM RELEASE	MODEL EXISTING
*	MAGNETIC DOOR LOCKS	MODEL EXISTING (X1)
*	DOOR RELEASE BUTTONS	MODEL EXISTING (X1)
*	DOOR STRIKE	MODEL EXISTING (X4)
*	PROXIMITY READER	MODEL EXISTING (X5)
*	CARDS REQUIRED	CARD TYPE EXISTING

* ABOVE DESIGN IS TO UPDATE EXISTING HUBMAX ACCESS CONTROL SYSTEM. ALL EXISTING EQUIPMENT IS ASSUMED TO BE IN GOOD WORKING ORDER AND IS TO BE CONNECTED TO NEW CONTROLLERS. ANY DEVICE FOUND TO BE DEFECTIVE WOULD BE AN ADDITIONAL CHARGE TO REPAIR/REPLACE AS NEEDED.

* NFPA72 REQUIRES FIRE ALARM INSTALLATION COMPANY TO PROVIDE A DOOR RELEASE RELAY WITHIN 3' OF ATLANTIC SECURITY'S ACCESS CONTROL POWER SUPPLY.

SUB-TOTAL ACCESS CONTROL INSTALLATION
TAX
TOTAL ACCESS CONTROL INSTALLATION

\$ 4,995.00
\$ EXEMPT
\$ 4,995.00

FL 904-743-8444

ATLANTIC COMPANIES – TERRY HILL

GA 912-264-8679

PURCHASER
LIC. EF0001226

LIC. LU405163

PRINT NAME

DATE
LIC. EF20000570

Dynamic Security Professionals, Inc.
5570 Florida Mining Blvd
Bldg 600 Unit 606
Jacksonville, FL 32257
EF0001108

Tison's Landing
16529 Tison Bluff Road
Jacksonville, FL 32218
RE: Access Control System
Attention: Johnathan Perry

Johnathan,

Thank you for the opportunity to earn your access control business. After visiting the site, I am pleased to submit this proposal for your consideration. If you have any questions, please call me at your convenience. I look forward to hearing from you.

Best Regards,

Isaac "Ike" Hayden
President

Proposed Equipment:

01-Keyscan CA8500 Eight (8) Door Control Processor
01-Keyscan Netcom 2P Network Interface Card
01-Keyscan Dual Input/Output Power Supply
01-Keyscan Octal Relay I/O Board w/ Ribbon Cable
01-Keyscan Aurora Access Control Management Software (WIN 10 Computer provided by customer)
01-Altronix Eight (8) Output 12/24VDC power Supply
01-HES Door Strike Assembly (for gym door to replace maglock)
05-HID Mini Prox Card Readers
03-12 Volt 7 Amp Hour Backup Batteries
02-16VAC 40VA Transformer
01-Ditek Surge Suppression Power Strip
01-Custom Made CAT6 Patch Cable for Connection to Network
400-Keyscan Proximity Access Cards 36 Bit Proprietary
Labor for Installation, Programming and Testing

We will be using all your existing locks (except the gym) and your existing push to release buttons. If we find anything that is defective, we will notify you immediately and a cost to replace the defective part. The quote comes with 400 cards. If you need more, let us know and we will give you a price for the additional cards.

Total Access Control Replacement Investment.....\$14,750.00

EIGHTH ORDER OF BUSINESS



Philips HeartStart OnSite AED Defibrillator Business Package with Slim AED Carry Case, AED Wall Sign, Fast Response Kit and AED Basic Cabinet (M5066A-RO1)

by [HeartStart](#)

★★★★★ 46 ratings | 59 answered questions

Best Deal

Price: **\$1,495.00**

Pay **\$83.06/month for 18 months**, interest-free with your **Amazon Prime Rewards Visa Card**

Item is high value. [Details](#)

Eligible for **amazon smile** donation.

- AED defibrillator designed for ease of use and prompt response
- Step-by-step voice commands and CPR guidance provide real-time guidance
- Easily converts to an AED trainer when you attach training pads (sold separately)
- Slim AED Carry Case accommodates defibrillator and paramedic scissors
- AED ships with: HeartStart OnSite AED Defibrillator, battery, adult SMART pads cartridge, setup and maintenance guides, owner's manual, quick reference guide, date sticker, Slim AED Carry Case,

\$1,495.00

FREE delivery: **Monday**

Order within 20 hrs 13 mins

[Details](#)

Deliver to Johnathan
- Jacksonv... 32258

Extended delivery time: This item is subject to shipping restrictions due to materials in its composition.

Only 16 left in stock - order soon.

Qty: 1

[More Views](#)

Philips HeartStart OnSite Business Package

Email to a Friend

\$1,353.00

1

 Add to Cart

Stop the Bleed®

The Curaplex Stop The Bleed® Kits are designed to provide its user with immediate access to products intended to stop traumatic hemorrhaging. These kits are all vacuum packed and tamper-proofed for easy storage and opening.

-- Please Select --

Emergency Kit Options

Add a first aid kit to complete your emergency preparedness program.

-- Please Select --



⊕ Hover to zoom

Part #: M5066A-R01 with Extras

SPECIAL SALE!

CHAT ONLINE **800-417-5794**

Buy now at

FREE Carry Case!

This AED is **IN STOCK** and ready to ship today!

★★★★★ (9) [Write a Review](#)

Your Price: \$1,398.00

Limited Time, Save \$150. Use Coupon Code: JUNE150*

*Expires 6/30/20 and may not be combined with any other offers or special pricing.

Free 8 oz. bottle of hand sanitizer included with each new AED purchased*

*While supplies last excludes AK/HI/PR/GU

Choose a Carry Case Option: *

Ready-Pack (Spare Pads/Standard Case) [+\$123.00] ▼

Qty

1

NINTH ORDER OF BUSINESS

***Approved Budget
Fiscal Year 2021***

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

June 25, 2020



Tison's Landing

Community Development District

TABLE OF CONTENTS

	Page #
<u>General Fund</u>	
Budget	1 - 2
Narrative	3 - 7
<u>Capital Reserve Fund</u>	
Budget	8
<u>Debt Service Fund - Series 2016</u>	
Budget	9
Amortization Schedule - 2016-1	10
Amortization Schedule - 2016-2	11

Tison's Landing

Community Development District

General Fund

Description	Amended Budget FY 2020	Actual Thru 5/31/2020	Projected Next 4 Months	Total Projected 9/30/2020	Approved Budget FY 2021
<i>Revenues</i>					
Maintenance Assessments - Tax Roll	\$527,464	\$524,862	\$3,946	\$528,808	\$588,517
Clubhouse Income	\$5,000	\$2,671	\$2,000	\$4,671	\$5,000
Interest Income	\$4,000	\$2,054	\$600	\$2,654	\$4,000
Total Revenues	\$536,464	\$529,587	\$6,546	\$536,133	\$597,517
<i>Expenditures</i>					
<i>Administrative</i>					
Supervisor Fees	\$7,000	\$5,000	\$2,000	\$7,000	\$7,000
FICA Taxes	\$536	\$383	\$153	\$536	\$536
Engineering Fees	\$3,000	\$0	\$3,000	\$3,000	\$3,000
Arbitrage Calculation	\$1,200	\$0	\$1,200	\$1,200	\$1,200
Dissemination Agent	\$1,000	\$967	\$33	\$1,000	\$1,000
Trustee Fees	\$3,717	\$3,717	\$0	\$3,717	\$3,725
Assessment Roll Administration	\$2,500	\$2,500	\$0	\$2,500	\$2,500
Attorney Fees	\$15,000	\$10,295	\$4,705	\$15,000	\$15,000
Annual Audit	\$3,465	\$3,465	\$0	\$3,465	\$3,570
Management Fees	\$47,250	\$31,500	\$15,750	\$47,250	\$50,000
Computer Time	\$1,000	\$667	\$333	\$1,000	\$1,000
Telephone	\$100	\$144	\$50	\$194	\$100
Postage	\$1,000	\$511	\$489	\$1,000	\$1,000
Printing & Binding	\$2,000	\$1,304	\$696	\$2,000	\$2,000
Insurance	\$8,911	\$8,911	\$0	\$8,911	\$8,911
Legal Advertising	\$1,000	\$1,432	\$0	\$1,432	\$1,000
Other Current Charges	\$500	\$512	\$240	\$752	\$500
Website Administration	\$1,800	\$1,200	\$600	\$1,800	\$1,800
Office Supplies	\$500	\$81	\$419	\$500	\$500
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Total Administrative	\$101,654	\$72,763	\$29,668	\$102,431	\$104,517
<i>Field</i>					
Insurance	\$11,963	\$11,963	\$0	\$11,963	\$12,193
Field Management & Administration (Vesta)	\$25,650	\$17,100	\$8,550	\$25,650	\$26,612
Amenity Manager (Vesta)	\$86,825	\$57,883	\$28,942	\$86,825	\$90,081
Security Camera Monitoring	\$12,141	\$8,094	\$4,047	\$12,141	\$16,000
Pool Maintenance (Vesta)	\$22,690	\$15,127	\$7,563	\$22,690	\$23,540
Pool Repair	\$3,000	\$1,760	\$1,240	\$3,000	\$3,000
Pool Chemicals (Vesta)	\$8,160	\$5,670	\$2,490	\$8,160	\$8,568
Permit Fees	\$991	\$464	\$527	\$991	\$991
Landscape Maintenance	\$47,400	\$31,600	\$15,800	\$47,400	\$49,100
Landscape Fertilization	\$16,003	\$8,001	\$8,002	\$16,003	\$17,900
Landscape Contingency	\$13,177	\$13,177	\$6,978	\$20,155	\$7,500
Pest Control	\$780	\$520	\$260	\$780	\$780

Tison's Landing

Community Development District

General Fund

Description	Amended Budget FY 2020	Actual Thru 5/31/2020	Projected Next 4 Months	Total Projected 9/30/2020	Approved Budget FY 2021
<u>Field-continued</u>					
Irrigation Maintenance	\$5,625	\$0	\$5,625	\$5,625	\$5,625
Lake Maintenance	\$9,540	\$6,360	\$3,180	\$9,540	\$9,540
Utilities-Electric	\$21,000	\$10,127	\$5,063	\$15,190	\$23,000
Utilities-Water/Sewer/Irrigation	\$30,000	\$21,500	\$8,500	\$30,000	\$30,000
Utilities-Cable	\$3,720	\$2,470	\$1,250	\$3,720	\$3,720
Refuse Service	\$2,900	\$1,949	\$1,020	\$2,969	\$2,900
Repairs and Maintenance	\$40,000	\$7,324	\$32,677	\$40,000	\$40,000
Janitorial Maintenance (Vesta)	\$23,326	\$15,550	\$7,776	\$23,326	\$24,200
Janitorial Supplies (Vesta)	\$3,000	\$2,000	\$1,000	\$3,000	\$3,150
Special Events	\$17,000	\$8,906	\$8,094	\$17,000	\$17,000
Amenity Supplies	\$5,000	\$3,379	\$1,621	\$5,000	\$5,000
Contingency	\$3,919	\$623	\$950	\$1,573	\$2,000
Capital Outlay	\$0	\$0	\$0	\$0	\$5,000
Capital Reserve	\$21,000	\$21,000	\$0	\$21,000	\$65,600
Total Field	\$434,810	\$272,548	\$161,153	\$433,702	\$493,000
Total Expenditures	\$536,464	\$345,311	\$190,822	\$536,133	\$597,517
Excess of revenues over/(under) expenditures	\$0	\$184,276	(\$184,276)	(\$0)	\$0
Net change in fund balance	\$0	\$184,276	(\$184,276)	(\$0)	\$0

Product	Units	FY 2020 Total	FY 2021 O&M		Increase	
			per Unit (gross)	Total	per Unit (gross)	Total
50" SF	186	\$155,975.05	\$935.64	\$174,028.87	\$97.06	\$18,053.83
55' SF	151	\$126,624.90	\$935.64	\$141,281.51	\$97.06	\$14,656.60
60' SF	138	\$115,723.42	\$935.64	\$129,118.20	\$97.06	\$13,394.78
65' SF	205	\$171,907.98	\$935.64	\$191,806.02	\$97.06	\$19,898.04
Total	680					
		\$570,231.35		\$636,234.59		\$66,003.24
		(\$22,809.25)		(\$25,449.38)		(\$2,640.13)
		(\$19,958.10)		(\$22,268.21)		(\$2,310.11)
		\$527,464.00		\$588,517.00		\$61,053.00

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 \$3,859 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

Tison's Landing

Community Development District

General Fund

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.

Capital Outlay

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

Capital Reserve

Funds set aside for future replacements of capital related items.

Tison's Landing

Community Development District

Capital Reserve Fund

Description	Amended Budget FY 2020	Actual Thru 5/31/2020	Projected Next 4 Months	Total Projected 9/30/2020	Approved Budget FY 2021
Revenues					
Carry Forward Surplus	\$143,874	\$143,874	\$0	\$143,874	\$116,038
Interest Income	\$3,000	\$1,784	\$360	\$2,144	\$3,000
Capital Reserve-Transfer In	\$21,000	\$21,000	\$0	\$21,000	\$70,600
Total Revenues	\$167,874	\$166,657	\$360	\$167,017	\$189,638
Expenditures					
Capital Outlay	\$50,000	\$31,394	\$18,606	\$50,000	\$50,000
Miscellaneous	\$800	\$489	\$489	\$979	\$800
Total Revenues	\$50,800	\$31,883	\$19,096	\$50,979	\$50,800
Excess of revenues over/(under) expenditures	\$117,074	\$134,774	(\$18,736)	\$116,038	\$138,838

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 5/31/2020	Projected Next 4 Months	Total Projected 9/30/2020	Approved Budget FY 2021
Revenues					
Carry Forward Surplus ⁽¹⁾	\$95,879	\$105,101	\$0	\$105,101	\$86,468
Special Assessments - On Roll	\$382,996	\$381,105	\$2,866	\$383,971	\$382,996
Interest Income	\$750	\$3,189	\$400	\$3,589	\$3,600
Total Revenues	\$479,625	\$489,395	\$3,266	\$492,661	\$473,064
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	\$61,251	\$0	\$61,251	\$59,501
Principal - 05/01	\$175,000	\$175,000	\$0	\$175,000	\$180,000
Series 2016-2					
Interest - 11/01	\$23,500	\$23,500	\$0	\$23,500	\$22,325
Special Call - 11/01	\$0	\$5,000	\$0	\$5,000	\$0
Interest - 05/01	\$23,500	\$23,383	\$0	\$23,383	\$22,325
Principal - 05/01	\$35,000	\$35,000	\$0	\$35,000	\$40,000
Special Call - 05/01	\$0	\$10,000	\$0	\$10,000	\$0
Total Expenditures	\$379,826	\$404,546	\$0	\$404,546	\$383,651
Excess of revenues over/(under) expenditures	\$99,799	\$84,849	\$3,266	\$88,115	\$89,413
Other Financing Sources and (Uses)					
Interfund Transfer In/(Out)	\$0	(\$1,567)	(\$80)	(\$1,647)	\$0
Total Other Financing Sources and (Uses)	\$0	(\$1,567)	(\$80)	(\$1,647)	\$0
Net change in fund balance	\$99,799	\$83,282	\$3,186	\$86,468	\$89,413

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

Interest 11/1/2021 2016-1	\$ 57,701
Interest 11/1/2021 2016-2	\$ 21,385
Total	\$79,086

Phase I	Assessments	Lot Size					Total Gross
		50'	55	60'	65	Total	
		Units					
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	\$950,000.00	4.700%	\$0.00	\$22,325.00	\$0.00
05/01/21	\$950,000.00	4.700%	\$40,000.00	\$22,325.00	\$84,650.00
11/01/21	\$910,000.00	4.700%	\$0.00	\$21,385.00	\$0.00
05/01/22	\$910,000.00	4.700%	\$40,000.00	\$21,385.00	\$82,770.00
11/01/22	\$870,000.00	4.700%	\$0.00	\$20,445.00	\$0.00
05/01/23	\$870,000.00	4.700%	\$40,000.00	\$20,445.00	\$80,890.00
11/01/23	\$830,000.00	4.700%	\$0.00	\$19,505.00	\$0.00
05/01/24	\$830,000.00	4.700%	\$45,000.00	\$19,505.00	\$84,010.00
11/01/24	\$785,000.00	4.700%	\$0.00	\$18,447.50	\$0.00
05/01/25	\$785,000.00	4.700%	\$45,000.00	\$18,447.50	\$81,895.00
11/01/25	\$740,000.00	4.700%	\$0.00	\$17,390.00	\$0.00
05/01/26	\$740,000.00	4.700%	\$45,000.00	\$17,390.00	\$79,780.00
11/01/26	\$695,000.00	4.700%	\$0.00	\$16,332.50	\$0.00
05/01/27	\$695,000.00	4.700%	\$50,000.00	\$16,332.50	\$82,665.00
11/01/27	\$645,000.00	4.700%	\$0.00	\$15,157.50	\$0.00
05/01/28	\$645,000.00	4.700%	\$50,000.00	\$15,157.50	\$80,315.00
11/01/28	\$595,000.00	4.700%	\$0.00	\$13,982.50	\$0.00
05/01/29	\$595,000.00	4.700%	\$55,000.00	\$13,982.50	\$82,965.00
11/01/29	\$540,000.00	4.700%	\$0.00	\$12,690.00	\$0.00
05/01/30	\$540,000.00	4.700%	\$55,000.00	\$12,690.00	\$80,380.00
11/01/30	\$485,000.00	4.700%	\$0.00	\$11,397.50	\$0.00
05/01/31	\$485,000.00	4.700%	\$60,000.00	\$11,397.50	\$82,795.00
11/01/31	\$425,000.00	4.700%	\$0.00	\$9,987.50	\$0.00
05/01/32	\$425,000.00	4.700%	\$65,000.00	\$9,987.50	\$84,975.00
11/01/32	\$360,000.00	4.700%	\$0.00	\$8,460.00	\$0.00
05/01/33	\$360,000.00	4.700%	\$65,000.00	\$8,460.00	\$81,920.00
11/01/33	\$295,000.00	4.700%	\$0.00	\$6,932.50	\$0.00
05/01/34	\$295,000.00	4.700%	\$70,000.00	\$6,932.50	\$83,865.00
11/01/34	\$225,000.00	4.700%	\$0.00	\$5,287.50	\$0.00
05/01/35	\$225,000.00	4.700%	\$70,000.00	\$5,287.50	\$80,575.00
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			\$950,000.00	\$450,495.00	\$1,400,495.00

A.

RESOLUTION 2020-04

A RESOLUTION APPROVING FINAL BUDGET OF THE TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021

WHEREAS, the District Manager has, prior to the fifteenth (15th) day of June, 2020, submitted to the Board of Supervisors (the "Board") a proposed annual budget (the "Proposed Budget") for the District's next ensuing fiscal year along with an explanatory and complete financial plan for each fund of the District pursuant to the provisions of section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the District's cash receipts and disbursements anticipated, as well as reserves for contingencies for emergency or other unanticipated expenditures, during the ensuing fiscal year; and

WHEREAS, at least sixty (60) days prior to the adoption of this Resolution, the District has submitted a copy of the Proposed Budget to the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set June 25, 2020, as the date for a public hearing on the Proposed Budget, and caused notice of such public hearing to be given by publication pursuant to section 190.008(2)(a), Florida Statutes; and

WHEREAS, section 190.008(2)(a), Florida Statutes, requires that, prior to October 1 of each year, the Board shall adopt by Resolution an annual budget as finally approved by the Board (the "Final Budget") for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

Section 1. Budget

- a. The Board has reviewed the Proposed Budget, copies of which are on file with the office of the District Manager and at the District's Records Office, and hereby adopts the Proposed Budget, together with any amendments thereto approved by the Board, as the Final Budget for the District's Fiscal Year 2020/2021.
- b. The comparative figures contained in the Final Budget, a copy of which is attached hereto as Exhibit "A", may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2019/2020 and/or revised projections for Fiscal Year 2020/2021.

- b. The Final Budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for the Tison's Landing Community Development District for the Fiscal Year Ending September 30, 2021, as adopted by the Board of Supervisors on June 25, 2020."

Section 2. Appropriations

There is hereby appropriated out of the revenues of the District, for the fiscal year beginning October 1, 2020, and ending September 30, 2021, the sum of \$ _____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during FY 2020/2021, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND(S) – SERIES 2016	\$ _____
CAPITAL RESERVE FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. The Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. The Board may authorize an appropriation from the unappropriated balance of any fund.
- c. The Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the authority within a given fund to the transfer any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred, previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Passed and adopted this 25th day of June, 2020.

ATTEST:

**TISON'S LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

B.

RESOLUTION 2020-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Tison's Landing Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Duval County, Florida (the "County"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors ("Board") of the District hereby determines to undertake various operations and maintenance activities described in the District's budget for Fiscal Year 2020-2021 ("Budget"), attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District's Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which special assessments may be placed on the County tax roll and collected by the County Tax Collector ("Uniform Method"); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of certain special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance on all lands located within the District benefitted by the activities and services contained in the Budget; and

WHEREAS, the District desires to levy and collect operation and maintenance special assessments on the all benefitted lands in the amount of each lot's or parcel's portion of the District's Budget; and

WHEREAS, the District desires to collect the debt service assessment and operations and maintenance assessments on certain lots using the Uniform Method ("Uniform Method Property") reflecting their portion of the District's Budget which is also indicated on **Exhibit B**; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the District (the "Assessment Roll") attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify that certain portion of the Assessment Roll attributable to the Uniform Method Property to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, as authorized by Florida law.

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in **Exhibit B**.

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with **Exhibit B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits "A" and "B."** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified. That portion of the District's Assessment Roll that

includes the Uniform Method Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Tison's Landing Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 6. FUTURE ASSESSMENTS AND COLLECTION METHODS. This Resolution shall in no way be interpreted as the sole means by which the District may, in the future, collect assessments. Notwithstanding the above means of collecting assessments on any property, the District may, in future years, collect assessments by any method authorized by law.

SECTION 7. GENERAL AUTHORIZATION. The District's Chairman, Vice Chairman, Secretary, Assistant Secretaries, District Manager, and District Counsel are hereby authorized, upon the adoption of this Resolution, to do all acts and things required of them to effectuate the intent of this Resolution, and all acts and things that may be desirable or consistent with the requirements hereof. The Chairman and Secretary are hereby further authorized to execute any and all documents necessary to effectuate the intent of this Resolution. The Vice Chairman shall be authorized to undertake any action herein authorized to be taken by the Chairman, in the absence or unavailability of the Chairman and any Assistant Secretary shall be authorized to undertake any action herein authorized to be taken by the Secretary, in the absence or unavailability of the Secretary.

SECTION 8. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 9. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Tison's Landing Community Development District.

PASSED AND ADOPTED this 25th day of June, 2020.

ATTEST:

**TISON'S LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: District's Fiscal Year 2020-2021 Budget

Exhibit B: Fiscal Year 2020-2021 Assessment Roll – Uniform Method Property

TENTH ORDER OF BUSINESS

B.

1.



OFFICE OF THE SUPERVISOR OF ELECTIONS

MIKE HOGAN
SUPERVISOR OF ELECTIONS
OFFICE: (904) 630-7757
CELL: (904) 219-8924

105 EAST MONROE STREET
JACKSONVILLE, FLORIDA 32202
FAX (904) 630-2920
E-MAIL: MHOGAN@COJ.NET

May 5, 2020

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

Dear Courtney,

The information you requested on April 21, 2020 appears below:

Tison's Landing Community Development District 1389 Registered Voters

If you have any questions or need additional assistance, please contact Robert Phillips at 904-630-8018 or phillips@coj.net.

Sincerely,

A handwritten signature in black ink that reads "Brenda Byles". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Brenda Byles
Candidate and Records Assistant

2.

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

The Board of Supervisors of the **Tison's Landing Community Development District** will hold their regularly scheduled public meetings for **Fiscal Year 2021** at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tison's Bluff Road, Jacksonville, Florida 32218 as follows:

October 8, 2020
November 5, 2020
January 7, 2021
February 4, 2021
March 4, 2021
April 1, 2021 – FY22 Budget Approval
May 6, 2021
June 24, 2021 – FY 22 Budget Adoption
September 2, 2021

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

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Ernesto Torres
District Manager

C.



TISON'S LANDING

AMENITY MANAGER'S REPORT

Date of report: 06-25-20

Submitted by: Dana Harden

SPECIAL EVENTS UPDATE / No Board action required:

Special events have been limited due to the pandemic. We have purchased some outdoor speakers to be able to play music on the back patio and pool area for resident enjoyment.

We have resumed Bagel Tuesdays with a later start time due to Panera opening later. Residents have enjoyed being able to get out and see their neighbors again!

It was a lot of fun hosting the Cinco de Mayo Taco Tuesday event. Residents were given taco salads and asked to dress up. Winners received Chilli's gift cards. Festive music was enjoyed by all. We had tortilla chips and cheese left over from this event. Therefore, we were able to pass out nachos to residents after a swim the following weekend.

FOOD TRUCKS / No Board action required:

We have been having a Food Trucks come every Friday. The Food Trucks have 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 Fat Mamaz, Delish Kabobs, & Kona Ice.

COMMUNITY GARAGE SALES / No Board action required

Community Garage Sales were scheduled for June 6 but had poor turnout due to weather. So we rescheduled them for June 13. Next community wide garage sale will be held in the fall.

UPCOMING EVENTS UPDATE / No Board action required:

- We have been having a great turnout for Food Truck Friday, so we will continue doing so weekly.
- As long as we are permitted to do so, due to COVID-19, we will be having a back to school event in August with water slides and games for the kids.
- I have begun planning for our Halloween event. It will be a carnival themed fall festival.

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



D.



TISON'S LANDING

FIELD OPERATIONS MANAGER'S REPORT

Date: June 26th, 2020

Submitted by Johnathan Perry

Access Control – Board Action Required

The Access Control for the facility is becoming increasingly difficult to work with and has been glitching lately. We have had issues allowing access to certain residents and reopening the gates at the facility. It is time to upgrade the system for ease of access. This will also allow us to update the resident logs and weed out any unused or unauthorized individuals from the system.

Portable AED – Board Action Required

We have been approached about the access to a portable AED unit on site. The benefits of having this life savings equipment is insurmountable. The AED would allow for trained individuals to potential save a life. The kits come with all necessary equipment and personal will be trained on its use.

Storage Facility – No Board Action Required

The storage facility has been installed. We are awaiting final inspections from the city and it will be at full operational capability once these inspections have been completed.

ADA Ramp – No Board Action Required

The ADA ramp has been completed. Many residents are pleased with its functionality and are commending the board for approving its installation.

ADA Pool Lift – No Board Action Required

The pool lift has been installed and many are using it with no issues. It is functioning as it should.

Landscaping and Turf Management Update – No Board Action Required

LawnBoy and AGrowPro have been working diligently together to ensure our turf and flower rotations are back up to standards within the community. With the recent irrigation issues and the lack of rain during this down time, they have both been able to bounce back quickly. All areas are looking great.

Gym Equipment – No Board Action Required

The treadmills have been inoperable for the past few weeks due to issues with the drive motors and pulleys. A new company (Southeast Fitness Repair) was brought in to diagnose the issues. They were able to figure it out within minutes and have the repairs done as soon as the

parts came in. They subsequently requested to be considered for the preventative maintenance aspect of the gym. They submitted a proposal and came in cheaper than the previous company. Since we were not contractually obligated to Fitness Pro, we were able to switch and save money.

Manager Updates

- Speakers are being installed in the pool area to allow for better ambiance in and around the facility.
- Pools are operational and in working order.
- Trash has been cleaned from around the community
- All common areas are being disinfected regularly.

Storage Facility



ADA Chair



ADA Ramp Before & After



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



TWELFTH ORDER OF BUSINESS

A.

Tison's Landing

Community Development District

Unaudited Financial Statements
as of
May 31, 2020

Board of Supervisors Meeting
June 25, 2020

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

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<u>ASSETS:</u>				
Cash	\$48,490	---	\$4,030	\$52,521
Due From Other Funds	---	\$3,024	---	\$3,024
Investments:				
SBA-Surplus Funds	\$241,954	---	\$130,744	\$372,697
Series 2016-1				
Reserve	---	\$149,251	---	\$149,251
Revenue	---	\$80,210	---	\$80,210
Prepayment	---	\$44	---	\$44
Construction	---	---	\$31,719	\$31,719
Series 2016-2				
Reserve	---	\$42,220	---	\$42,220
Prepayment	---	\$4	---	\$4
Deposits	\$4,202	---	---	\$4,202
TOTAL ASSETS	<u>\$294,646</u>	<u>\$274,752</u>	<u>\$166,493</u>	<u>\$735,892</u>
<u>LIABILITIES:</u>				
Accounts Payable	\$8,706	---	\$0	\$8,706
Due to other Funds	\$3,024	---	---	\$3,024
TOTAL LIABILITIES	<u>\$11,730</u>	<u>\$0</u>	<u>\$0</u>	<u>\$11,730</u>
<u>FUND BALANCES:</u>				
Nonspendable:				
Prepaid items and deposits	\$4,202	---	---	\$4,202
Restricted for:				
Debt service	---	\$274,752	---	\$274,752
Capital Projects	---	---	\$31,719	\$31,719
Assigned for Capital Projects			\$134,774	\$134,774
Unassigned	\$278,714	---	---	\$278,714
TOTAL FUND BALANCES	<u>\$282,916</u>	<u>\$274,752</u>	<u>\$166,493</u>	<u>\$724,162</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$294,646</u>	<u>\$274,752</u>	<u>\$166,493</u>	<u>\$735,892</u>

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

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

DESCRIPTION	AMENDED BUDGET	PRORATED BUDGET THRU 05/31/20	ACTUAL THRU 05/31/20	VARIANCE
<u>REVENUES</u>				
Maintenance Assessments - Tax Roll	\$527,464	\$527,464	\$524,862	(\$2,602)
Clubhouse Income	\$5,000	\$3,333	\$2,671	(\$662)
Interest Income	\$4,000	\$2,667	\$2,054	(\$613)
TOTAL REVENUES	\$536,464	\$533,464	\$529,587	(\$3,877)
<u>EXPENDITURES</u>				
<u>Administrative:</u>				
Supervisor Fees	\$7,000	\$5,000	\$5,000	\$0
FICA Taxes	\$536	\$383	\$383	\$0
Engineering Fees	\$3,000	\$2,000	\$0	\$2,000
Arbitrage Calculation	\$1,200	\$0	\$0	\$0
Dissemination Agent	\$1,000	\$667	\$967	(\$300)
Assessment Roll	\$2,500	\$2,500	\$2,500	\$0
Attorney Fees	\$15,000	\$10,000	\$10,295	(\$295)
Annual Audit	\$3,465	\$3,465	\$3,465	\$0
Trustee Fees	\$3,717	\$3,717	\$3,717	(\$0)
Management Fees	\$47,250	\$31,500	\$31,500	\$0
Computer Time	\$1,000	\$667	\$667	\$0
Telephone	\$100	\$67	\$144	(\$78)
Postage	\$1,000	\$667	\$511	\$156
Printing & Binding	\$2,000	\$1,333	\$1,304	\$29
Insurance	\$8,911	\$8,911	\$8,911	\$0
Legal Advertising	\$1,000	\$667	\$1,432	(\$765)
Other Current Charges	\$500	\$333	\$512	(\$178)
Website Administration	\$1,800	\$1,200	\$1,200	\$0
Office Supplies	\$500	\$333	\$81	\$252
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$101,654	\$73,584	\$72,763	\$821
<u>Field:</u>				
Insurance	\$11,963	\$11,963	\$11,963	\$0
Field Management & Administration (Vesta)	\$25,650	\$17,100	\$17,100	\$0
Amenity Manager (Vesta)	\$86,825	\$57,883	\$57,883	\$0
Security Camera Monitoring (Envera)	\$12,141	\$8,094	\$8,094	\$0
Pool Maintenance (Vesta)	\$22,690	\$15,127	\$15,127	\$0
Pool Repairs	\$3,000	\$2,000	\$1,760	\$240
Pool Chemicals (Vesta)	\$8,160	\$5,440	\$5,670	(\$230)
Permit Fees	\$991	\$464	\$464	\$0
Landscape Maintenance (Lawnboy)	\$47,400	\$31,600	\$31,600	\$0
Landscape Fertilization (Agro Pro)	\$16,003	\$10,669	\$8,001	\$2,667
Landscape Contingency (Lawnboy)	\$13,177	\$13,177	\$13,177	\$0
Pest Control (Turner Pest Control)	\$780	\$520	\$520	\$0
Irrigation Maintenance	\$5,625	\$3,750	\$0	\$3,750
Lake Maintenance (The Lake Doctor)	\$9,540	\$6,360	\$6,360	\$0

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

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

DESCRIPTION	AMENDED BUDGET	PRORATED BUDGET THRU 05/31/20	ACTUAL THRU 05/31/20	VARIANCE
<i>Field: (continued)</i>				
Utilities-Electric (JEA)	\$21,000	\$14,000	\$10,127	\$3,873
Utilities-Water/Sewer/Irrigation (JEA)	\$30,000	\$20,000	\$21,500	(\$1,500)
Utilities-Cable (Comcast)	\$3,720	\$2,480	\$2,470	\$10
Refuse Service (Republic)	\$2,900	\$1,933	\$1,949	(\$16)
Repairs and Maintenance	\$40,000	\$26,667	\$7,324	\$19,343
Janitorial Maintenance (Vesta)	\$23,326	\$15,551	\$15,550	\$1
Janitorial Supplies (Vesta)	\$3,000	\$2,000	\$2,000	\$0
Special Events	\$17,000	\$8,906	\$8,906	\$0
Amenity Supplies	\$5,000	\$3,333	\$3,379	(\$46)
Contingency	\$3,919	\$2,613	\$623	\$1,989
Capital Reserve	\$21,000	\$21,000	\$21,000	\$0
TOTAL FIELD	\$434,810	\$302,630	\$272,548	\$30,082
TOTAL EXPENDITURES	\$536,464	\$376,214	\$345,311	\$30,903
Excess (deficiency) of revenues over (under) expenditures	\$0	\$157,250	\$184,276	\$27,026
Net change in fund balance	\$0	\$157,250	\$184,276	\$27,026
FUND BALANCE - Beginning	\$0		\$98,640	
FUND BALANCE - Ending	\$0		\$282,916	

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

DESCRIPTION	AMENDED BUDGET	PRORATED BUDGET THRU 05/31/20	ACTUAL THRU 05/31/20	VARIANCE
<u>REVENUES</u>				
Interest Income	\$3,000	\$2,000	\$1,784	(\$216)
Capital Reserve-Transfer In	\$21,000	\$21,000	\$21,000	\$0
TOTAL REVENUES	\$24,000	\$23,000	\$22,784	(\$216)
<u>EXPENDITURES</u>				
Capital Outlay	\$50,000	\$33,333	\$31,394	\$1,939
Miscellaneous Services	\$800	\$533	\$489	\$44
TOTAL EXPENDITURES	\$50,800	\$33,867	\$31,883	\$1,983
Excess (deficiency) of revenues over (under) expenditures	(\$26,800)	(\$10,867)	(\$9,100)	\$1,767
Net change in fund balance	(\$26,800)	(\$10,867)	(\$9,100)	\$1,767
FUND BALANCE - Beginning	\$143,874		\$143,874	
FUND BALANCE - Ending	\$117,074		\$134,774	

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 May 31, 2020

DESCRIPTION	AMENDED BUDGET	PRORATED BUDGET THRU 05/31/20	ACTUAL THRU 05/31/20	VARIANCE
<u>REVENUES</u>				
Special Assessments - On Roll	\$382,996	\$382,996	\$381,105	(\$1,891)
Interest Income	\$750	\$500	\$3,189	\$2,689
TOTAL REVENUES	\$383,746	\$383,496	\$384,294	\$798
<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	\$61,413	\$61,251	\$162
Principal - 05/01	\$175,000	\$175,000	\$175,000	\$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	\$23,500	\$23,383	\$118
Principal - 05/01	\$35,000	\$35,000	\$35,000	\$0
Special Call - 05/01	\$0	\$0	\$10,000	(\$10,000)
TOTAL EXPENDITURES	\$379,826	\$379,826	\$404,546	(\$24,720)
Excess (deficiency) of revenues over (under) expenditures	\$3,920	\$3,670	(\$20,252)	(\$23,922)
<u>Other Financing Sources/(Uses)</u>				
Interfund Transfer In / (Out)	\$0	\$0	(\$1,567)	(\$1,567)
Total Other Financing Sources/(Uses)	\$0	\$0	(\$1,567)	(\$1,567)
Net change in fund balance	\$3,920	\$3,670	(\$21,819)	(\$25,489)
FUND BALANCE - Beginning	\$95,879		\$296,571	
FUND BALANCE - Ending	\$99,799		\$274,752	

**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)	(\$175,000.00)
Current Bonds Outstanding		\$3,815,000.00
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)	(\$35,000.00)
	May 1, 2020 (Special Call)	(\$10,000.00)
Current Bonds Outstanding		\$950,000.00
Total Current Bonds Outstanding		\$4,765,000.00

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND - SERIES 2016
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended May 31, 2020

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 05/31/20</u>	<u>ACTUAL THRU 05/31/20</u>	<u>VARIANCE</u>
<u>REVENUES</u>				
Interest Income	\$0	\$0	\$251	\$251
TOTAL REVENUES	<u>\$0</u>	<u>\$0</u>	<u>\$251</u>	<u>\$251</u>
<u>EXPENDITURES</u>				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$0</u>	<u>\$0</u>	<u>\$251</u>	<u>\$251</u>
<u>Other Financing Sources/(Uses)</u>				
Interfund Transfer In / (Out)	\$0	\$0	\$1,567	\$1,567
Total Other Financing Sources/(Uses)	<u>\$0</u>	<u>\$0</u>	<u>\$1,567</u>	<u>\$1,567</u>
Net change in fund balance	<u>\$0</u>	<u><u>\$0</u></u>	<u>\$1,818</u>	<u><u>\$1,818</u></u>
FUND BALANCE - Beginning	<u>\$0</u>		<u>\$29,902</u>	
FUND BALANCE - Ending	<u><u>\$0</u></u>		<u><u>\$31,719</u></u>	

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

	OCT 2019	NOV 2019	DEC 2019	JAN 2020	FEB 2020	MAR 2020	APR 2020	MAY 2020	JUN 2020	JUL 2020	AUG 2020	SEP 2020	TOTAL
<i>Revenues</i>													
Maintenance Assessments - Tax Roll	\$0	\$13,780	\$499,128	\$7,092	\$699	\$1,855	\$1,586	\$723	\$0	\$0	\$0	\$0	\$524,862
Clubhouse Income	\$0	\$54	\$0	\$1,550	\$507	(\$200)	\$760	\$0	\$0	\$0	\$0	\$0	\$2,671
Interest Income	\$79	\$24	\$298	\$529	\$449	\$329	\$176	\$170	\$0	\$0	\$0	\$0	\$2,054
<i>Total Revenues</i>	\$79	\$13,857	\$499,426	\$9,171	\$1,655	\$1,984	\$2,522	\$893	\$0	\$0	\$0	\$0	\$529,587
Supervisor Fees	\$1,000	\$0	\$1,000	\$1,000	\$0	\$1,000	\$1,000	\$0	\$0	\$0	\$0	\$0	\$5,000
FICA Taxes	\$77	\$0	\$77	\$77	\$0	\$77	\$77	\$0	\$0	\$0	\$0	\$0	\$383
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	\$83	\$83	\$0	\$0	\$0	\$0	\$967
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	\$2,145	\$1,843	\$0	\$0	\$0	\$0	\$0	\$10,295
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	\$3,938	\$3,938	\$0	\$0	\$0	\$0	\$31,500
Computer Time	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$667
Telephone	\$0	\$42	\$0	\$0	\$30	\$0	\$73	\$0	\$0	\$0	\$0	\$0	\$144
Postage	\$13	\$157	\$10	\$44	\$134	\$17	\$136	\$0	\$0	\$0	\$0	\$0	\$511
Printing & Binding	\$443	\$14	\$6	\$101	\$270	\$282	\$0	\$188	\$0	\$0	\$0	\$0	\$1,304
Insurance	\$8,811	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,911
Legal Advertising	\$0	\$0	\$166	\$97	\$80	\$0	\$120	\$969	\$0	\$0	\$0	\$0	\$1,432
Other Current Charges	\$69	\$72	\$83	\$23	\$59	\$65	\$69	\$71	\$0	\$0	\$0	\$0	\$512
Website Administration	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$0	\$0	\$0	\$0	\$1,200
Office Supplies	\$20	\$0	\$0	\$20	\$6	\$18	\$0	\$18	\$0	\$0	\$0	\$0	\$81
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	\$7,957	\$7,572	\$5,500	\$0	\$0	\$0	\$0	\$72,763

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	\$2,138	\$2,138	\$0	\$0	\$0	\$0	\$17,100
Amenity Manager (Vesta)	\$7,235	\$7,235	\$7,235	\$7,235	\$7,235	\$7,235	\$7,235	\$7,235	\$0	\$0	\$0	\$0	\$57,883
Security Camera Monitoring (Envera)	\$2,023	\$0	\$3,035	\$0	\$0	\$3,035	\$0	\$0	\$0	\$0	\$0	\$0	\$8,094
Pool Maintenance (Vesta)	\$1,891	\$1,891	\$1,891	\$1,891	\$1,891	\$1,891	\$1,891	\$1,891	\$0	\$0	\$0	\$0	\$15,127
Pool Chemicals (Vesta)	\$680	\$910	\$680	\$680	\$680	\$680	\$680	\$680	\$0	\$0	\$0	\$0	\$5,670
Permit Fees	\$363	\$0	\$101	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$464
Landscape Maintenance (Lawnboy)	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$0	\$0	\$0	\$0	\$31,600
Landscape Fertilization (Agro Pro)	\$1,017	\$1,017	\$0	\$0	\$1,492	\$1,492	\$1,492	\$1,492	\$0	\$0	\$0	\$0	\$8,001
Landscape Contingency (Lawnboy)	\$385	\$2,267	\$0	\$275	\$0	\$10,250	\$0	\$0	\$0	\$0	\$0	\$0	\$13,177
Pest Control (Turner Pest Constrol)	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$0	\$0	\$0	\$0	\$520
Irrigation Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lake Maintenance (The Lake Doctor)	\$795	\$795	\$795	\$795	\$795	\$795	\$795	\$795	\$0	\$0	\$0	\$0	\$6,360
Utilities-Electric (JEA)	\$1,471	\$1,382	\$1,381	\$1,293	\$1,111	\$1,200	\$1,219	\$1,069	\$0	\$0	\$0	\$0	\$10,127
Utilities-Water/Sewer/Irrigation (JEA)	\$2,713	\$1,669	\$1,733	\$1,714	\$1,528	\$2,346	\$4,652	\$5,145	\$0	\$0	\$0	\$0	\$21,500
Utilities-Cable (Comcast)	\$304	\$304	\$304	\$310	\$310	\$310	\$310	\$320	\$0	\$0	\$0	\$0	\$2,470
Refuse Service (Republic)	\$194	\$354	\$230	\$230	\$230	\$229	\$227	\$254	\$0	\$0	\$0	\$0	\$1,949
Repairs and Maintenance	\$3,930	\$509	\$0	\$285	\$0	\$0	\$2,540	\$60	\$0	\$0	\$0	\$0	\$7,324
Janitorial Maintenance (Vesta)	\$1,944	\$1,944	\$1,944	\$1,944	\$1,944	\$1,944	\$1,944	\$1,944	\$0	\$0	\$0	\$0	\$15,550
Janitorial Supplies (Vesta)	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$0	\$0	\$0	\$0	\$2,000
Special Events	\$1,137	\$1,434	\$1,257	\$283	\$2,582	\$0	\$2,213	\$0	\$0	\$0	\$0	\$0	\$8,906
Amenity Supplies	\$0	\$1,611	\$94	\$715	\$0	\$0	\$959	\$0	\$0	\$0	\$0	\$0	\$3,379
Contingency	\$459	\$31	\$49	\$46	\$13	\$0	\$0	\$25	\$0	\$0	\$0	\$0	\$623
Capital Outlay	\$0	\$0	\$25,000	\$0	\$0	\$0	\$0	(\$25,000)	\$0	\$0	\$0	\$0	\$0
Capital Reserve	\$0	\$0	\$65,600	\$0	\$0	\$0	\$0	(\$44,600)	\$0	\$0	\$0	\$0	\$21,000
Total Field Expenditures	\$44,908	\$29,756	\$117,733	\$24,098	\$26,212	\$37,810	\$32,559	(\$42,288)	\$0	\$0	\$0	\$0	\$270,788
Total Expenditures	\$67,782	\$34,895	\$124,319	\$35,901	\$31,545	\$45,767	\$40,131	(\$36,788)	\$0	\$0	\$0	\$0	\$343,551

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

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

Opening Balance in Construction Account		\$547,212.92
Source of Funds:		
Interest Earned		\$2,682.90
Interfund Transfer		(\$1,817.92)
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 May 31, 2020</u>		<u>\$31,719.24</u>

2. Funds Available For Construction at May 31, 2020

Book Balance of Construction Fund at May 31, 2020	\$31,719.24
Construction Funds available at May 31, 2020	<u>\$31,719.24</u>

3. Investments - US Bank

May 31, 2020	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.10%		\$31,719.24	\$31,719.24
				Contracts Payable	\$0.00
				Balance at May 31, 2020	<u>\$31,719.24</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
04/06/20	3/14-3/31/20	\$1,576.82	\$0.00	\$31.54	\$23.65	\$1,521.63	\$881.54	\$640.09	\$1,521.63
04/20/20	4/1-4/15/20	\$1,259.84	\$0.00	\$25.20	\$18.90	\$1,215.74	\$704.33	\$511.41	\$1,215.74
05/07/20	4/16-4/30/20	\$1,256.22	(\$37.69)	\$25.88	\$19.41	\$1,248.62	\$723.37	\$525.25	\$1,248.62
TOTAL		\$977,467.08	\$38,640.66	\$18,776.51	\$14,082.37	\$905,967.54	\$524,862.46	\$381,105.08	\$905,967.54

Assessed on Roll:

	GROSS AMOUNT		ASSESSMENTS		AMOUNT
	ASSESSED	PERCENTAGE	COLLECTED	TRANSFERRED	TO BE TFR.
O & M	\$570,231.35	57.93%	\$524,861.28	(\$524,861.28)	\$0.00
DEBT SERVICE	\$414,049.86	42.07%	\$381,105.08	(\$378,081.12)	\$3,023.96
TOTAL	\$984,281.21	100.00%	\$905,966.36	(\$902,942.40)	\$3,023.96

YTD GROSS COLLECTED	99.31%
YTD GROSS OUTSTANDING	\$6,814.13

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:		\$3,023.96

C.

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

June 25, 2020

<u>Date</u>	<u>Check Numbers</u>	<u>Amount</u>
General Fund		
04/02/20	2532-2536	\$20,474.14
04/08/20	2537-2538	\$7,817.02
04/20/20	2539-2546	\$2,094.21
04/28/20	2547	\$1,958.47
05/04/20	2548-2553	\$4,409.91
05/15/20	2553 voided check	(\$135.00)
05/07/20	2554-2556	\$20,849.70
05/13/20	2557	\$4,305.86
05/15/20	2558	\$135.00
05/20/20	2559-2563	\$8,977.98
05/28/20	2564-2567	\$3,678.37
	total	\$74,565.66
Capital Reserve		
05/06/20	22	\$930.00
05/22/20	23	\$785.00
	total	\$1,715.00
Total		<u><u>\$76,280.66</u></u>

*Wells Fargo statement provided upon request

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/02/20	00161	3/31/20 12884	202003 320-57200-46203		*	1,491.65	
		MAR 20-	COMM TURF/ORNAM	AGROWPRO INC.			1,491.65 002532
4/02/20	00125	3/27/20 6	202003 310-51300-31200		*	100.00	
		SERIES 2016	AMORT SCHEDU	DISCLOSURE SERVICES, LLC			100.00 002533
4/02/20	00052	4/01/20 7057	202003 320-57200-46200		*	3,950.00	
		MAR 20-	LAWN MAINT	LAWNBOY LAWN SERVICES, INC.			3,950.00 002534
4/02/20	00137	4/01/20 497251	202004 320-57200-46800		*	795.00	
		APR 20-	WATER MGMT	THE LAKE DOCTORS, INC.			795.00 002535
4/02/20	00157	4/01/20 368008	202004 320-57200-45105		*	7,235.41	
		APR 20-	AMENITY/FIELD		*	1,890.83	
		4/01/20 368008	202004 320-57200-46400		*	680.00	
		APR 20-	POOL MAINT		*	2,137.50	
		4/01/20 368008	202004 320-57200-46500		*	1,943.75	
		APR 20-	POOL CHEMICALS		*	250.00	
		4/01/20 368008	202004 320-57200-34400		*		
		APR 20-	FACILITY/COMM GROU		*		
		4/01/20 368008	202004 320-57200-46601		*		
		APR 20-	JANITORIAL SV		*		
		4/01/20 368008	202004 320-57200-46602		*		
		APR 20-	JANITORIAL SUPPLIE	VESTA PROPERTY SERVICE INC.			14,137.49 002536
4/08/20	00004	4/01/20 399	202004 310-51300-34000		*	3,937.50	
		APR 20-	MGMT FEES		*	83.33	
		4/01/20 399	202004 310-51300-35100		*	83.33	
		APR 20-	COMPUTER TIME		*	136.15	
		4/01/20 399	202004 310-51300-31200		*	4.20	
		APR 20-	DISSEMINATION		*	72.86	
		4/01/20 399	202004 310-51300-42000		*		
		APR 20-	POSTAGE		*		
		4/01/20 399	202004 310-51300-42500		*		
		APR 20-	COPIES		*		
		4/01/20 399	202004 310-51300-41000		*		
		APR 20-	PHONE	GOVERNMENTAL MANagements SERVICES			4,317.37 002537
4/08/20	00015	3/27/20 89708215	202003 320-57200-43000		*	1,153.31	
		ELECTRIC 2/25-3/22/20					

TISO TISON TCESSNA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		3/27/20	89708215 202003 320-57200-43100	IRRIGATION 2/25-3/22/20	*	1,985.58	
		3/27/20	89708215 202003 320-57200-43100	SEWER 2/25-3/22/20	*	253.72	
		3/27/20	89708215 202003 320-57200-43100	WATER 2/25-3/22/20	*	107.04	
			JEA				3,499.65 002538
4/20/20	00101	4/08/20	22227 202004 320-57200-46000	APR 20 PREV MAINT FITN EQ	*	175.00	
			ALLWAYS IMPROVING LLC				175.00 002539
4/20/20	00166	4/16/20	04162020 202004 300-36900-10000	REFUND FOR RENTAL	*	145.00	
			NORA BACON				145.00 002540
4/20/20	00165	4/16/20	04162020 202004 300-36900-10000	REFUND FOR RENTAL	*	135.00	
			DARLENE BARBER				135.00 002541
4/20/20	00030	3/25/20	84957412 202004 320-57200-41050	TV/INTERNET 4/4-5/3/20	*	309.76	
			COMCAST				309.76 002542
4/20/20	00012	4/09/20	20-02465 202004 310-51300-48000	NOTICE OF MEETING	*	120.13	
			DAILY RECORD				120.13 002543
4/20/20	00140	4/01/20	2502 202004 310-51300-49500	APR 20- MO HOSTING/MAINT	*	150.00	
			UNICORN WEB DEVELOPMENT, LLC				150.00 002544
4/20/20	00157	3/31/20	368351 202003 320-57200-52000	FUEL FOR BLOWER	*	5.13	
		3/31/20	368351 202003 320-57200-52000	KEY LOCK BOX	*	19.99	
		3/31/20	368351 202003 320-57200-52000	GATE LOCK KEY	*	21.19	
		3/31/20	368351 202003 320-57200-46000	PAINT FOR CURBS	*	39.55	
		3/31/20	368351 202003 320-57200-52000	GATE LATCH AND KEYS	*	88.76	
		3/31/20	368351 202003 320-57200-52000	SURFACE CLEANER	*	352.35	
		3/31/20	368351 202003 320-57200-52000	LEAF BLOW/WATER H/GAS CAN	*	407.35	
			VESTA PROPERTY SERVICE INC.				934.32 002545
			TISO TISON	TCESSNA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/20/20	00167	4/16/20 04162020	202004 300-36900-10000	REFUND FOR RENTAL	*	125.00	
				ANGELA YELDER			125.00 002546
4/28/20	00152	4/03/20 44846100	202003 320-57200-49400	BAGLES	*	50.93	
		4/03/20 44846100	202003 320-57200-49400	EASTER BASKET SUPPLIES	*	854.00	
		4/03/20 44846100	202003 320-57200-49400	COFFEE SUPPLIES	*	39.68	
		4/03/20 44846100	202003 320-57200-46000	PRESURE WASHER	*	622.97	
		4/03/20 44846100	202003 320-57200-49400	DONUT DASH GIVEAWAY	*	146.25	
		4/03/20 44846100	202003 320-57200-49400	ICECREAM COMMUNITY	*	244.64	
				WELLS FARGO CREDIT CARD (AUTO PAY)			1,958.47 002547
5/04/20	00161	4/30/20 12953	202004 320-57200-46203	APR 20- COMM TURF/ORNAMEN	*	1,491.65	
				AGROWPRO INC.			1,491.65 002548
5/04/20	00081	3/31/20 161868	202003 310-51300-31500	LEGAL SV THRU 3/31/20	*	2,145.00	
				BILLING, COCHRAN, LYLES, MAURO & RAMSE			2,145.00 002549
5/04/20	00030	4/25/20 84957412	202005 320-57200-41050	TV/INTERNET 5/4-6/3/20	*	319.58	
				COMCAST			319.58 002550
5/04/20	00077	4/16/20 0687-001	202005 320-57200-43200	PICK UP 5/1-5/31/20	*	253.68	
				REPUBLIC SERVICES #687			253.68 002551
5/04/20	00134	4/29/20 6543325	202004 320-57200-46202	PEST CONTR 4/29/20	*	65.00	
				TURNER PEST CONTROL			65.00 002552
5/04/20	00168	4/30/20 04302020	202004 300-36900-10000	REFUND RENTAL	*	135.00	
				EDDIE GREEN			135.00 002553
5/15/20	00168	4/30/20 04302020	202004 300-36900-10000	REFUND RENTAL	V	135.00-	
				EDDIE GREEN			135.00-002553
				TISO TISON			
				TCESSNA			

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	6/05/20	PAGE	4
*** CHECK DATES 04/01/2020 - 05/31/2020 ***														
TISIONS LANDING GF														
BANK A TISON LANDING														
CHECK DATE	VEND#	.....INVOICE.....		...EXPENSED TO...			VENDOR NAME		STATUS	AMOUNT	.....CHECK.....		
		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS			AMOUNT		#	
5/07/20	00015	4/28/20	89708215	202004	320	57200	43000		*		1,265.37			
			ELECTRIC	3/22	4/26/20									
		4/28/20	89708215	202004	320	57200	43100		*		4,376.06			
			IRRIGATION	3/25	4/26/20									
		4/28/20	89708215	202004	320	57200	43100		*		187.90			
			SEWER	3/25	4/26/20									
		4/28/20	89708215	202004	320	57200	43100		*		87.88			
			WATER	3/25	4/26/20									
JEA											5,917.21	002554		
5/07/20	00137	5/01/20	503600	202005	320	57200	46800		*		795.00			
			MAY 20-	WATER	MGMT									
THE LAKE DOCTORS, INC.											795.00	002555		
5/07/20	00157	5/02/20	369315	202005	320	57200	45105		*		7,235.41			
			MAY 20-	AMENITY/FIELD										
		5/02/20	369315	202005	320	57200	46400		*		1,890.83			
			MAY 20-	POOL MAINT										
		5/02/20	369315	202005	320	57200	46500		*		680.00			
			MAY 20-	POOL CHEMICALS										
		5/02/20	369315	202005	320	57200	34400		*		2,137.50			
			MAY 20-	FACILITY/COMM GRO										
		5/02/20	369315	202005	320	57200	46601		*		1,943.75			
			MAY 20-	JANITORIAL SV										
		5/02/20	369315	202005	320	57200	46602		*		250.00			
			MAY 20-	JANITORIAL SUPPLY										
VESTA PROPERTY SERVICE INC.											14,137.49	002556		
5/13/20	00004	5/01/20	400	202005	310	51300	34000		*		3,937.50			
			MAY 20-	MGMT FEE										
		5/01/20	400	202005	310	51300	35100		*		83.33			
			MAY 20-	INFORMATION TECHN										
		5/01/20	400	202005	310	51300	31200		*		83.33			
			MAY 20-	DISSEMINATION										
		5/01/20	400	202005	310	51300	51000		*		17.50			
			MAY 20-	OFFICE SUPPLIES										
		5/01/20	400	202005	310	51300	42500		*		184.20			
			MAY 20-	COPIES										
GOVERNMENTAL MANAGERMENTS SERVICES											4,305.86	002557		
5/15/20	00168	4/30/20	04302020	202004	300	36900	10000		*		135.00			
			REFUND RENTAL											
EDDIE GREEN											135.00	002558		
5/20/20	00012	5/18/20	20-02955	202005	310	51300	48000		*		76.25			
			NOTICE QUALIF PERIOD											
DAILY RECORD											76.25	002559		

TISO TISON							TCESSNA							

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/20/20	00156	5/01/20 690486	202006 320-57200-34502	VIDOE MONIT 6/1-8/31/20	*	3,035.13	
			ENVERA				3,035.13 002560
5/20/20	00052	5/04/20 7089	202004 320-57200-46200	APR 20- LANDSCAPE MAINT	*	3,950.00	
			LAWNBOY LAWN SERVICES, INC.				3,950.00 002561
5/20/20	00140	5/01/20 2512	202005 310-51300-49500	MAY 20- HOSTING/MAINT	*	150.00	
			UNICORN WEB DEVELOPMENT, LLC				150.00 002562
5/20/20	00157	4/30/20 369490	202004 320-57200-52000	ANCHORS FOR BENCHES	*	24.61	
		4/30/20 369490	202004 320-57200-52000	LOCKS FOR COFFINS	*	39.99	
		4/30/20 369490	202004 320-57200-46000	REPAIR POOL	*	1,702.00	
			VESTA PROPERTY SERVICE INC.				1,766.60 002563
5/28/20	00081	4/30/20 162294	202004 310-51300-31500	LEGAL SV THRU 4/30/20	*	1,842.50	
			BILLING, COCHRAN, LYLES, MAURO & RAMSE				1,842.50 002564
5/28/20	00012	5/26/20 20-03070	202005 310-51300-48000	VIRTUAL PH	*	893.00	
			DAILY RECORD				893.00 002565
5/28/20	00134	5/21/20 6618144	202005 320-57200-46202	COMMERCIAL PEST 5/21/20	*	65.00	
			TURNER PEST CONTROL				65.00 002566
5/28/20	00152	5/03/20 44846100	202004 320-57200-49400	EASTER BASKET GIVE AWAY	*	52.00	
		5/03/20 44846100	202004 320-57200-49400	EASTER BASKET SUPPLIES	*	78.50	
		5/03/20 44846100	202004 320-57200-49400	EASTER BASKET SUPPLIES	*	100.22	
		5/03/20 44846100	202004 320-57200-49400	BAGELS	*	320.65	
		5/03/20 44846100	202004 320-57200-49400	CINCO DE MAYO FOOD SUPPL	*	118.28	
		5/03/20 44846100	202004 320-57200-49400	CINCO DE MAYO FOOD SUPPL	*	208.22	
			WELLS FARGO CREDIT CARD (AUTO PAY)				877.87 002567
TOTAL FOR BANK A						74,565.66	
TISO TISON				TCESSNA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
TOTAL FOR REGISTER						74,565.66	

TISO TISON

TCESSNA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/06/20	00015	5/05/20 105637	202004 600-53800-60000	ADA CHAIR	*	930.00	
				ALL WEATHER CONTRACTORS, INC.			930.00 000022
5/22/20	00015	5/21/20 106251	202005 600-53800-60000	ADD CONCRETE ADA LIFT	*	785.00	
				ALL WEATHER CONTRACTORS, INC.			785.00 000023
TOTAL FOR BANK C						1,715.00	
TOTAL FOR REGISTER						1,715.00	

TISO TISON

TCESSNA

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	ENCLOSED
12884	03/31/2020	\$1,491.65	04/30/2020	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

DUE 04/30/2020

\$1,491.65

Print or save

Powered by QuickBooks

AgrowPro Inc

1339 Kavie Ct Green Cove Springs, FL 32043 US

904-449-1299

info@agrowpro.com

agrowpro.com

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



© Intuit, Inc. All rights reserved.

[Privacy](#) | [Security](#) | [Terms of Service](#)

1005 Bradford Way
Kingston, TN 37763

Date	Invoice #
3/27/2020	6

Bill To
Tison's Landing CDD c/o GMS

Terms	Due Date
Net 30	4/26/2020

Description	Amount
Amortization Schedule Series 2016A-2 5-1-20 Prepay \$10,000	100.00
Total	\$100.00
Payments/Credits	\$0.00
Balance Due	\$100.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

LawnBoy Lawn Services

PO Box 551203

Jacksonville, FL 32255

Invoice

Date	Invoice #
4/1/2020	7057

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	5/1/2020	CC Duval Property, ...
Item	Description	Rate	Serviced	Amount
Maintenance	Installment for monthly services-March 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



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

INVOICE

Invoice #	497251
Account #	724857
Invoice Date	4/1/2020
Due Date	4/11/2020
Rep	MAS

Bill To
TISONS LANDING COMMUNITY DVLP VESTA PROPERTY SERVICES 145 SOUTH DURBIN PARKWAY SAINT JOHNS, FLORIDA 32259

Invoice Questions: Lakes@lakedoctors.com Payment Questions: Payments@lakedoctors.com
--

Purchase Order Number	Terms	Invoice Date Reflects Month of Service Provided
	NET 10 DAYS	
Item	Description	Amount
	Monthly Water Management Service	795.00
Customer Total Balance		\$795.00
Please confirm your bank bill payer amount 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
TISONS LANDING COMMUNITY DVLP VESTA PROPERTY SERVICES 145 SOUTH DURBIN PARKWAY SAINT JOHNS, FLORIDA 32259

Amount Enclosed

Invoice #	497251
Account #	724857
Date	4/1/2020

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 _____



Invoice

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

Invoice # 368008
Date 4/1/2020

Terms
Due Date
Memo April 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	1	7,235.41	7,235.41
Pool Maintenance, chemicals and supplies	1	2,570.83	2,570.83
Facility and common grounds maintenance	1	2,137.50	2,137.50
Janitorial services and supplies	1	2,193.75	2,193.75

Total \$14,137.49

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

Invoice

Invoice #: 399
Invoice Date: 4/1/20
Due Date: 4/1/20
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - April 2020		3,937.50	3,937.50
Information Technology - April 2020		83.33	83.33
Dissemination Agent Services - April 2020		83.33	83.33
Postage		136.15	136.15
Copies		4.20	4.20
Telephone		72.86	72.86
Total			\$4,317.37
Payments/Credits			\$0.00
Balance Due			\$4,317.37



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

Page 1 of 5

Customer Name: TISONS LANDING CDD

Account #: 8970821539

Cycle: 04

Bill Date: 03/27/20

Electric \$ 1,153.31
Irrigation 1,985.58
Sewer 253.72
Water 107.04

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

Total New Charges: \$ 3,499.65



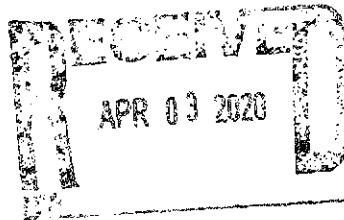
Please pay \$3,499.65 by 04/20/20 to avoid 1.5% late payment fee and service disconnections.



JEA has suspended service disconnections until further notice in response to the COVID-19 pandemic. Please pay your bill by the due date if possible, to avoid accumulating a large balance. Late fees will apply to unpaid balances.



By turning off the faucet, following irrigation restrictions and checking for leaks, you can help preserve our most valuable natural resource.



A late payment fee will be assessed for unpaid balance.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$2,639.15	-\$2,639.15	\$0.00	\$3,499.65	\$3,499.65

**WE APPRECIATE
YOUR BUSINESS**

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

Additional information on reverse side. →



☐ Add \$_____ to my monthly bill: \$_____ for Neighbor to Neighbor and/or \$_____ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

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

Acct#: 8970821539		Bill Date: 03/27/20		Please pay by 04/20/20 to avoid 1.5% Late Payment Fee.		
Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay	TOTAL AMOUNT PAID	
\$2,639.15	-\$2,639.15	\$0.00	\$3,499.65	\$3,499.65		

0000068

I=10010000



68 2 SP 0.650
TISONS LANDING CDD
5385 N NOB HILL RD
SUNRISE FL 33351-4761



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

52408970821539000000000004000349965010100000000400018

0002 285558/3649023 0000038 1 I=1001000000



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

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

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

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

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

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

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

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

Pay by Mail: Please write your account number on your check or money order. Please include the payment stub with your payment and mail to: P.O. Box 45047, Jacksonville, FL 32232-5047. Make checks payable to JEA.

Pay in Person: JEA payments are accepted at the JEA Downtown Customer Center, Winn-Dixie stores, Duval County Tax Collector offices and over 140 JEA authorized payment only locations. Find locations at jea.com/paymentlocations. Be sure to take a copy of your JEA bill when you go. The JEA Downtown Customer Center, 421 W. Church Street, is open 7:30 a.m.–5:30 p.m. Monday through Friday except holidays. Closed Saturday.

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

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

Need Help Paying Your Bill? United Way maintains a computerized database of programs that may be able to assist you in paying your utility bill. For assistance with your utility bill, dial 2-1-1 or 632-0800.

STATEMENT INFORMATION

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

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

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

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

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

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

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

Environmental Charge provides funding for environmental and regulatory programs.

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

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

kgal: 1,000 gallons

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

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

ADDRESS CORRECTION

Account #

Tel:

Address:

City:

State:

Zip Code:

E-mail:



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

SERVICE DETAILS

Account Name:	Account #:	Bill Date:	Cycle:
TISONS LANDING CDD	8970821539	03/27/20	04

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:			
15635 TISONS BLUFF RD	I	136.85	Irrigation 1 - Commercial	02/25/20 - 03/22/20	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	4498	28000 GAL	26	Regular	
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		Environmental Charge						
		City of Jacksonville Franchise Fee						
15681 TISONS BLUFF RD	I	159.15	Irrigation 1 - Commercial	02/25/20 - 03/25/20	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	3388	33000 GAL	29	Regular	
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		Environmental Charge						
		City of Jacksonville Franchise Fee						
16123 TISONS BLUFF RD	I	87.79	Irrigation 1 - Commercial	02/25/20 - 03/25/20	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	504	17000 GAL	29	Regular	
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		Environmental Charge						
		City of Jacksonville Franchise Fee						
16151 DOWING CREEK DR	I	96.71	Irrigation 1 - Commercial	02/25/20 - 03/25/20	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	1190	19000 GAL	29	Regular	
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		Environmental Charge						
		City of Jacksonville Franchise Fee						
16211 DOWING CREEK DR	I	279.56	Irrigation 1 - Commercial	02/25/20 - 03/25/20	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	4769	60000 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 TL	I	168.07	Irrigation 1 - Commercial	02/25/20 - 03/25/20	Commercial Irrigation Service			
Detail Basic Monthly Charge		18.90	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type	
Charges: Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17	67370633	3639	35000 GAL	29	Regular	
Tier 2 Consumption (> 14 kgal @ \$3.96)		83.15						
Environmental Charge		12.95						
City of Jacksonville Franchise Fee		4.90						
16316 MAGNOLIA GROVE WY	I	203.74	Irrigation 1 - Commercial	02/25/20 - 03/25/20	Commercial Irrigation Service			
Detail Basic Monthly Charge		18.90	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type	
Charges: Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17	67370626	5090	43000 GAL	29	Regular	
Tier 2 Consumption (> 14 kgal @ \$3.96)		114.83						
Environmental Charge		15.91						
City of Jacksonville Franchise Fee		5.93						
16331 TISONS BLUFF RD	I	145.77	Irrigation 1 - Commercial	02/25/20 - 03/25/20	Commercial Irrigation Service			
Detail Basic Monthly Charge		18.90	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type	
Charges: Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17	67370634	4454	30000 GAL	29	Regular	
Tier 2 Consumption (> 14 kgal @ \$3.96)		63.35						
Environmental Charge		11.10						
City of Jacksonville Franchise Fee		4.25						
16343 TISONS BLUFF RD	I	190.36	Irrigation 1 - Commercial	02/25/20 - 03/25/20	Commercial Irrigation Service			
Detail Basic Monthly Charge		18.90	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type	
Charges: Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17	67370632	6925	40000 GAL	29	Regular	
Tier 2 Consumption (> 14 kgal @ \$3.96)		102.95						
Environmental Charge		14.80						
City of Jacksonville Franchise Fee		5.54						
16356 MAGNOLIA GROVE WY APT IR01	I	168.07	Irrigation 1 - Commercial	02/25/20 - 03/25/20	Commercial Irrigation Service			
Detail Basic Monthly Charge		18.90	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type	
Charges: Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17	67370624	3516	35000 GAL	29	Regular	
Tier 2 Consumption (> 14 kgal @ \$3.96)		83.15						
Environmental Charge		12.95						
City of Jacksonville Franchise Fee		4.90						
16365 N MAIN ST APT SG01	E	67.83	Commercial - Electric	02/26/20 - 03/26/20	General Service			
Detail Basic Monthly Charge		9.25	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type	
Charges: Energy Charge (\$0.06447 per kWh)		36.30	24074025	1609	563 KWH	29	Regular	
Fuel Cost		18.30						
Environmental Charge		0.35						
City of Jacksonville Franchise Fee		1.93						
Gross Receipts Tax		1.70						
16529 TISONS BLUFF RD	E	1,085.48	Commercial - Electric	02/26/20 - 03/26/20	General Service			
Detail Basic Monthly Charge		9.25	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type	
Charges: Energy Charge (\$0.06447 per kWh)		672.68	22968209	49460	10434 KWH	29	Regular	
Fuel Cost		339.11	22968209	28.43	28.43 KW	29	Regular	
Environmental Charge		6.47						
City of Jacksonville Franchise Fee		30.83						
Gross Receipts Tax		27.14						



Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
16529 TISONS BLUFF RD	S	253.72	Commercial - Water/Sewer	02/25/20 - 03/25/20	Commercial Sewer Service
Detail		105.75	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		132.44	87650993	25	22000 GAL 29 Regular
		8.14			
		7.39			
16529 TISONS BLUFF RD	W	107.04	Commercial - Water/Sewer	02/25/20 - 03/25/20	Commercial Water Service
Detail		63.00	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		32.78	87650993	25	22000 GAL 29 Regular
		8.14			
		3.12			
261 BRADFORD LAKE CR	I	199.28	Irrigation 1 - Commercial	02/25/20 - 03/25/20	Commercial Irrigation Service
Detail		18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		48.17	81523391	2031	42000 GAL 29 Regular
		110.87			
		15.54			
		5.80			
79 BRADFORD LAKE CR	I	150.23	Irrigation 1 - Commercial	02/25/20 - 03/25/20	Commercial Irrigation Service
Detail		18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		48.17	83974232	574	31000 GAL 29 Regular
		67.31			
		11.47			
		4.38			



Tiziana Cessna

From: Yellow Bluff <yellowbluffmanager@gmsnf.com>
Sent: Thursday, April 16, 2020 10:53 AM
To: Tiziana Cessna
Subject: Rental Cancellations

Hi Tiziana,

I have three more rental cancellations due to COVID19.

Darlene Barber, 8332 Concord Blvd East, Jacksonville, FL 32208 in the amount of \$135
Nora Bacon, 16041 Willow Bluff Court, Jacksonville, FL 32218, in the amount of \$145
Angela Yelder, 16300 Tisons Bluff Road, Jacksonville, FL 32218, in the amount of \$125

Thank you!

--
Best Regards,
Dana Harden, CAM
Tison's Landing CDD
16529 Tison's Bluff Road
Jacksonville, FL 32218
Office: (904) 757-1547
Email: yellowbluffmanager@gmsnf.com
CDD Website: www.tisonslandingcdd.com

TISONS LANDING CDD
3.5.20

Form of Payment	Name on Check	Check #	Description	Amount
Personal Check	DAVID PROCTOR	1358	Patio Rental	\$75
Personal Check	ANGELA YELDER	1119	Social Room Rental	\$125
Personal Check	MELANIE TORRES	106	Social Room Rental	\$125
Personal Check	DARLENE BARBER	2640	Social Room Rental + 1 HOUR	\$135
Personal Check	EDDIE GREEN	2586	Social Room Rental + 1 HOUR	\$135
Personal Check	NORA BACON	368	Social Room Rental + 2 HOURS	\$145
Personal Check	MORRISHA SWAN	321	Social Room Rental	\$125
Personal Check	SETH SQUYERS	2059	Social Room Rental	\$125
Personal Check	ANGELA YELDER	1117	Social Room Rental	\$125
Personal Check	VALEIA THOMAS	5012	Social Room Rental	\$125
MONEY ORDER	LAUREN JOHNSON	62242792	Access Card	\$30
MONEY ORDER	EDWARD WASHINGTON	62243008	Social Room Rental	\$125
CASH	MORRISHA SWANN	CASH	Access Card	\$30

cancelled

Total Checks:

~~\$1,425.00~~

\$300.00

Grand Total:

\$1,425.00

(89)

Tiziana Cessna

From: Yellow Bluff <yellowbluffmanager@gmsnf.com>
Sent: Thursday, April 16, 2020 10:53 AM
To: Tiziana Cessna
Subject: Rental Cancellations

Hi Tiziana,

I have three more rental cancellations due to COVID19.

Darlene Barber, 8332 Concord Blvd East, Jacksonville, FL 32208 in the amount of \$135
Nora Bacon, 16041 Willow Bluff Court, Jacksonville, FL 32218, in the amount of \$145
Angela Yelder, 16300 Tisons Bluff Road, Jacksonville, FL 32218, in the amount of \$125

Thank you!

--
Best Regards,
Dana Harden, CAM
Tison's Landing CDD
16529 Tison's Bluff Road
Jacksonville, FL 32218
Office: (904) 757-1547
Email: yellowbluffmanager@gmsnf.com
CDD Website: www.tisonslandingcdd.com

TISONS LANDING CDD

3.5.20

Form of Payment	Name on Check	Check #	Description	Amount
Personal Check	DAVID PROCTOR	1358	Patio Rental	\$75
Personal Check	ANGELA YELDER	1119	Social Room Rental	\$125
Personal Check	MELANIE TORRES	106	Social Room Rental	\$125
Personal Check	DARLENE BARBER	2640	Social Room Rental + 1 HOUR	\$135
Personal Check	EDDIE GREEN	2586	Social Room Rental + 1 HOUR	\$135
Personal Check	NORA BACON	368	Social Room Rental + 2 HOURS	\$145
Personal Check	MORRISHA SWAN	321	Social Room Rental	\$125
Personal Check	SETH SQUYERS	2059	Social Room Rental	\$125
Personal Check	ANGELA YELDER	1117	Social Room Rental	\$125
Personal Check	VALEIA THOMAS	5012	Social Room Rental	\$125
MONEY ORDER	LAUREN JOHNSON	62242792	Access Card	\$30
MONEY ORDER	EDWARD WASHINGTON	62243008	Social Room Rental	\$125
CASH	MORRISHA SWANN	CASH	Access Card	\$30

cancelled

Total Checks:	\$1,425.00	\$1300.00
Grand Total:	\$1,425.00	Ⓟ

COMCAST BUSINESS

Account Number
8495 74 120 0906133

Billing Date
Mar 25, 2020

Services From
Apr 04, 2020 to May 03, 2020

Page
1 of 3

Hello,

Thanks for choosing Comcast Business.

Your bill at a glance

For 16529 TISON'S BLUFF RD, JACKSONVILLE, FL, 32218-0000

Previous balance		\$309.76
Payment - thank you	Mar 14	-\$309.76
Balance forward		\$0.00
Regular monthly charges	Page 3	\$307.45
Taxes, fees and other charges	Page 3	\$2.31
New charges		\$309.76

Amount due Apr 15, 2020

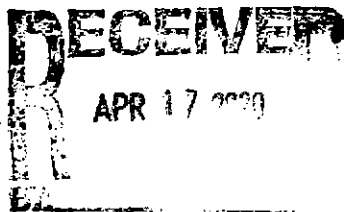
\$309.76

Need help?

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

Your bill explained

- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.
- Any payments received or account activity after Mar 25, 2020 will show up on your next bill. View your most up-to-date account balance at business.comcast.com/myaccount.



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 20200325 NNNNNNNY 0000684 0004

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



Account number

8495 74 120 0906133

Payment due

Apr 15, 2020

Please pay

\$309.76

Amount enclosed

\$

Make checks payable to Comcast
Do not send cash

Send payment to

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211



849574120090613300309765

Account Number
8495 74 120 0906133

Billing Date
Mar 25, 2020

Services From
Apr 04, 2020 to May 03, 2020

Page
2 of 3

Download the Comcast Business App

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

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



Did you know?

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



Need help? We're here for you



Visit us online

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



Call us anytime

800-391-3000

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

Useful information

Moving?

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

Accessibility:

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



Ways to pay



No more mailing monthly checks

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



Go paperless and say goodbye to clutter

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

Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



By App

Download the Comcast Business App



In-Store

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



Regular monthly charges **\$307.45**

Comcast Business services	\$239.75
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

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

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

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

April 9, 2020

Date

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

Payment Due Upon Receipt

Serial #	20-02465D	PO/File #	\$120.13
Notice of Meeting			Amount Due
			Amount Paid
Tison's Landing Community Development District			\$120.13
			Payment Due
Case Number			
Publication Dates	4/9		
County	Duval		

*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**

In accordance with Office of the Governor Executive Order 20-69 (Emergency Management - COVID-19 - Local Government Public Meetings), authorizing the use of communications media technology, such as telephonic conferencing, as provided in Section 120.54(5)(b)2, Florida Statutes, a Telephone Conference Meeting of the Board of Supervisors ("Board") of the Tison's Landing Community Development District ("District") is scheduled to be held on April 21, 2020, at 4:00 p.m. Any of the of the following telephone numbers can be used to participate in the meeting: (312) 626-6799, (646) 876-9923, (346) 248-7799, (408) 638-0968, (669) 900-6833, (253) 215-8782, (301) 715-8592. Participants should use meeting ID 619 696 918 when prompted. Members of the public may attend and participate in the meeting utilizing the call-in information above. Members of the public are further encouraged to submit comments or questions in advance of the meeting by email to etorres@gmsnf.com or by telephone by calling (904) 940-5850 ext. 403. During the meeting, the Board is expected to consider and discuss the Fiscal Year 2020 and 2021 budgets, staff reports, and any other business which may lawfully and properly come before the Board. This Notice is given in accordance with the requirements of Sections 189.417 and 120.54(5)(b)2, Florida Statutes. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for this meeting may be obtained by visiting the District's website at www.Tison-sLandingCDD.com. Any person requiring special accommodations to attend this meeting because of a disability or physical impairment or who may need assistance to attend the meeting telephonically should contact the District Office at (904) 940-5850 ext. 403 at least five calendar days prior to the meeting.

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

Apr. 9 00 (20-02465D)



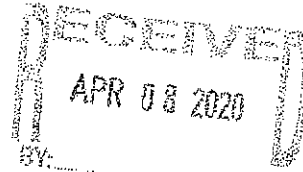
Web Development, Inc.

Invoice

Date	Invoice #
4/1/2020	2502

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
Total			\$150.00



Invoice

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

Invoice # 368351
Date 3/31/2020
Terms
Due Date 4/30/2020
Memo Pass Thru March

Bill To

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

Billable Expenses

J. Perry - Circle K; Fuel for blower	5.13
J. Perry - Amazon; Key lock box	19.99
J. Perry - Amazon; Gate lock keys	21.19
J. Perry - Lowes; Paint for curbs	39.55
J. Perry - Home Depot; Gate latch and keys	88.76
J. Perry - Home Depot; Surface cleaner	352.35
J. Perry - Lowes; Leaf blower/ water hose/ gas can	407.35
Total Billable Expenses	934.32

Total \$934.32

3/4/2020 7:43:38

Order Number:

Circle K 2721430
13957 Main St. N.
Jacksonville FL 32218
(904) 757-3774

Term: 102

Appr : 589212

UNL-REG

PUMP No. 14

Gallons 2.232

PRICE/G \$2.299

TOTAL FUEL \$5.13

TOTAL SALE \$5.13

SALE

American Express

Card Num : (S)

XXXXXXXXXXXX1919

03/04/2020 07:42:35

I agree to pay the
above Total Amount
according to Card
Issuer Agreement.

THANK YOU
HAVE A NICE DAY

Final Details for Order #111-3375406-8075442
Print this page for your records.

Order Placed: March 3, 2020
Amazon.com order number: 111-3375406-8075442
Order Total: \$19.99
Supporting: Bartram Springs Elementary PTA

Shipped on March 3, 2020

Items Ordered

1 of: *Steel Key Cabinet Security Box Wall Mount with Combination Lock and Random Color Key Tags Holds 24 Keys*
Sold by: Odna Office ([seller profile](#))

Price
\$19.99

Condition: New

Shipping Address:

Johnathan D Perry
6173 BARTRAM VILLAGE DR
JACKSONVILLE, FL 32258-7711
United States

Shipping Speed:

One-Day Shipping

Payment Information

Payment Method:

American Express : Last digits: 1919

Billing address

Johnathan Perry
245 RIVERSIDE AVE STE 250
JACKSONVILLE, FL 32202-4944
United States

Credit Card transactions

Item(s) Subtotal: \$19.99
Shipping & Handling: \$0.00
.....
Total before tax: \$19.99
Estimated tax to be collected: \$0.00
.....
Grand Total: \$19.99

AmericanExpress ending in 1919: March 3, 2020: \$19.99

To view the status of your order, return to [Order Summary](#).

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

Final Details for Order #111-3063916-9626603
[Print this page for your records.](#)

Order Placed: March 3, 2020
Amazon.com order number: 111-3063916-9626603
Order Total: \$21.19
Supporting: Bartram Springs Elementary PTA

Shipped on March 3, 2020

Items Ordered

1 of: *D&D Magna Latch Replacement Keys 4 Pack*
Sold by: SBR Commerce Inc (SELLER)

Condition: New

Price
\$19.99

Shipping Address:

Johnathan D Perry
6173 BARTRAM VILLAGE DR
JACKSONVILLE, FL 32258-7711
United States

Shipping Speed:

Standard Shipping

Payment Information

Payment Method:

American Express | Last digits: 1919

Billing address

Johnathan Perry
245 RIVERSIDE AVE STE 250
JACKSONVILLE, FL 32202-4944
United States

Credit Card transactions

Item(s) Subtotal: \$19.99
Shipping & Handling: \$0.00

Total before tax: \$19.99
Estimated tax to be collected: \$1.20

Grand Total:\$21.19

AmericanExpress ending in 1919: March 3, 2020: \$21.19

To view the status of your order, return to [Order Summary](#).

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2020, Amazon.com, Inc. or its affiliates



LOWE'S HOME CENTERS, LLC
13125 CITY SQUARE DRIVE
JACKSONVILLE, FL 32218 (904) 696-4063

- SALE -

SALES# FSTLANE1 13 TRANS# 7137583 03-25-20
774618 HRTZ MAXIMUS 4-IN JUMBO 6.98
76739 1-GAL SAFETY YELLOW RUST- 29.98

SUBTOTAL: 36.96

TAX: 2.59

INVOICE 07731 TOTAL: 39.55

AMEX: 39.55

AMEX: XXXXXXXXXXX1919 AMOUNT: 39.55 AUTHCD: 805475

CHIP REFID: 247207057741 03/25/20 07:59:30

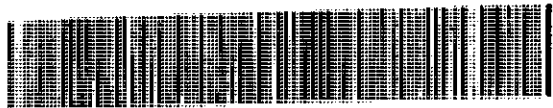
APL: AMERICAN EXPRESS TVR: 0000000000

AID: A000000025010031 TSI: E800

STORE: 2472 TERMINAL: 07 03/25/20 07:59:43

OF ITEMS PURCHASED: 2

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

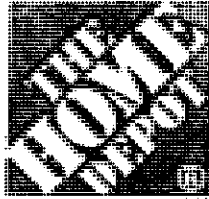


THANK YOU FOR SHOPPING LOWE'S.
SEE REVERSE SIDE FOR RETURN POLICY.
STORE MANAGER: SHAWN DARDAR

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

SHARE YOUR FEEDBACK!
ENTER FOR A CHANCE TO BE
ONE OF FIVE \$500 WINNERS DRAWN MONTHLY!
¡ENTRE EN EL SORTEO MENSUAL
PARA SER UNO DE LOS CINCO GANADORES DE \$500!
ENTER BY COMPLETING A SHORT SURVEY
WITHIN ONE WEEK AT: www.lowes.com/survey
YOUR ID 8077313 247290 853677
NO PURCHASE NECESSARY TO ENTER OR WIN.
VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER.
OFFICIAL RULES & WINNERS AT: www.lowes.com/survey

STORE: 2472 TERMINAL: 07 03/25/20 07:59:43



More saving.
More doing.™

463785 STATE ROAD 200
YULEE, FL 32097 (904) 225-2940

6921 00062 12401 03/03/20 08:16 AM
SALE SELF CHECKOUT

736494009938 GATE LATCH <A> 71.00
LATCH, POOL SAFETY D&D BLK
736511500974 97KEYTITAN <A>
97 KEY TITAN 11.95
502.39

SUBTOTAL 82.95
SALES TAX 5.81
TOTAL \$88.76

XXXXXXXXXX1919 AMEX USD\$ 88.76

AUTH CODE 801174/5622585 TA
Chip Read
AID A000000025010801 AMERICAN EXPRESS

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-8013 SUMMARY
THIS RECEIPT PO/JOB NAME: VESIA

PRO XTRA SPEND THIS VISIT: \$82.95

2020 PRO XTRA SPEND 03/02: \$511.17

As of 03/03/2020 your Paint Rewards
level is Member; Spend 1989.04 more in
qualifying paint purchases to earn
Bronze (10.0% off) on select paint
items.

This purchase qualifies for FUEL
DISCOUNTS and 60 DAYS TO PAY on The Home
Depot Commercial Credit Card. Ask an
Associate to learn more or go to
homedepot.com/financeoptions.



6921 62 12401 03/03/2020 5098

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 06/01/2020

DID WE NAIL IT?

Take a short survey for a chance to WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: H89 32012 25153
PASSWORD: 20153 25091

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.



Order #W948730309
Placed on Mar 27, 2020

Billing Information

Johnathan Perry
6173 Bartram Village Dr
JACKSONVILLE FL 32258

Payment Method AMEX ****1919

Item	Price/Item	Qty	Line Total
Ship To Home (1 item) 6173 BARTRAM VILLAGE DR JACKSONVILLE, FL 32258			
Simpson 20 in. Industrial Surface Cleaner Rated up to 4500 PSI Expect it on Apr 02	\$329.29	1	\$329.29
	Subtotal		\$329.29
	Shipping		FREE
	Sales Tax		\$23.06
	Total		\$352.35

Need help?
Online Customer Support
1 800 430-3316

Call 7 days a week,
6 a.m. to 2 a.m. EST



LOWE'S HOME CENTERS, LLC
13125 CITY SQUARE DRIVE
LAKESWILLE, FL 322 8 (904) 696-4061

- SALE -

SALES#: S2472LE1 1039805 EARNST: 1232505. 03/04/20

786617 2.2 GAL GAS CAN SIREGAM	39.98
1175534 6.4 OZ CRAFT SMAN UNIVERSE	3.18
1120722 CRAFTSMAN 16 INCH BAKE	17.98
605102 WORKING CRAFT 3.4 IN X 10	119.95
2 3	59.98
1026352 CRAFTSMAN 2 CYL BACKPACK	199.00

SUBTOTAL:	380.13
TAX:	26.65
INVOICE 12048 TOTAL:	407.35
AMEX:	407.35

AMEX:XXXXXXXXXXXX AMOUNT:407.35 AUTHCD:024193
CTIP REFID:247212201202 03/04/20 07:29:47
FPL: AMERICAN EXPRESS FUR: 0000000000
RID: H000000025010801 TSI: E000

ST06E: 2472 TERMINAL: 12 03/04/20 07:31:18

OF ITEMS PURCHASED: 6
EXCLUDES FEES, SERVICES AND SPECIAL MARK ITEMS



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

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

* SHARE YOUR FEEDBACK! *
* ENTER FOR A CHANCE TO BE *
* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! *
* GENTRE EN EL SORTEO MENSUAL *
* PARA SER UNO DE LOS CINCO GANADORES DE \$500! *
* *
* ENTER BY COMPLETING A SHORT SURVEY *
* WITHIN ONE WEEK AT: www.lowes.com/survey *
* YOUR ID # 120483 247220 641343 *
* *
* NO PURCHASE NECESSARY TO ENTER OR WIN. *
* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. *
* OFFICIAL RULES & WINNERS AT: www.lowes.com/survey *

ST06E: 2472 TERMINAL: 12 03/04/20 07:31:18

Tiziana Cessna

From: Yellow Bluff <yellowbluffmanager@gmsnf.com>
Sent: Thursday, April 16, 2020 10:53 AM
To: Tiziana Cessna
Subject: Rental Cancelations

Hi Tiziana,

I have three more rental cancelations due to COVID19.

Darlene Barber, 8332 Concord Blvd East, Jacksonville, FL 32208 in the amount of \$135
Nora Bacon, 16041 Willow Bluff Court, Jacksonville, FL 32218, in the amount of \$145
Angela Yelder, 16300 Tisons Bluff Road, Jacksonville, FL 32218, in the amount of \$125

Thank you!

--

Best Regards,
Dana Harden, CAM
Tison's Landing CDD
16529 Tison's Bluff Road
Jacksonville, FL 32218
Office: (904) 757-1547
Email: yellowbluffmanager@gmsnf.com
CDD Website: www.tisonslandingcdd.com

TISONS LANDING CDD
3.5.20

Form of Payment	Name on Check	Check #	Description	Amount
Personal Check	DAVID PROCTOR	1358	Patio Rental	\$75
Personal Check	ANGELA YELDER	1119	Social Room Rental	\$125
Personal Check	MELANIE TORRES	106	Social Room Rental	\$125
Personal Check	DARLENE BARBER	2640	Social Room Rental + 1 HOUR	\$135
Personal Check	EDDIE GREEN	2586	Social Room Rental + 1 HOUR	\$135
Personal Check	NORA BACON	368	Social Room Rental + 2 HOURS	\$145
Personal Check	MORRISHA SWAN	321	Social Room Rental	\$125
Personal Check	SETH SQUYERS	2059	Social Room Rental	\$125
Personal Check	ANGELA YELDER	1117	Social Room Rental	\$125
Personal Check	VALEIA THOMAS	5012	Social Room Rental	\$125
MONEY ORDER	LAUREN JOHNSON	62242792	Access Card	\$30
MONEY ORDER	EDWARD WASHINGTON	62243008	Social Room Rental	\$125
CASH	MORRISHA SWANN	CASH	Access Card	\$30

cancelled

Total Checks:	\$1,425.00	\$1300.00
Grand Total:	\$1,425.00	89

TISONS LANDING CDD MONTHLY EXPENSE REPORT

BEGINNING	3/4/2020
ENDING	4/3/2020

[illegible]

Explanation:

Signature:

David F. Allen

Dana Harden, Amenity Manager

CARD # 6058120015442975601

E.CASARSIO 10 00

CARD # 6058120002599353235

E.CASARSIO 10 00

CARD # 6058120002599353235

See back of receipt for your chance
to win \$1000 by 4/7/20 192121

Walmart*

904-751-5532 Mr. ADAM SMITH
13227 CITY SQUARE DR
JACKSONVILLE FL 32218

STW 03702 DPM 005655 TEN 09 TRN 05334	
CRACKERBARREL 079936653457	25.00 0
E.CASARSIO 079936655188	10.00 0
E.CASARSIO 079936655188	10.00 0
PAPA JOHN'S 079936655188	0.00 0
PAPA JOHN'S 079936655188	25.00 0
EASTER BSKT 061884239739	20.54 0
21 AT 1 FOR 0.90	
EASTER BSKT 061884239739	15.68 0
16 AT 1 FOR 0.90	
EASTER BSKT 061884239739	0.90 0
15 AT 1 FOR 0.90	
EASTER BSKT 061884239739	14.70 0
9 AT 1 FOR 0.90	
EASTER BSKT 061884239739	0.90 0
17 AT 1 FOR 0.90	
EASTER BSKT 061884239739	16.66 0
15 AT 1 FOR 0.90	
EASTER BSKT 061884239739	14.70 0
15 AT 1 FOR 0.90	
EASTER BSKT 061884239739	14.70 0
13 AT 1 FOR 0.90	
EASTER BSKT 061884239739	12.70 0
17 AT 1 FOR 0.90	
EASTER BSKT 061884239739	16.66 0
10 AT 1 FOR 0.90	
EASTER BSKT 061884239739	17.64 0
12 AT 1 FOR 0.90	
EASTER BSKT 061884239739	11.70 0
10 AT 1 FOR 0.90	
EASTER BSKT 061884239739	17.64 0
14 AT 1 FOR 0.90	
EASTER BSKT 061884239739	13.72 0
10 AT 1 FOR 0.90	
EASTER BSKT 061884239739	9.84 0
0 AT 1 FOR 0.90	
EASTER BSKT 061884239739	7.84 0
16 AT 1 FOR 0.90	
EASTER BSKT 061884239739	15.68 0
10 AT 1 FOR 0.90	
EASTER BSKT 061884239739	9.84 0
5 AT 1 FOR 0.90	
SUBTOTAL	315.00
TOTAL	315.00
VISA TEND	315.00

Visa Credit **** * 3429 I 2
APPROVAL # 027736
BIF # 1042900314
TRANS ID - 50007094661474
VALIDATION - H70R
PAYMENT SERVICE - E
CID 00000000031010
FC 52292000000000000000
TERMINAL # SC050049
NO SIGNATURE REQUIRED
03/27/20 15:17:46

CHARGE DUE 0.00
PAY FROM PRIMARY
25.00 DEBIT CARD
ACCOUNT # **** * 3429 I 2
REF # 008/19200040
NETWORK ID 0057 APPR CODE 075474
TERMINAL # 00000000
03/27/20 15:18:09

GIFT ITEM(S):
PAPA JOHN'S 079936655188
ITEMS SOLD 259
Your Card has been activated. For
customer service, please call the
number on the back of your package or
card. No in-store refunds. Please
keep this receipt for your records.
FCN 2050 6429 2016 6000 8721 5

Publix

Duval Station
731 Duval Station Rd,
Jacksonville, FL 32218
Store Manager: Ryan Weissner
904-696-3093

SPLENDA PACKET 100	4.59	F
TRUVIA SPOONABLE	5.74	F
You Saved	1.25	
PUBLIX HALF&HALF	2.91	F
SENECA APPLE JUICE	2.49	F
DIXIE TO GO CUP/LID	11.19	T
You Saved	2.00	
DIXIE TO GO CUP/LID	11.19	T
You Saved	2.00	
Order Total	38.11	
Sales Tax	1.57	
Grand Total	39.68	
Credit	39.68	
Payment	0.00	
Change	0.00	

Savings Summary
Special Price Savings 5.25

Your Savings at Publix *
5.25 *

PRESTO!
Trace #: 062026
Reference #: 1773114203
Acct #: XXXXXXXXXX3429
Purchase VISA
Amount: \$39.68
Auth #: 019093

CREDIT CARD	PURCHASE
0000000031010	Visa Credit
Entry Method:	Chip Read
Code:	Issuer

our cashier was Christa B.
3/19/2020 17:19 S0019 R106 8448 C0257

Remember your reusable bags.
Help do good. Bring them on every trip.

Publix Super Markets, Inc.

Self Checkout

SAM'S CLUB
CLUB MANAGER TDD TDD
(904) 696-0842
JACKSONVILLE, FL
03/31/20 13:28 9236 08253-094 9094

ISONS	
E 727369 IC NOVELTY F	9.98 E
980250972 T.HOUSE MIN	9.98 E
E 136096 IC NOVELTY F	9.47 E
E 106920 FUDGE BARS F	8.90 W
E 713754 IC NOVELTY F	10.48 W
E 991407 IC NOVELTY F	11.28 E
SUBTOTAL	60.17

TOTAL	60.17
VISA TEND	60.17
Visa Credit **** * 3429 I 2	
APPROVAL # 031004	
CID 00000000031010	
C 4090ED42557363CD	
TERMINAL # SC010210	
NO SIGNATURE REQUIRED	
CHANGE DUE	0.00

Visit samclub.com to see your savings

ITEMS SOLD 6

FCN 5451 2082 6080 6934 1762



*** REMAIN COPY ***

Krispy Kreme
Doughnuts & Coffee
12973 Atlantic Boulevard
Jacksonville, FL 32225
904.530.7387

Host: Rhonda L 03/20/2020
6 7:03 AM
10006

Area: Retail Counter

XXXXXXXXXX3503

Dana Harden
Fundraising Assorted 5.25 (10 Doz) 52.50
@ 5.25 per Dozen
Fundraising Assorted 5.25 (5 Dozen) 26.25
@ 5.25 per Dozen
Fundraising Glazed (15 Dozen) 67.50
@ 4.50 per Dozen

Subtotal 146.25

Total Tax 0.00

Carryout Total 146.25

MID: 720000828191
TID: 91
RRN: 012064

SALE

XXXXXXXXXXXX3429

Visa Credit Entry Method: Chip
03/20/2020 07:03:54
INVOICE: 012064

Total: USD\$ 146.25

APPROVED 020868

Visa Credit

AID: A0000000031010
TVR: 0800008000
TSI: E800

Dana Harden
Krispy Kreme Rewards
51437****3503

Credit earned for current visit:
None

Reward earned for current visit:
None

Available Rewards:
Free Signup Doughnut

Thank You for Visiting Krispy Kreme
We appreciate your business

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.

03/10/2020 6:22:31 AM

Order Number: 634716 Cashier: Soo

1 Tuesday Bagel Day 6.99
2 Plain Bagel
2 Asiago Bagel
2 Blueberry Bagel
2 Sesame Bagel
2 Chocolate Chip Bagel
2 SproutGrain Bgl Flat
1 Cinnamon Crunch Egl
1 Tuesday Bagel Day 6.99
13 Cinnamon Crunch Bgl
1 Tuesday Bagel Day 6.99
5 Asiago Bagel
3 Plain Bagel
5 Everything Bagel
1 Tuesday Bagel Day 6.99
10 Blueberry Bagel
3 Plain Bagel

Subtotal 27.96

Tax 0.00

Gratuity 1.00

Total 28.96

Visa 28.96

Acct: *****3429

AuthCode: 010180

Trans#: 00000001

View your Account at: www.mypanera.com
MyPanera Member: *****36182
MyPanera Offers Earned:
\$1 Off Southwest Chile Salad: 1
[Exp Date 03/16/20]
Daily MyPanera+ Coffee: 1 [Exp Date 03/10/20]
1
Free Bagel: 1 [Exp Date 04/04/20]
\$1 Off Soup: 1 [Exp Date 03/12/20]
\$1 off an Espresso Drink or Smoothie: 1
[Exp Date 03/28/20]
Customer Care: \$5 Reward: 1
[Exp Date 04/07/20]
Visits To Next Reward: 6

www.panerabread.com

To Go
Your Order Number is: 634716
Customer / Pager: Shannon O

*** Customer Copy ***



**More saving.
More doing.SM**

463785 STATE ROAD 200
YULEE, FL 32097 (904)225-2940

6921 00005 56829 03/19/20 10:37 AM
SALE CASHIER SARAH

636893404795 DEWALT3600PW <A> 599.00N
DEWALT 3600 PSI GAS PRESSURE WASHER
887853002678 5G SC GAS CN 23.97N
5 GALLON SMART CONTROL GAS CAN

SUBTOTAL 622.97
SALES TAX 0.00

TAX EXEMPT TOTAL \$622.97

XXXXXXXXXXXX3429 VISA USD\$ 622.97

AUTH CODE 019906/9052231 TA
Chip Read

AID A0000000031010 Visa Credit

P.O.#/JOB NAME: VESTA



RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 7 30 04/18/2020
B 1 90 06/17/2020

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: H89 120868 113952
PASSWORD: 20169 113947

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.

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.

03/03/2020 6:37:25 AM
Order Number: 633694 Cashier: Soo

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

Subtotal 20.97
Tax 0.00
Gratuity 1.00
Total 21.97
Visa 21.97

Acct: *****3429
AuthCode: 003660
Trans#: 00000009

View your Account at: www.mypanera.com

MyPanera Member: *****36182

MyPanera Offers Earned:

Daily MyPanera+ Coffee: 1 [Exp Date 03/03/20
]

\$1 Off Soup: 1 [Exp Date 03/12/20]

\$1 off an Espresso Drink or Smoothie: 1
[Exp Date 03/28/20]

Visits To Next Reward: 1

www.panerabread.com

To Go

Your Order Number is: 633694
Customer / Pager: Shannon Q

*** Customer Copy ***

* We will gladly exchange any unopened item *
* with original receipt. We do not offer refunds. *

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

Invoice

AgrowPro

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	ENCLOSED
12953	04/30/2020	\$1,491.65	05/30/2020	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

DUE 05/30/2020

\$1,491.65

Print or save

Powered by QuickBooks

AgrowPro Inc

1339 Kavie Ct Green Cove Springs, FL 32043 US

904-449-1299

info@agrowpro.com

agrowpro.com

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



© Intuit, Inc. All rights reserved.

[Privacy](#) | [Security](#) | [Terms of 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. WOULFE
CAROL J. HEALY GLASGOW
MICHAEL J. PAWELCZYK
ANDREW A. RIEF
MANUEL R. COMRAS
SHIRLEY A. DeLUNA
MARK A. RUTLEDGE
GINGER E. WALD
JEFFERY R. LAWLEY
DONNA M. KRUSBE
SCOTT C. COCHRAN

LAS OLAS SQUARE, SUITE 600
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301

(954) 764-7150
FAX: (954) 764-7279

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

WWW.BILLINGCOCHRAN.COM

PLEASE REPLY TO: FORT LAUDERDALE

CAMILLE E. BLANTON
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

March 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.

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
03/31/2020
Account No: 80-12113M
Statement No: 161868

Attn: MR. RICHARD P. HANS

TISON'S LANDING CDD

Fees

		Hours
03/05/2020		
GLK	PREPARE FOR, TRAVEL TO AND ATTEND MEETING OF BOARD OF SUPERVISORS	2.80
03/06/2020		
MJP	RESEARCH INTERNAL CONTROLS LEGISLATION; PREPARE DRAFT AMENDMENT TO DISTRICT MANAGEMENT SERVICES AGREEMENT RE: INTERNAL CONTROLS; CORRESPONDENCE TO DISTRICT MANAGER WITH ATTACHMENT	0.20
SCC	INITIAL ASSESSMENT RE: SUFFICIENCY OF SERVICE OF PROCESS IN RESIDENTIAL FORECLOSURE SUIT	0.20
03/09/2020		
DEL	RECEIPT AND REVIEW OF CORRESPONDENCE FROM RHONDA MOSSING	0.20
DEL	RECEIPT AND REVIEW OF CORRESPONDENCE FROM ERNESTO TORRES	0.10
SCC	REVIEW AND ANALYSIS OF RESIDENTIAL FORECLOSURE COMPLAINT AND ACCOMPANYING SUMMONS FOR POTENTIAL RESPONSE	0.40
03/12/2020		
MJP	REVIEW CROWN POOLS INSURANCE AND CORPORATE INFORMATION	0.20
03/16/2020		
GLK	REVIEW DOCUMENTS, TELEPHONE CONFERENCE WITH ERNESTO TORRES, RECEIVE AND REVIEW CORRESPONDENCE FROM ERNESTO TORRES RE: CLOSING AMENITY CENTER FACILITIES (CORONAVIRUS)	0.50

TISON'S LANDING CDD

Page: 2

03/31/2020

Account No: 80-12113M

Statement No: 161868

TISON'S LANDING CDD

		Hours	
03/20/2020			
MJP	RESEARCH EXECUTIVE ORDERS AND ATTY. GENERAL OPINIONS; CORRESPONDENCE TO DISTRICT MANAGER WITH ATTACHMENTS (X2)	0.20	
03/23/2020			
GEW	RECEIPT AND REVIEW NOTICE REQUIREMENTS	0.20	
GLK	RECEIVE AND REVIEW CORRESPONDENCE (WITH ATTACHMENT) FROM ERNESTO TORRES, REVISE DOCUMENT RE: PUBLIC MEETING GUIDANCE; PREPARE NOTICE OF MEETING (VIRTUAL MEETING), CORRESPONDENCE TO ERNESTO TORRES	0.70	
03/25/2020			
MJP	REVIEW DRAFT NOTICE OF TELEPHONE CONFERENCE MEETING	0.20	
SCC	PREPARATION OF MOTION TO QUASH PROCESS AND SERVICE OF PROCESS IN RESIDENTIAL FORECLOSURE SUIT	1.20	
SCC	TELEPHONE CONFERENCE WITH ATTY. KASPER RE: FORECLOSURE SUIT (LEFT DETAILED MESSAGE)	0.10	
03/26/2020			
SCC	RECEIPT AND REVIEW PLAINTIFF'S REPLY TO ANSWER AND AFFIRMATIVE DEFENSES OF DEFENDANT YELLOW BLUFFS ASSOCIATION, INC. IN RESIDENTIAL FORECLOSURE SUIT	0.20	
SCC	RECEIPT AND REVIEW PLAINTIFF'S ATTYS' NOTICE OF CHANGE OF FIRM NAME IN RESIDENTIAL FORECLOSURE SUIT	0.20	
SCC	RECEIPT AND REVIEW NOTICE OF DROPPING PARTY DEFENDANT TISON'S LANDING CDD IN RESIDENTIAL FORECLOSURE SUIT	0.20	
	For Current Services Rendered	7.80	2,145.00

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
DENNIS E. LYLES	0.30	\$275.00	\$82.50
GINGER E. WALD	0.20	275.00	55.00
GERALD L. KNIGHT	4.00	275.00	1,100.00
SCOTT C. COCHRAN	2.50	275.00	687.50
MICHAEL J. PAWELCZYK	0.80	275.00	220.00

Previous Balance	\$500.00
------------------	----------

Total Current Work	2,145.00
--------------------	----------

TISON'S LANDING CDD

TISON'S LANDING CDD

Page: 3
03/31/2020
Account No: 80-12113M
Statement No: 161868

Payments

03/30/2020	PAYMENT RECEIVED - THANK YOU	-500.00
------------	------------------------------	---------

Balance Due	<u>\$2,145.00</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

COMCAST BUSINESS

Account Number
8495 74 120 0906133

Billing Date
Apr 25, 2020

Services From
May 04, 2020 to Jun 03, 2020

Page
1 of 3

Hello,

Thanks for choosing Comcast Business.

Your bill at a glance

For 16529 TISON'S BLUFF RD, JACKSONVILLE, FL 32218-0000

Previous balance		\$309.76
Payments		\$0.00
Balance forward due now		\$309.76
Regular monthly charges	Page 3	\$307.45
One-time charges	Page 3	\$10.00
Taxes, fees and other charges	Page 3	\$2.13
New charges due May 16, 2020		\$319.58

Amount due \$629.34

Your account is past due

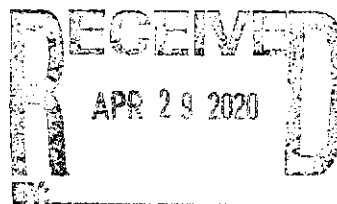
Your account is past due, so you may have been charged a late fee of \$10.00. To keep your account current, please pay the balance forward immediately.

Need help?

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

Your bill explained

- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.
- The charge on your bill is different this month because you have some one-time charges on your account. See One-time charges for more details.



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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST BUSINESS

141 NW 16TH ST
POMPANO BEACH FL 33060-5250
96330310 NC RP 25 20200425 NNNNNNNY 0000672 0004

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



Account number **8495 74 120 0906133**
Balance forward due now **\$309.76**
New charges due May 16, 2020 **\$319.58**
Total amount due \$629.34

Amount enclosed

\$

Make checks payable to Comcast
Do not send cash

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



849574120090613300629345

Download the Comcast Business App

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

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



Did you know?

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



Need help? We're here for you



Visit us online

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



Call us anytime

800-391-3000
Open 24 hours, 7 days a week for billing and technical support

Useful information

Moving?

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

Accessibility:

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



Ways to pay



No more mailing monthly checks
Set up Auto Pay to save time, energy and stamps. It's easy to enroll, just visit business.comcast.com/myaccount



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

Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



By App

Download the Comcast Business App



In-Store

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



COMCAST BUSINESS

Account Number
8495 74 120 0906133

Billing Date
Apr 25, 2020

Services From
May 04, 2020 to Jun 03, 2020

Page
3 of 3

Regular monthly charges **\$307.45**

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

Equipment & services **\$39.55**

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

Service fees **\$28.15**

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

One-time charges **\$10.00**

Other charges	\$10.00
Late Fee	
Apr 25	\$10.00

Taxes, fees and other charges **\$2.13**

Other charges	\$2.13
Federal Universal Service Fund	\$1.63
Regulatory Cost Recovery	\$0.50

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 April 21, 2020, Cleo will be available as part of Standard and Digital Standard. It will no longer be available as part of Preferred or Digital Deluxe.

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

The FCC modifies the rate that voice providers pay into the USF on a quarterly basis. USF is assessed on applicable voice services as the Federal Universal Service Fund at the FCC's approved rate. See: <http://www.fcc.gov/encyclopedia/contribution-factor-quarterly-tilings-universal-service-fund-usf-management-support>. A new rate becomes effective 04/01/2020.

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



8619 Western Way
Jacksonville FL 32256-036060

Customer Service (904) 731-2456
RepublicServices.com/Support

Important Information

It's easy to go paperless! Sign up for Paperless Billing at RepublicServices.com and enjoy the convenience of managing your account anytime, anywhere, on any device.

Account Number	3-0687-0002027
Invoice Number	0687-001051734
Invoice Date	April 16, 2020
Previous Balance	\$227.45
Payments/Adjustments	-\$227.45
Current Invoice Charges	\$253.68

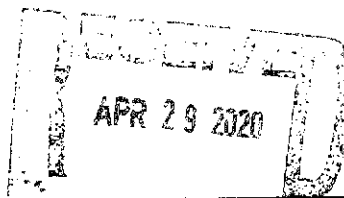
Total Amount Due	Payment Due Date
\$253.68	May 06, 2020

PAYMENTS/ADJUSTMENTS

<u>Description</u>	<u>Reference</u>	<u>Amount</u>
Payment - Thank You 03/31	2529	-\$227.45

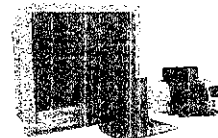
CURRENT INVOICE CHARGES

<u>Description</u>	<u>Reference</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Amount</u>
Tison's Landing Amenity Center 16529 Tisons Bluff Rd PO 9687025-50				
Jacksonville, FL Contract: 9687025 (C50)				
1 Waste Container 4 Cu Yd, On Call Service				
Pickup Service 03/25		1.0000	\$150.00	\$150.00
Pickup Service 05/01-05/31			\$138.78	\$138.78
Small Container Discount 03/24-04/30		1.0000	\$9.00	-\$175.28
Small Container Discount 04/25-04/30		1.0000	\$9.00	\$27.37
Container Refresh 05/01-05/31		1.0000	\$9.00	\$9.00
Total Fuel/Environmental Recovery Fee				\$45.47
Total Franchise - Local				\$58.34
CURRENT INVOICE CHARGES				\$253.68



Electronics Recycling with BlueGuard™

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

L2RCACDTPZ 022486



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

Total Amount Due	\$253.68
Payment Due Date	May 06, 2020
Account Number	3-0687-0002027
Invoice Number	0687-001051734

For Delivery Address Contact:
 Joseph J. Lee, New England Power Co.

Make Checks Payable To:



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

30687000202700000010517340000253680000253688

L2RCACDTPZ 022486 111111111111 001 001 044975 21618305.



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.

044976

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	





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

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

Service Slip/Invoice

INVOICE: 6543325
DATE: 4/29/2020
ORDER: 6543325

Call 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
4/29/2020	01:11 PM	ANTS, ROACH, WASP	
			01:11 PM
Invoice Order	Terms	Pay/Service	Map Code
	NET 30	4/29/2020	01:18 PM

Service	Description
CPCM	Commercial Pest Control - Monthly Service

SUBTOTAL \$65.00
TAX \$0.00
AMT. PAID \$0.00
TOTAL \$65.00

AMOUNT DUE \$65.00

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

Balance outstanding over 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 accrued expenses in the event of collection.

Company will not be responsible for any damages caused by pest infestation and agrees to pay damages of no more than \$1,000.

PLEASE PAY FROM THIS INVOICE

Tiziana Cessna

From: Yellow Bluff <yellowbluffmanager@gmsnf.com>
Sent: Thursday, April 30, 2020 3:28 PM
To: Tiziana Cessna
Subject: Refund Rental Check

Hi Tiziana,

I need another rental refund check issued. Eddie Green, 72 Bradford Lake Cir, Jacksonville FL, 32218 in the amount of \$135. Please let me know if you have any questions.

--

Best Regards,
Dana Harden, CAM
Tison's Landing CDD
16529 Tison's Bluff Road
Jacksonville, FL 32218
Office: (904) 757-1547
Email: yellowbluffmanager@gmsnf.com
CDD Website: www.tisonslandingcdd.com

TISONS LANDING CDD

3.5.20

Form of Payment	Name on Check	Check #	Description	Amount
Personal Check	DAVID PROCTOR	1358	Patio Rental	\$75
Personal Check	ANGELA YELDER	1119	Social Room Rental	\$125
Personal Check	MELANIE TORRES	106	Social Room Rental	\$125
Personal Check	DARLENE BARBER	2640	Social Room Rental + 1 HOUR	\$135
Personal Check	EDDIE GREEN	2586	Social Room Rental + 1 HOUR	\$135
Personal Check	NORA BACON	368	Social Room Rental + 2 HOURS	\$145
Personal Check	MORRISHA SWAN	321	Social Room Rental	\$125
Personal Check	SETH SQUYERS	2059	Social Room Rental	\$125
Personal Check	ANGELA YELDER	1117	Social Room Rental	\$125
Personal Check	VALEIA THOMAS	5012	Social Room Rental	\$125
MONEY ORDER	LAUREN JOHNSON	62242792	Access Card	\$30
MONEY ORDER	EDWARD WASHINGTON	62243008	Social Room Rental	\$125
CASH	MORRISHA SWANN	CASH	Access Card	\$30

cancelled

Total Checks:

~~\$1,425.00~~

+ 300.00

Grand Total:

\$1,425.00

(29)



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

Page 1 of 5

Customer Name: TISONS LANDING CDD

Account #: 8970821539

Cycle: 04

Bill Date: 04/28/20

Electric \$ 1,265.37
Irrigation 4,376.06
Sewer 187.90
Water 87.88

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

Total New Charges: \$ 5,917.21



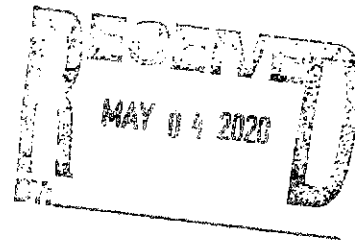
Please pay \$5,917.21 by 05/20/20. No late fees will be charged during the State of Emergency due to Coronavirus.



JEA has suspended service disconnections until further notice in response to the COVID-19 pandemic. Please pay your bill by the due date if possible, to avoid accumulating a large balance.



Energy Star commercial dishwashers are 10 percent more water efficient than standard models.



Please pay by due date.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$3,499.65	-\$3,499.65	\$0.00	\$5,917.21	\$5,917.21

**WE APPRECIATE
YOUR BUSINESS**

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

Additional information on reverse side. ➔



Add \$_____ to my monthly bill: \$_____ for Neighbor to Neighbor and/or \$_____ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.



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

Acct#: 8970821539		Bill Date: 04/28/20		Please pay by 05/20/20.	
Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay	TOTAL AMOUNT PAID
\$3,499.65	-\$3,499.65	\$0.00	\$5,917.21	\$5,917.21	

0000071

I=10010000



71 2 SP 0.650
TISONS LANDING CDD
5385 N NOB HILL RD
SUNRISE FL 33351-4761



** JEA **

PO BOX 45047
JACKSONVILLE FL 32232-5047

52208970821539000000000004000591721010100000000400014

0002 269734/3653154 00000711 I=1001000000



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

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

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

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

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

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

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

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

Pay by Mail: Please write your account number on your check or money order. Please include the payment stub with your payment and mail to P.O. Box 45047, Jacksonville, FL 32232-5047. Make checks payable to JEA.

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

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

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

Need Help Paying Your Bill? United Way maintains a computerized database of programs that may be able to assist you in paying your utility bill. For assistance with your utility bill, dial 2-1-1 or 632-0600.

STATEMENT INFORMATION

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

Please review your billing statement. Should you suspect a billing or payment error, please notify us immediately at 665-6000. Commercial customers can call us at 665-6250. You have 30 days from the statement date to request a JEA review for correction or credit.

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

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

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

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

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

Environmental Charge provides funding for environmental and regulatory programs.

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

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

kgal: 1,000 gallons

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

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

ADDRESS CORRECTION

Account #

Tel:

Address:

City:

State:

Zip Code:

E-mail:



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

SERVICE DETAILS

Account Name:

TISONS LANDING CDD

Account #:

8970821539

Bill Date:

04/28/20

Cycle:

04

Service Address:		Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:		
15635 TISONS BLUFF RD		I	328.62	Irrigation 1 - Commercial	03/22/20 - 04/26/20	Commercial Irrigation Service		
Detail	Basic Monthly Charge		18.90	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17	67370623	4569	71000 GAL	35	Regular
	Tier 2 Consumption (> 14 kgal @ \$3.96)		225.71					
	Environmental Charge		26.27					
	City of Jacksonville Franchise Fee		9.57					
15681 TISONS BLUFF RD		I	319.70	Irrigation 1 - Commercial	03/25/20 - 04/28/20	Commercial Irrigation Service		
Detail	Basic Monthly Charge		18.90	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17	67370625	3457	69000 GAL	32	Regular
	Tier 2 Consumption (> 14 kgal @ \$3.96)		217.79					
	Environmental Charge		25.53					
	City of Jacksonville Franchise Fee		9.31					
16123 TISONS BLUFF RD		I	239.42	Irrigation 1 - Commercial	03/25/20 - 04/26/20	Commercial Irrigation Service		
Detail	Basic Monthly Charge		18.90	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17	83726295	555	51000 GAL	32	Regular
	Tier 2 Consumption (> 14 kgal @ \$3.96)		146.51					
	Environmental Charge		18.87					
	City of Jacksonville Franchise Fee		6.97					
16151 DOWING CREEK DR		I	199.28	Irrigation 1 - Commercial	03/25/20 - 04/26/20	Commercial Irrigation Service		
Detail	Basic Monthly Charge		18.90	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17	74534584	1232	42000 GAL	32	Regular
	Tier 2 Consumption (> 14 kgal @ \$3.96)		110.87					
	Environmental Charge		15.54					
	City of Jacksonville Franchise Fee		5.80					
16211 DOWING CREEK DR		I	511.48	Irrigation 1 - Commercial	03/25/20 - 04/26/20	Commercial Irrigation Service		
Detail	Basic Monthly Charge		18.90	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17	74458033	4881	112000 GAL	32	Regular
	Tier 2 Consumption (> 14 kgal @ \$3.96)		388.07					
	Environmental Charge		41.44					
	City of Jacksonville Franchise Fee		14.90					

00002 269734/3663154 0000071 2 1=1001000000



Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
16303 HUNTERS HOLLOW TL	I	355.38	Irrigation 1 - Commercial	03/25/20 - 04/26/20	Commercial Irrigation Service
Detail		Basic Monthly Charge 18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44) 48.17	67370633	3716	77000 GAL 32 Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96) 249.47			
		Environmental Charge 28.49			
		City of Jacksonville Franchise Fee 10.35			
16316 MAGNOLIA GROVE WY	I	449.04	Irrigation 1 - Commercial	03/25/20 - 04/26/20	Commercial Irrigation Service
Detail		Basic Monthly Charge 18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44) 48.17	67370626	5188	98000 GAL 32 Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96) 332.63			
		Environmental Charge 36.26			
		City of Jacksonville Franchise Fee 13.08			
16331 TISONS BLUFF RD	I	324.16	Irrigation 1 - Commercial	03/25/20 - 04/26/20	Commercial Irrigation Service
Detail		Basic Monthly Charge 18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44) 48.17	67370634	4524	70000 GAL 32 Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96) 221.75			
		Environmental Charge 25.90			
		City of Jacksonville Franchise Fee 9.44			
16343 TISONS BLUFF RD	I	533.78	Irrigation 1 - Commercial	03/25/20 - 04/26/20	Commercial Irrigation Service
Detail		Basic Monthly Charge 18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44) 48.17	67370632	7042	117000 GAL 32 Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96) 407.87			
		Environmental Charge 43.29			
		City of Jacksonville Franchise Fee 15.55			
16356 MAGNOLIA GROVE WY APT IR01	I	226.04	Irrigation 1 - Commercial	03/25/20 - 04/26/20	Commercial Irrigation Service
Detail		Basic Monthly Charge 18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44) 48.17	67370624	3564	48000 GAL 32 Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96) 134.63			
		Environmental Charge 17.76			
		City of Jacksonville Franchise Fee 6.58			
16365 N MAIN ST APT SG01	E	114.64	Commercial - Electric	03/26/20 - 04/27/20	General Service
Detail		Basic Monthly Charge 9.25	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		Energy Charge (\$0.06447 per kWh) 65.57	24074025	2686	1017 KWH 32 Regular
		Fuel Cost 33.06			
		Environmental Charge 0.63			
		City of Jacksonville Franchise Fee 3.26			
		Gross Receipts Tax 2.87			
16529 TISONS BLUFF RD	E	1,150.73	Commercial - Electric	03/26/20 - 04/27/20	General Service
Detail		Basic Monthly Charge 9.25	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		Energy Charge (\$0.06447 per kWh) 713.49	22968209	60527	11067 KWH 32 Regular
		Fuel Cost 359.68	22968209	27.01	27.01 KW 32 Regular
		Environmental Charge 6.86			
		City of Jacksonville Franchise Fee 32.68			
		Gross Receipts Tax 28.77			



Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
16529 TISONS BLUFF RD	S	187.90	Commercial - Water/Sewer	03/25/20 - 04/26/20	Commercial Sewer Service
Detail Basic Monthly Charge		105.75	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Sewer Usage Charge		72.24	87650993	37	12000 GAL 32 Regular
Environmental Charge		4.44			
City of Jacksonville Franchise Fee		5.47			
16529 TISONS BLUFF RD	W	87.88	Commercial - Water/Sewer	03/25/20 - 04/26/20	Commercial Water Service
Detail Basic Monthly Charge		63.00	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Water Consumption Charge		17.88	87650993	37	12000 GAL 32 Regular
Environmental Charge		4.44			
City of Jacksonville Franchise Fee		2.56			
261 BRADFORD LAKE CR	I	524.86	Irrigation 1 - Commercial	03/25/20 - 04/26/20	Commercial Irrigation Service
Detail Basic Monthly Charge		18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17	81523391	2146	115000 GAL 32 Regular
Tier 2 Consumption (> 14 kgal @ \$3.96)		399.95			
Environmental Charge		42.55			
City of Jacksonville Franchise Fee		15.29			
79 BRADFORD LAKE CR	I	364.30	Irrigation 1 - Commercial	03/25/20 - 04/26/20	Commercial Irrigation Service
Detail Basic Monthly Charge		18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17	83974232	653	79000 GAL 32 Regular
Tier 2 Consumption (> 14 kgal @ \$3.96)		257.39			
Environmental Charge		29.23			
City of Jacksonville Franchise Fee		10.61			





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

INVOICE

Invoice #	503600
Account #	724857
Invoice Date	5/1/2020
Due Date	5/11/2020
Rep	MAS

Bill To
TISONS LANDING COMMUNITY DVLP VESTA PROPERTY SERVICES 145 SOUTH DURBIN PARKWAY SAINT JOHNS, FLORIDA 32259

Invoice Questions: Lakes@lakedoctors.com Payment Questions: Payments@lakedoctors.com

Purchase Order Number	Terms	Invoice Date Reflects Month of Service Provided
	NET 10 DAYS	
Item	Description	Amount
	Monthly Water Management Service	795.00
Customer Total Balance		\$795.00
Please confirm your bank bill payer amount 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
TISONS LANDING COMMUNITY DVLP VESTA PROPERTY SERVICES 145 SOUTH DURBIN PARKWAY SAINT JOHNS, FLORIDA 32259

Amount Enclosed

Invoice #	503600
Account #	724857
Date	5/1/2020

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	
<input type="checkbox"/> Mastercard	<input type="checkbox"/> Visa <input type="checkbox"/> American Express
Card #	
Card Verification #	
Exp. Date #	
Print Name	
Billing Address:	<input type="checkbox"/> Check box if same as above
Signature	

The Lake Doctors Inc | 3543 State Road 419 | Winter Springs, FL 32708 | 407-327-1080 | 1-800-666-5253 | www.lakedoctors.com

Please include your account number and invoice number on your payments to ensure proper application of payment. Please send all address changes to frontdesk@lakedoctors.com. Thank you!

We accept Checks, Credit Cards, E-Checks & ACH Payments for water management services. Please note financial institutions now require the card verification number for all transactions.

It is the responsibility of the Customer to notify The Lake Doctors, Inc. of any management, billing or site address, e-mail, phone number and other changes to accounts. Account names and numbers of all affected accounts are also required to ensure accuracy of account changes.

[View & Pay Invoice](#)



Invoice

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

Invoice # 369315
Date 5/2/2020
Terms
Due Date 5/2/2020
Memo May Fees

Bill To

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

Amenity and field operations	1	7,235.41	7,235.41
Pool Maintenance, chemicals and supplies	1	2,570.83	2,570.83
Facility and common grounds maintenance	1	2,137.50	2,137.50
Janitorial services and supplies	1	2,193.75	2,193.75

Total \$14,137.49

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

Invoice

Invoice #: 400
Invoice Date: 5/1/20
Due Date: 5/1/20
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - May 2020		3,937.50	3,937.50
Information Technology - May 2020		83.33	83.33
Dissemination Agent Services - May 2020		83.33	83.33
Office Supplies		17.50	17.50
Copies		184.20	184.20
Total			\$4,305.86
Payments/Credits			\$0.00
Balance Due			\$4,305.86

Tiziana Cessna

From: Yellow Bluff <yellowbluffmanager@gmsnf.com>
Sent: Thursday, April 30, 2020 3:28 PM
To: Tiziana Cessna
Subject: Refund Rental Check

Hi Tiziana,

I need another rental refund check issued. Eddie Green, 72 Bradford Lake Cir, Jacksonville FL, 32218 in the amount of \$135. Please let me know if you have any questions.

—
Best Regards,
Dana Harden, CAM
Tison's Landing CDD
16529 Tison's Bluff Road
Jacksonville, FL 32218
Office: (904) 757-1547
Email: yellowbluffmanager@gmsnf.com
CDD Website: www.tisonslandingcdd.com

TISONS LANDING CDD

3.5.20

Form of Payment	Name on Check	Check #	Description	Amount
Personal Check	DAVID PROCTOR	1358	Patio Rental	\$75
Personal Check	ANGELA YELDER	1119	Social Room Rental	\$125
Personal Check	MELANIE TORRES	106	Social Room Rental	\$125
Personal Check	DARLENE BARBER	2640	Social Room Rental + 1 HOUR	\$135
Personal Check	EDDIE GREEN	2586	Social Room Rental + 1 HOUR	\$135
Personal Check	NORA BACON	368	Social Room Rental + 2 HOURS	\$145
Personal Check	MORRISHA SWAN	321	Social Room Rental	\$125
Personal Check	SETH SQUYERS	2059	Social Room Rental	\$125
Personal Check	ANGELA YELDER	1117	Social Room Rental	\$125
Personal Check	VALEIA THOMAS	5012	Social Room Rental	\$125
MONEY ORDER	LAUREN JOHNSON	62242792	Access Card	\$30
MONEY ORDER	EDWARD WASHINGTON	62243008	Social Room Rental	\$125
CASH	MORRISHA SWANN	CASH	Access Card	\$30

canceled

Total Checks:

~~\$1,425.00~~

1300.00

Grand Total:

\$1,425.00

20

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

P.O. Box 1769
Jacksonville, FL 32201
(904) 356-2466

INVOICE

May 18, 2020

Date

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

Payment Due Upon Receipt

Serial #	20-02955D	PO/File #		\$76.25
Notice of Qualifying Period for Candidates for the Board of Supervisors				Amount Due
				Amount Paid
Tison's Landing Community Development District				\$76.25
				Payment Due
Case Number				
Publication Dates	5/18			
County	Duval			

*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 QUALIFYING
PERIOD FOR CANDIDATES
FOR THE BOARD OF
SUPERVISORS OF THE
TISON'S LANDING
COMMUNITY
DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Tison's Landing Community Development District ("District") will commence at noon on June 8, 2020, and close at noon on June 12, 2020. Candidates must qualify for the office of Supervisor with the Duval County Supervisor of Elections located at 105 East Monroe Street, Jacksonville, Florida 32202; Ph: (904) 630-1414. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a "qualified elector" of the District, as defined in Section 190.003, *Florida Statutes*. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Duval County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Tison's Landing Community Development District has two (2) seats up for election, specifically seats 1 and 3. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2020, and in the manner prescribed by law for general elections.

For additional information, please contact the Duval County Supervisor of Elections.

May 18 00 (20-02955D)

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

Invoice

Invoice Number 690486	Date 05/01/2020
Customer Number 400392	Due Date 06/01/2020

Page 1

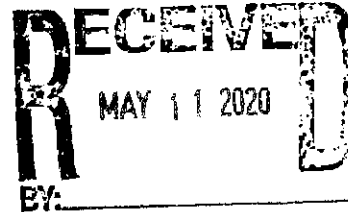
Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Tison's Landing CDD	400392		690486	06/01/2020

Quantity	Description	Rate	Amount
	<i>Tison's Landing CDD, 16529 Tison's Bluff Rd., Jacksonville, FL</i>		
3.00	Active Video Monitoring 06/01/2020 - 08/31/2020	675.00	2,025.00
3.00	Service & Maintenance 06/01/2020 - 08/31/2020	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



Date	Invoice #	Description	Amount	Balance Due
05/01/2020	690486	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 690486	Date 05/01/2020
Customer Number 400392	Due Date 06/01/2020

Net Due: \$3,035.13

Amount Enclosed: _____

*****MIXED AADC 440 7359 1 MB 0.439
007328
TISON'S LANDING CDD
C/O GMS-SF
5385 N NOB HILL RD
SUNRISE FL 33351-4761

ENVERA
PO BOX 2086
HICKSVILLE NY 11802-2086



LawnBoy Lawn Services

PO Box 551203
Jacksonville, FL 32255

Invoice

Date	Invoice #
5/4/2020	7089

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	6/3/2020	CC Duval Property, ...

Item	Description	Rate	Serviced	Amount
Maintenance	Installment for monthly services-April, 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



Web Development, LLC

Invoice

Date	Invoice #
5/1/2020	2512

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
		Total	\$150.00



Invoice

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

Invoice # 369490
Date 4/30/2020
Terms Net 30
Due Date 5/31/2020
Memo Pass thru April

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 Expenses			
Job & Labor			1,702.00
J. Perry - Lowes; Anchors for benches			24.61
J. Perry - Amazon; Locks for coffins			39.99
Total Billable Expenses			1,766.60

Total \$1,766.60



LOWE'S HOME CENTERS, LLC
13125 CITY SQUARE DRIVE
JACKSONVILLE, FL 32218 (904) 696-4063

- SALE -

SALESH: FSTLANE2 13 TRANSH: 6054732 04-16-20

195492 HM 1-CT 1/2-IN X 6-IN GLV 23.00
1.28 DISCOUNT EACH -0.13
20 @ 1.15

SUBTOTAL: 23.00

TAX: 1.61

INVOICE 06754 TOTAL: 24.61

AMEX: 24.61

TOTAL DISCOUNT: 2.60

AMEX: XXXXX00001913 AMOUNT: 24.61 AUTHCD: 823831

CHIP REFID: 247206071234 04/16/20 12:32:01

APL: AMERICAN EXPRESS TVR: 0000008000

AID: A000000025010801 TSI: E800

STORE: 2472 TERMINAL: 06 04/16/20 12:32:12

OF ITEMS PURCHASED: 20

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



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

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

* SHARE YOUR FEEDBACK *
* ENTER FOR A CHANCE TO BE *
* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! *
* ENTRE EN EL SORTEO MENSUAL *
* PARA SER UNO DE LOS CINCO GANADORES DE \$500! *
*
* ENTER BY COMPLETING A SHORT SURVEY *
* WITHIN ONE WEEK AT: www.lowes.com/survey *
* YOUR ID #067547 247241 071600 *
*
* NO PURCHASE NECESSARY TO ENTER OR WIN. *
* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. *
* OFFICIAL RULES & WINNERS AT: www.lowes.com/survey *

STORE: 2472 TERMINAL: 06 04/16/20 12:32:12

Details for Order #111-7797229-5260214
[Print this page for your records.](#)

Order Placed: April 16, 2020
Amazon.com order number: 111-7797229-5260214
Order Total: \$39.99
Supporting: Bartram Springs Elementary PTA

Not Yet Shipped

Items Ordered

1 of: *Uan Locks SPLS Keyed-Alike Padlock, 1-9/16-inch Wide 2-inch Shackle, 12-Pack*
Sold by: [Remmyk Trading \(seller, details\)](#) | Product question? [Ask Seller](#)

Price
\$39.99

Condition: New

Shipping Address:

Johnathan D Perry
6173 BARTRAM VILLAGE DR
JACKSONVILLE, FL 32258-7711
United States

Shipping Speed:

One-Day Shipping

Payment information

Payment Method:

American Express | Last digits: 1919

Billing address

Johnathan Perry
245 RIVERSIDE AVE STE 250
JACKSONVILLE, FL 32202-4944
United States

Item(s) Subtotal: \$39.99
Shipping & Handling: \$0.00
Total before tax: \$39.99
Estimated tax to be collected: \$0.00
Grand Total: \$39.99

To view the status of your order, return to [Order Summary](#).

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2020, Amazon.com, Inc. or its affiliates



Big Z Pool Service, LLC
172 Stokes Landing Rd
Saint Augustine, FL 32095
bigzpools@yahoo.com
www.facebook.com/bigzpoolservice

Invoice 7014

BILL TO

Vesta Property Management
245 Riverside Avenue Suite
250
Jacksonville, Florida 32202
USA

DATE
04/03/2020

PLEASE PAY
\$1,702.50

DUE DATE
04/15/2020

PRODUCT/SERVICE	QTY	RATE	AMOUNT
Property: Tyson's Landing Jacksonville, FL Re: 4" Return Valves Approved via email by Johnathan Perry 4/3/20.			
Job Material:Material 4" CPEX Valve (3) 2-return and 1-pre-coat	3	375.00	1,125.00
Job Material:Material NEW 2" Liquid Filled Vacuum Gauge, Fittings and 1/4" Tubing	1	44.00	44.00
Job Material:Material 2" Pressure Liquid Filled Gauge, 1/4" Tubing and Fittings	1	46.00	46.00
Labor Rates:Commercial Labor Labor	6.50	75.00	487.50

Thank you for your business!

TOTAL DUE

\$1,702.50

THANK YOU

If you have any questions please give us a call at 904-868-4660!

Big Z Pool Service, LLC
Licensed & Insured CPC#1459355

LAW OFFICES
BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.
ESTABLISHED 1977

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

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

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

WWW.BILLINGCOCHRAN.COM

PLEASE REPLY TO: FORT LAUDERDALE

CAMILLE E. BLANTON
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

April 30, 2020

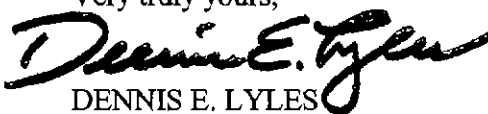
Mr. Richard Hans
Tison's Landing CDD
Governmental Management Services
5385 North Nob Hill Road
Sunrise, Florida 33351

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.

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
 04/30/2020
 Account No: 80-12113M
 Statement No: 162294

Attn: MR. RICHARD P. HANS

TISON'S LANDING CDD

Fees

		Hours
04/03/2020		
MJP	RESEARCH RE: MEETING NOTICES FOR VIDEO CONFERENCE OR TELECONFERENCE MEETINGS	0.20
04/07/2020		
GLK	TELEPHONE CONFERENCE WITH COURTNEY HOGGE, REVIEW PROPOSED REVISED NOTICE OF MEETING	0.40
04/20/2020		
GLK	REVIEW REVISED AGENDA FOR CDD BOARD MEETING, TELEPHONE CONFERENCE WITH ERNESTO TORRES	0.40
04/21/2020		
GLK	PREPARE FOR AND ATTEND MEETING OF BOARD OF SUPERVISORS (VIA ZOOM)	2.80
04/22/2020		
GLK	RECEIVE AND REVIEW CORRESPONDENCE (WITH ATTACHMENT) FROM ERNESTO TORRES RE: ENVERA PROPOSALS	0.40
GLK	REVIEW OF FILE, CORRESPONDENCE TO ERNESTO TORRES RE: NOTICE OF QUALIFICATION PERIOD FOR ELECTION TO CDD BOARD	0.40
04/23/2020		
MJP	RESEARCH USE OF DISTRICT FUNDS TO PURCHASE FOOD OR BEVERAGE	0.30
MJP	REVIEW UPDATED PROPOSAL FROM ENVERA	0.20
GLK	LEGAL RESEARCH, TELEPHONE CONFERENCE WITH ERNESTO TORRES RE: CDD PROVIDING BEER AT EVENT	0.40
04/24/2020		
MJP	RECEIPT AND REVIEW UPDATED ENVERA PROPOSALS	0.20

TISON'S LANDING CDD

Page: 2

04/30/2020

Account No: 80-12113M
Statement No: 162294

TISON'S LANDING CDD

Hours

04/28/2020

GLK TELEPHONE CONFERENCE WITH ERNESTO TORRES,
PREPARE PROPOSED SMALL PROJECT AGREEMENT
WITH ENVERA (ENTRYWAYS CAMERAS),
CORRESPONDENCE TO ERNESTO TORRES

0.70

04/30/2020

MJP CORRESPONDENCE TO DISTRICT MANAGER WITH
ATTACHMENTS

0.20

MJP REVIEW EXECUTIVE ORDER 20-112 OF GOVERNOR
DESANTIS; CORRESPONDENCE TO DISTRICT
MANAGER WITH ATTACHMENT RE: ORDER AND
NOTICES FOR MEETINGS

0.10

For Current Services Rendered

6.70

1,842.50

Recapitulation

Timekeeper

GERALD L. KNIGHT

Hours

5.50

Rate

\$275.00

Total

\$1,512.50

MICHAEL J. PAWELCZYK

1.20

275.00

330.00

Previous Balance

\$2,145.00

Total Current Work

1,842.50

Payments

05/08/2020

PAYMENT RECEIVED - THANK YOU

-2,145.00

Balance Due

\$1,842.50PLEASE MAKE CHECKS PAYABLE TO
BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.
PLEASE RETURN ONE COPY OF THIS STATEMENT WITH YOUR PAYMENT
IRS NO. 59-1756046

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

P.O. Box 1769
Jacksonville, FL 32201
(904) 356-2466

INVOICE

May 26, 2020

Date

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

Payment Due Upon Receipt

Serial #	20-03070D	PO/File #		\$893.00
Notice of Virtual Public Hearing, etc.; and Notice of Virtual Regular Board of Supervisors' Meeting				Amount Due
Tison's Landing Community Development District				Amount Paid
				\$893.00
				Payment Due

Case Number _____

Publication Dates 5/26, 6/2 _____

County Duval _____

*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.

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF VIRTUAL PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2020/2021 BUDGET; AND NOTICE OF VIRTUAL PUBLIC HEARING TO CONSIDER THE IMPOSITION OF MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF VIRTUAL REGULAR BOARD OF SUPERVISORS' MEETING**

The Board of Supervisors for the Tison's Landing Community Development District will conduct two virtual public hearings and a virtual regular meeting on Thursday, June 25, 2020 commencing at 6:00 p.m. using Zoom communications media technology pursuant to Executive Orders 20-32, 20-69, 20-112 and 20-114 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020 and May 4, 2020 respectively (the "Executive Orders") and pursuant to Section 120.54(5)(b)2., Florida Statutes. If the Executive Orders are rescinded prior to June 25, 2020, the public hearings and regular meeting will take place with the Board in attendance at the meeting location of 16520 Tisons Bluff Road, Jacksonville, Florida 32218, in which case the public may attend in person or participate by telephone by using the call-in information provided below. Please check the District's website at www.tisonslandingscd.com or contact the District Manager at (904) 940-5850 or etorres@tisonslandingscd.com at least one business day prior to the scheduled public hearings and regular meeting for updated meeting location information.

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2020/2021 proposed budget. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed budget for Fiscal Year 2020/2021 upon the lands located within the District, a depiction of which lands is shown below; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law, including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy assessments as finally approved by the Board. A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

While it may be necessary to hold the above referenced public hearing and meeting of the District's Board of Supervisors utilizing Zoom media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, anyone wishing to listen or participate in the meeting or public hearing can do so by logging into Zoom at <https://zoom.us/j/9339856582> or dialing in telephonically at (846) 876-9923 and entering meeting ID # 933 9856 0582. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager at least 24 hours in advance of the meeting at (904) 940-5850 or etorres@tisonslandingscd.com to facilitate the Board's consideration of such questions and comments during the meeting.

An electronic copy of the proposed budget, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained from the offices of the District Manager, located at 476 West Town Place, Suite 114, St. Augustine, Florida 32082, Ph: (904) 940-5850, e-mail: etorres@tisonslandingscd.com, during normal business hours.

In accordance with the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to contact the District offices at (904) 940-5850 at least forty-eight (48) hours prior to the scheduled hearing. If you are hearing or speech impaired, please contact Florida Relay Service Numbers (800) 835-8771 (TDD) or (800) 955-8779 (VOICE), for assistance in contacting the District office.

The District's special assessments are annually recurring assessments and are in addition to previously levied debt assessments. Below is the proposed schedule of operation and maintenance assessments for FY 2020/2021; the increase in the amount of proposed assessments from the current fiscal year assessments is primarily attributable to additional funding for capital reserves. Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by law.

The proposed FY 2020/2021 operations and maintenance assessment for each of the 680 single-family lots within the District boundaries is \$935.64 (gross).

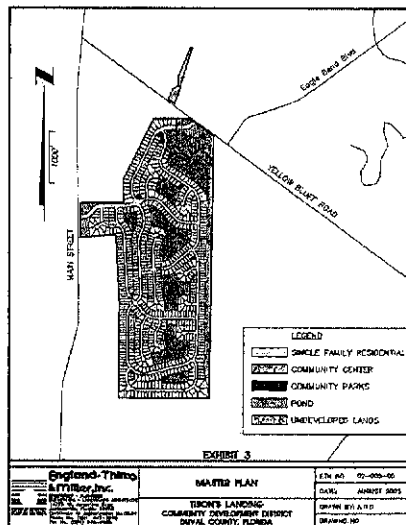
The special assessments are collected on each lot owner's annual real estate tax bill issued by Duval County (City of Jacksonville), Florida. Failure to pay the assessments will cause a tax certificate to be issued against the property, which may result in a loss of title. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

Any person requiring special accommodations at the 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) / 1-800-955-8779 (Voice), for aid in contacting the District Manager's Office.

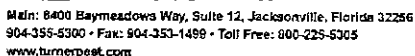
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including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

Ernesto Torres
District Manager



May 26, Jun. 2

00/20-03070D



PLEASE PAY FROM THIS INVOICE

**WELLS
FARGO**

WELLS FARGO BUSINESS ELITE CARD

VISA

Page 1 of 4

Prepared For	TISONS LANDING CDD DANA HARDEN
Account Number	4484 6100 0703 3429
Statement Closing Date	05/03/20
Days in Billing Cycle	30
Next Statement Date	06/03/20
Credit Line	\$10,000
Available Credit	\$8,999

For 24-Hour Customer Service Call:
800-231-5511

Inquiries or Questions:
Wells Fargo SBL PO Box 29482
Phoenix, AZ 85038-8650

Payments:
Elite Card Payment Center PO Box 77066
Minneapolis, MN 55480-7766

Payment Information

New Balance	\$877.87
Current Payment Due (Minimum Payment)	\$500.00
Current Payment Due Date	05/28/20

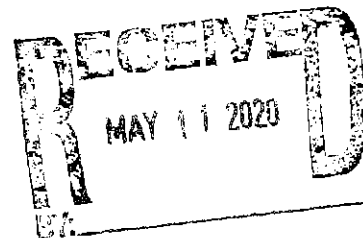
Thank you for using our Automatic Payment service. See the **Important Information** section below for your next scheduled payment.
If you wish to pay off your balance in full: The balance noted on your statement is not the payoff amount. Please call 800-231-5511 for payoff information.

Account Summary

Previous Balance	\$1,958.47
Credits	\$0.00
Payments	\$1,958.47
Purchases & Other Charges	\$877.87
Cash Advances	\$0.00
Finance Charges	\$0.00
New Balance	\$877.87

Wells Fargo Cash Back SM Program Summary

Previous Balance	\$29.37
Cash Earned this Month	\$13.17
Trades From Other Company Cards	\$0.00
Bonus/Adjustments	\$0.00
Cash Back Balance	\$42.54
Cash Awarded this Period	\$0.00
Year to Date Cash Back Awarded	\$97.22



Cash Back Notice

Your next cash back reward is scheduled for 06/2020. Use your Business Card for all of your business expenses plus everyday purchases and get 1.5% Cash Back.

See reverse side for important information.

PAGE 1 of 4

10 3268 1000 ELA1 01DR5596

24920

5596 0009 YTG

1 7 2 200503 0

DETACH HERE

Rate Information

Your rate may vary according to the terms of your agreement.

TYPE OF BALANCE	ANNUAL INTEREST RATE	DAILY FINANCE CHARGE RATE	AVERAGE DAILY BALANCE	PERIODIC FINANCE CHARGES	TRANSACTION FINANCE CHARGES	TOTAL FINANCE CHARGES
PURCHASES	7.240%	.01983%	\$0.00	\$0.00	\$0.00	\$0.00
CASH ADVANCES	23.990%	.06572%	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL				\$0.00	\$0.00	\$0.00

Important Information

\$0 - \$877.87 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 05/28/20. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

Transaction Details

Trans	Post	Reference Number	Description	Credits	Charges
04/03	04/04	2444500FF00H9DNDP	DOLLAR TREE JACKSONVILLE FL		52.00
04/05	04/05	2444500FH2X7GDSXM	COLLAR GENERAL #19780 JACKSONVILLE FL		78.50
04/09	04/09	2422638FM2LP2ARW1	WAL-MART #3702 JACKSONVILLE FL		100.22
04/16	04/16	2473309FV2DZRT341	WGC*PANERABREAD 866-300-3735 MA		320.65
04/28	04/28	F326800G700CHGDDA	AUTOMATIC PAYMENT - THANK YOU	1,958.47	
04/30	04/30	2444500GABLLWJ6M1	SAMS CLUB #8253 JACKSONVILLE FL		118.28
04/30	04/30	2444500GABLLWJ6PJ	SAMS CLUB #8253 JACKSONVILLE FL		208.22

Wells Fargo News**What can alerts do for your business?***

Receive timely updates on your business credit-card account via email or text. Alerts allow you to set up and receive only the messages that are important to you. Sign up for alerts during your Wells Fargo Business Online® session by going to your Business Elite Card account screen and selecting the Manage Alerts menu option.

Not enrolled in Online banking? Enroll today at wellsfargo.com/biz/online-banking

*Availability may be affected by your mobile carrier's coverage area. Your mobile carrier's message and data rates may apply.

TISONS LANDING CDD MONTHLY EXPENSE REPORT

BEGINNING 3/4/2020
ENDING 4/3/2020

DATE	DESCRIPTION	GL #	GL Description	RETAILER	AMOUNT
4/3/2020	Easter Basket Give Away	320.57200.49400	Special Events	Dollar Tree	\$ 52.00
4/5/2020	Easter Basket Supplies	320.57200.49400	Special Events	Dollar General	\$ 78.50
4/9/2020	Easter Basket Supplies	320.57200.49400	Special Events	Wal-Mart	\$ 100.22
4/16/2020	Bagels	320.57200.49400	Special Events	Panera	\$ 320.65 ✓
4/30/2020	Cinco de Mayo Food Supplies	320.57200.49400	Special Events	Sams Club	\$ 118.28 ✓
4/30/2020	Cinco de Mayo Food Supplies	320.57200.49400	Special Events	Sams Club	\$ 208.22 ✓
					\$877.87

Explanation:

Signature:

Dana A. Harden

Dana Harden, Amenity Manager

S A H ' S C L U B Self Checkout

CLUB MANAGER BRYAN MILAND
(904) 696 - 0842
JACKSONVILLE, FL

04/30/20 09:40 2937 00253 093 9093

ITEMS

E	245753	OPK ROTEL	F	6.48	N
E	245753	OPK ROTEL	F	6.48	N
	971192	1 COMP HLC		11.98	E
	971192	1 COMP HLC		11.98	E
	021981	SAHS DCHF 2		24.98	E
	770507	SOUFFLE CUP		28.90	E
E	980248599	MM DICED TOR		5.98	N
E	980225090	FANCYHEXSHRF		14.78	N
E	980225090	FANCYHEXSHRF		14.78	N
E	980225090	FANCYHEXSHRF		14.78	N
E	726563	GRND TURKEYF		10.98	N
E	949403	90% BROUND F		30.23	N
E	980179204	FOOD GLOVES		9.90	E
E	749600	ONIONS 10LB		4.05	N
E	195020	R&C FORK		10.98	E
		SUBTOTAL		208.22	

TOTAL 200.22
VISA TEND 208.22

Visa Credit **** * 3429 1 2
APPROVAL # 030409

AID 80000000031010
TC 0614774A936A6041
TERMINAL # SC011887
*NO SIGNATURE REQUIRED
CHANGE DUE 0.00

Visit samsclub.com to see your savings

ITEMS SOLD 15

TC# 6389 7646 9869 4760 6455 6



*** MEMBER COPY ***

S A H ' S C L U B Self Checkout

CLUB MANAGER BRYAN MILAND
(904) 696 - 0842
JACKSONVILLE, FL

04/30/20 09:38 2936 08253 093 9093

ITEMS

E	980045024	MM CHS SAUCF		5.98	N
E	980045024	MM CHS SAUCF		5.98	N
E	605170	SHRED LETTUF		1.88	N
E	605170	SHRED LETTUF		1.88	N
E	605170	SHRED LETTUF		1.88	N
E	605170	SHRED LETTUF		1.88	N
E	605170	SHRED LETTUF		1.88	N
E	605170	SHRED LETTUF		1.88	N
E	605170	SHRED LETTUF		1.88	N
E	980188591	YELLOW ROUNF		6.98	N
E	980188591	YELLOW ROUNF		6.98	N
E	980188591	YELLOW ROUNF		6.98	N
E	980188591	YELLOW ROUNF		6.98	N
E	980188591	YELLOW ROUNF		6.98	N
E	980188591	YELLOW ROUNF		6.98	N
E	980188591	YELLOW ROUNF		6.98	N
E	971192	1 COMP HLC		11.98	E
E	949403	90% BROUND F		30.20	N
E	726563	GRND TURKEYF		10.98	N
		SUBTOTAL		118.28	

TOTAL 118.28
VISA TEND 118.28

Visa Credit **** * 3429 1 2
APPROVAL # 030229

AID 80000000031010
TC 034893CDA55C8FA0
TERMINAL # SC011887
*NO SIGNATURE REQUIRED
CHANGE DUE 0.00

Visit samsclub.com to see your savings

ITEMS SOLD 17

TC# 6360 6424 7647 2891 4299 4



*** MEMBER COPY ***



Yellow Bluff <yellowbluffmanager@gmsnf.com>

Panera Bread receipt for purchase: 1MN7T0820UCR

1 message

Panera Bread <do-not-reply@wgiftcard.com>

Reply-To: do-not-reply@wgiftcard.com

To: yellowbluffmanager@gmsnf.com

Thu, Apr 16, 2020 at 12:20 PM

[View this email online](#)





Your purchase receipt.

Billing Information

Dana Harden
5385 N Nob Hill Road
Sunrise, FL 33361
UNITED STATES
9045715848

Confirmation: 1MN7T0820UCR

Order Date: April 16, 2020
Payment Type: Visa
Subtotal: \$400.00
Shipping Total: \$0.65
Discounts: -\$80.00
Order Total: \$320.65
Amount Paid: \$320.65

Qty	Item Description	Shipping Address:	Price	Status
1	 To: Dana From: Dana yellowbluffmanager@gmsnf.com	Dana Harden 16529 TISONS BLUFF RD JACKSONVILLE, FL 32218 UNITED STATES	\$200.00 Shipping: \$0.65	Order Received
1	 To: Dana From: Dana yellowbluffmanager@gmsnf.com	Dana Harden 16529 TISONS BLUFF RD JACKSONVILLE, FL 32218 UNITED STATES	\$200.00 Shipping: \$0.00	Order Received

Thank you,
Panera Bread

Panera had 20% off gift cards
were purchased. Bought gift cards -
saved \$80.00 toward the next \$400 worth
of bagel Tuesday.

Gift Card Tracking and Support Center

DOLLAR GENERAL STORE #19780
14619 YELLOW BLUFF RD
JACKSONVILLE, FL 32226-1823
(904) 431-7533

RUBY TUESDAY 25 25.00
*****0680
EASTER AIRHEADS BAG E 2.00 S
073390006617-110
EASTER AIRHEADS BAG E 2.00 S
073390006617-110
EASTER AIRHEADS BAG E 2.00 S
073390006617-110
EASTER AIRHEADS BAG E 2.00 S
073390006617-110
EASTER AIRHEADS BAG E 2.00 S
073390006617-110
EASTER AIRHEADS BAG E 2.00 S
073390006617-110
EASTER AIRHEADS BAG E 2.00 S
073390006617-110
EASTER AIRHEADS BAG E 2.00 S
073390006617-110
SOUR PUNCH TWISTS EA E 3.00 S
041364085654-110
SOUR PUNCH TWISTS EA E 3.00 S
041364085654-110
SOUR PUNCH TWISTS EA E 3.00 S
041364085654-110
SOUR PUNCH TWISTS EA E 3.00 S
041364085654-110
SOUR PUNCH TWISTS EA E 3.00 S
041364085654-110
GILLIAM SOFT FRUIT P E 3.00 S
089424856462-110
GILLIAM SOFT FRUIT P E 3.00 S
089424856462-110
GILLIAM SOFT FRUIT P E 3.00 S
089424856462-110
BRACHS EGG STUFFER M E 5.00 S
041420043475-110
BRACHS EGG STUFFER M E 5.00 S
041420043475-110

SUBTOTAL \$75.00
Tax1 \$3.50
TOTAL SALE \$78.50
/ISA CREDIT \$78.50

*****3429
EXPIRY: **/** CHIP
AUTH# 005510
REFERENCE# 00001030343
ID# A0000000031010

ITEMS 19
2020-04-05 13:56:49 19780 01 2969



890699878030939913415984911912100319311165

Save Time. Save Money.
Every Day!
at Dollar General

See back of receipt for your chance
to win \$1000 ID# 7P84RM192SUD

Walmart

904-751-5552 Mgr: ADAM
13227 CITY SQUARE DR
JACKSONVILLE FL 32218

STW 03702 DPH 005743 TE# 02 TR# 04335
WRIG BG THE 002200028100 F 5.48 0
NINJA CRAULE 069715384819 0.98 0
PASTEL EGGS 076487823544 1.98 0
EGG CARTON 005964210045 F 1.00 0
PASTEL EGGS 076487823544 1.98 0
PASTEL EGGS 076487823544 1.98 0
PASTEL EGGS 076487823544 1.98 0
WONKA 60CT 007920044065 F 5.48 0
BRIGHT EGGS 076487895625 1.98 0
NINJA CRAULE 069715384003 0.98 0
NINJA CRAULE 069715384003 0.98 0
NINJA CRAULE 069715384003 0.98 0
NINJA CRAULE 069715384003 0.98 0
NINJA CRAULE 069715384003 0.98 0
NINJA CRAULE 069715384003 0.98 0
FUM DOUGHS 069715384095 1.98 0
NINJA CRAULE 069715384003 0.98 0
BUNNY JUMPER 069715384002 0.98 0
STB/SKILS 002200002253 F 19.98 0
BRIGHT EGGS 076487895625 1.98 0
PASTEL EGGS 076487823544 1.98 0
NINJA CRAULE 069715384003 0.98 0
NINJA CRAULE 069715384819 0.98 0
NINJA CRAULE 069715384003 0.98 0
NINJA CRAULE 069715384003 0.98 0
BUNNY JUMPER 069715384820 0.98 0
FUM DOUGHS 069715384095 1.98 0
FUM DOUGHS 069715384095 1.98 0
FUM DOUGHS 069715384095 1.98 0
BUNNY JUMPER 069715384002 0.98 0
NINJA CRAULE 069715384819 0.98 0
NINJA CRAULE 069715384819 0.98 0
NINJA CRAULE 069715384819 0.98 0
BUNNY JUMPER 069715384002 0.98 0
BUNNY JUMPER 069715384820 0.98 0
12 STAMPERS 069715384090 1.98 0
12 STAMPERS 069715384090 1.98 0
12 STAMPERS 069715384583 1.98 0
BUNNY JUMPER 069715384002 0.98 0
9 ERASERS 008650661833 0.98 0
HARS CHOC VR 004080055571 F 19.98 0
SUBTOTAL 100.22
TOTAL 100.22
VISA TEND 100.22

Visa Credit **** ** 3429 I 2
APPROVAL # 009929
REF # 010000206988
TRANS ID - 580100540531451
VALIDATION - LDP7
PAYMENT SERVICE - E
ATD A0000000031010
TC 5630A6A3F28E1836
TERMINAL # SC011219
*NO SIGNATURE REQUIRED

04/09/20 11:14:17

CHANGE DUE 0.00
ITEMS SOLD 40
TCM 7298 9869 6749 8989 8869 1



04/09/20 11:14:27
CUSTOMER COPY

DOLLAR TREE

289 (904) 701-6668
ty Station Dr.

ille FL 32218-7235

ID# PRICE TOTAL

ASTER EGGS 18CT 52 1.00 52.00
Sub Total \$52.00
SALES TAX \$0.00
Total \$52.00
Visa Credit \$52.00
*****3429 Approved
Purchase Chip
Auth/Trace Number: 003860/018094
Chip Card AID: A0000000031010

: Exempt ***
ID # 858013687228

NOW SHOP ON-LINE AT DOLLARTREE.COM

We will gladly exchange any unopened item *
original receipt. We do not offer refunds. *

89 01 010 26399195 4/03/20 11:38
Associate: susan



Invoice

Date:	Invoice #:
5/5/2020	105637

7749 Normandy Blvd. #145-347
Jacksonville, FL 32221
Office 904-781-7060

Bill To	
Tison's Landing Community Developme 5385 N Nob Hill Rd. Governmental Management Servic Sunrise, FL 33351	
Email	Terms
jperry@vestapropertyservices.com	Due Upon Receipt

Work Performed At		
Tison's Landing Community Developme 16529 Tisons Bluff Rd Pool Jacksonville, FL 32218 J Perry		
Purchase Order	Rep	Work Order
20264S	PM SCOTT HAINES	131751

Item	Description	Amount
Parts/Misc	PM - WORK COMPLETE PER APPROVED PROPOSAL Pool >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 20264S	\$930.00

ALL WORK WAS INSPECTED AND PERFORMED IN A PROFESSIONAL MANNER. All material is guaranteed to be as specified, and the above work was completed in a substantial workmanlike manner. This is a full invoice due and payable by above due date in accordance with our agreement. Late charges will be assessed thereafter due date listed above at a rate of 1.5% per month. All disputes are to be submitted in writing by mail, fax or email within 30 days from invoice date. You further agree to waive any right to jury trial in any action relating to these services or the payment thereof.

Subtotal:	\$930.00
Sales Tax:	\$0.00
Invoice Total:	\$930.00
Payments and Credits:	\$0.00
Total Due:	\$930.00



Invoice

Date:	Invoice #:
5/21/2020	106251

19 Normandy Blvd. #145-347
Jacksonville, FL 32221
Office 904-781-7060

Tison's Landing Community Developme 16529 Tisons Bluff Rd. Pool Jacksonville, FL 32218	
Email	Terms
apropertyservices.com	Due Upon Receipt

Work Performed At		
Tison's Landing Community Developme 16529 Tisons Bluff Rd Pool Jacksonville, FL 32218		
Purchase Order	Rep	Work Order
20264BS	PM SCOTT HAINES	132934

	Description	Amount
ts/Misc	PM - PROPERTY MAINTENANCE Pool Additional work for multiple trips for concrete at pool ADA lift.	\$785.00

WAS INSPECTED AND PERFORMED IN A PROFESSIONAL MANNER.
 s guaranteed to be as specified, and the above work was completed in a
 workmanlike manner. This is a full invoice due and payable by above due
 dence with our agreement. Late charges will be assessed thereafter due
 ove at a rate of 1.5% per month. All disputes are to be submitted in writing
 or email within 30 days from invoice date. You further agree to waive any
 ial in any action relating to these services or the payment thereof.

Subtotal:	\$785.00
Sales Tax:	\$0.00
Invoice Total:	\$785.00
Payments and Credits:	\$0.00
Total Due:	\$785.00