

TISON'S LANDING
Community Development District

May 4, 2021

AGENDA

Tison's Landing Community Development District

475 West Town Place
Suite 114
St. Augustine, Florida 32092
www.TisonsLandingCDD.com

April 27, 2021

Board of Supervisors
Tison's Landing Community Development District

Link to Join Zoom:

<https://zoom.us/j/92378849201?pwd=VEl2dHVWdVZlZkL0pzd09>

To Join via Phone: 1-646-876-9923
Meeting ID: 923 7884 9201; Passcode 138477

Dear Board Members:

The Tison's Landing Community Development District Board of Supervisors Meeting is scheduled for Tuesday, May 4, 2021 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida 32218.

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comment (limited to three minutes)
- III. Acceptance of Engagement Letter with Grau & Associates for Audit Services
- IV. Consideration of First Amendment to the Amenities Management Agreement with Vesta Property Services
- V. Discussion on Capital Improvements; Consideration of Engaging Architectural Consulting Services
- VI. Discussion on the Fiscal Year 2022 Budget
- VII. Update Regarding Request for Installation of Speed Humps
- VIII. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager

- D. Amenity Manager - Memorandum
 - E. Field Operations Manager – Monthly Report
- IX. Supervisor Requests / Audience Comments
- X. Approval of Consent Agenda
 - A. Minutes of the March 31, 2021 Board of Supervisors and Audit Committee Meetings
 - B. Financial Statements
 - C. Assessment Receipts Schedule
 - D. Check Register
- XI. Next Scheduled Meeting – Tuesday, June 15, 2021 at 6:00 p.m. at the Yellow Bluff Amenity Center
- XII. Adjournment

THIRD ORDER OF BUSINESS



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

April 7, 2021

Board of Supervisors
Tison's Landing Community Development District
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

We are pleased to confirm our understanding of the services we are to provide Tison's Landing Community Development District, Duval County, Florida ("the District") for the fiscal year ended September 30, 2021, with the option of two (2) additional one-year renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Tison's Landing Community Development District as of and for the fiscal year ended September 30, 2021, with the option of two (2) additional one-year renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Budgetary comparison schedule

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards

and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and

recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may

provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which 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 the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN.

This agreement provides for a contract period of one (1) year with the option of two (2) additional, one-year renewals upon the written consent of both parties. Our fee for these services will not exceed \$3,000 for the September 30, 2021 audit. The fees for the fiscal years 2022, 2023 will not exceed \$3,100 and \$3,200, respectively, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District may terminate this agreement, with or without consent, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2019 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Tison's Landing Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Tison's Landing Community Development District.

By: _____

Title: _____

Date: _____



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

February 20, 2020

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on February 20, 2020, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2022. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
800-342-3197 ext. 251

Florida Institute of CPAs

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 571202

FOURTH ORDER OF BUSINESS

TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT

FIRST AMENDMENT TO AMENITIES MANAGEMENT AGREEMENT

THIS IS A FIRST AMENDMENT TO AMENITIES MANAGEMENT AGREEMENT
(the "Amendment"), dated the ____ day of _____, 2021, between:

TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Jacksonville, Duval County, Florida, and having offices at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the "District"),
and

VESTA PROPERTY SERVICES, INC., a Florida corporation, having its principal address at 245 Riverside Avenue, Suite 250, Jacksonville, Florida 32202 ("Contractor").

WHEREAS, the District entered into an Amenities Management Agreement with Contractor, dated September 20, 2019 (the "Agreement"); and

WHEREAS, at its meeting of March 31, 2021, the District Board of Supervisors accepted the Proposal of Contractor to provide website and app development and management to the District, while insuring ADA compliance, which proposal is attached hereto and made a part hereof as Exhibit A-1 (the "Proposal"); and

WHEREAS, the intent of the parties is for the additional work described in the Proposal to be added to the Services, as defined in the Agreement, to be delivered by the Contractor to the District for the compensation more particularly set forth in the Proposal; and

WHEREAS, the District Board of Supervisors, at its meeting of March 31, 2021, authorized the proper officials of District to enter into this Amendment; and

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, and other good and valuable consideration, the receipt and adequacy of which are acknowledged, the parties agree as follows:

SECTION 1. The foregoing recitals are true and correct and are hereby incorporated into this Amendment.

SECTION 2. The Services to be provide by the Contractor to the District is hereby supplemented with the additional work associated with website and app development and management as described in the Proposal and below for the compensation described in the Proposal:

- a. The website and app shall be accessible on modern versions of web browsers;
- b. The website and app shall comply with ADA accessibility standards and guidelines, as described in the Proposal;
- c. Outside of a basic "Designed By" link on the website and app, the website and app shall be free of commercial advertising or any other mechanism that permits Contractor from profiting from the website or app outside of the compensation paid to Contractor by the District pursuant to the Agreement, as amended;
- d. The website and app shall be secured and maintained, including, but not limited to, encrypted logins and credentials, proper backups, anti-virus software, anti-malware software, and anti-spyware software, and disaster recovery solutions;
- e. Contractor shall comply with Florida's Public Records Law for the website (the ability to maintain, store, and transfer all communications, content, and records);
- f. Contractor shall provide for ongoing hosting, software updates, security, repair and support during entire term of this Agreement.

SECTION 3. Section 26, entitled "**E-VERIFY**," is hereby added to the Agreement, as follows:

26. E-VERIFY. The Contractor, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Contractor further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The Contractor agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. Contractor shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the District has a good faith belief that the Contractor is in violation of Section 448.09(1), Florida Statutes, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. The Contractor shall require an affidavit from each subcontractor providing that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall retain a copy of each such affidavit for the term of this Agreement and all renewals thereof. If the District has a good faith belief that a subcontractor of the Contractor is in violation of Section 448.09(1), Florida Statutes, or is performing work under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District promptly notify the Contractor and order the Contractor to immediately terminate its subcontract with the subcontractor. The Contractor shall be liable for any additional costs incurred by the District as a

result of the termination of any contract, including this Agreement, based on Contractor's failure to comply with the E-Verify requirements referenced in this subsection.

SECTION 4. This Amendment shall be effective upon full-execution of this Amendment by the parties.

SECTION 5. In all other respects the original Agreement, dated September 20, 2019, and all amendments thereto are hereby ratified, reaffirmed and shall remain in full force and effect as provided by their terms.

IN WITNESS WHEREOF, the parties execute this Amendment the day and year first written above.

**TISON'S LANDING COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

Print name: _____
Secretary/Assistant Secretary

By: _____
Print name: _____
Chair/Vice-Chair

Date: _____, 2021

**VESTA PROPERTY SERVICES, INC., a Florida
corporation**

WITNESSES:

Print name

By: _____
Print Name, Title

Date: _____, 2021

Print Name

Exhibit A-1



Lifestyle

Website and App Development and Management

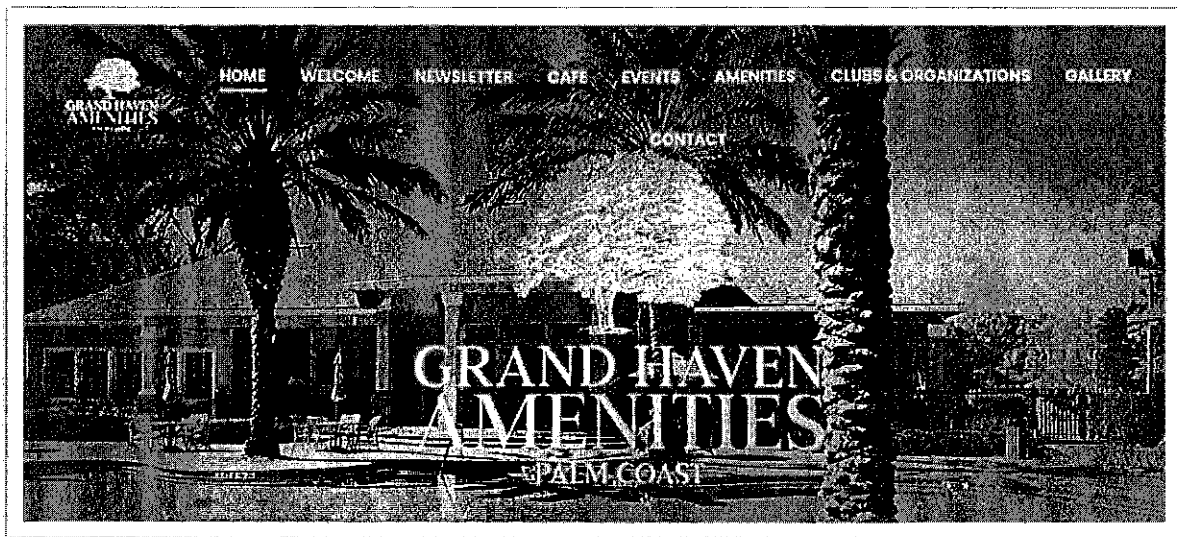
Vesta is proud to provide a newly added value to our communities! We are offering to bring any current websites managed by a third party in house, as well as develop a community app under the Vesta District Services Division.

Website Development and Management

We are happy to offer website development and management for \$300.00 less a year than most third-party website management providers, as well as partner your new website with an app that brings one-touch convenience to your residents! Your old website will be overhauled with a completely contemporary look, including options for features that your current website does not have. If you do not have a website, we will be pleased to create one for you.

The biggest advantage is that once Vesta has direct access to managing the website, we can update the website in real time when needed instead of waiting on a third party to complete the updates. Recently during COVID-19, when important updates needed to be done within a certain timeframe, our team had issues with the provider updating the website on time due to not being in the office. Vesta wants to alleviate this issue in the future.

Please view the home page image of our most recent website overhaul below for Grand Haven in Palm Coast and see the entire website at <https://grandhavenamenity.com/>. We have had an overwhelming positive response from the community since going live with the new website.





Lifestyle

App Development and Management

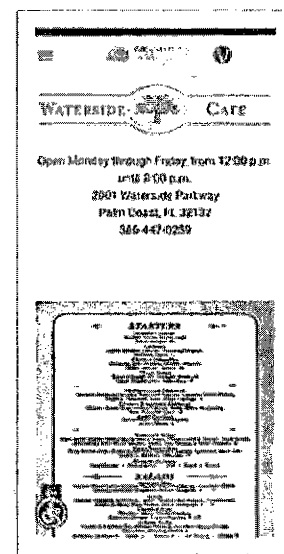
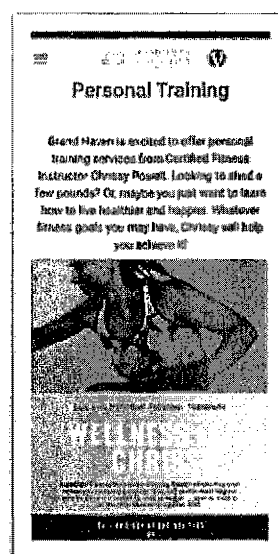
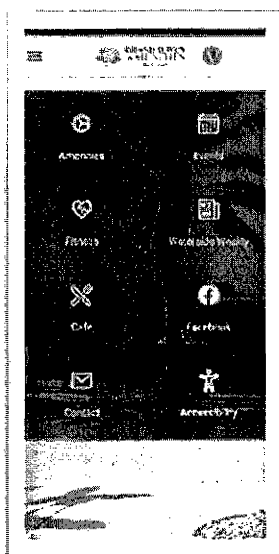
Back in 2019, Vesta took on its first app development opportunity with Durbin Crossing. This process was something brand new for Vesta and was accomplished from the ground up by working with the General Manager to provide the community with a one-touch app where everything needed was at their fingertips. We wanted the app to be easy to use and navigate, remain loyal to the Durbin Crossing theme and color scheme, as well as have certain ways to communicate immediate needs including maintenance issues or purchase event tickets. After about six months of development and an in-depth learning process, the board was confident with the product we had produced, and it rolled out to the community.

Almost a year later, we have now discovered a new process which is not only less costly to both Vesta and our CDDs but much more user friendly to manage and operate. Our app will be able to accomplish the following, but not limited to, within our current pricing structure:

- Event calendar and scheduling
- Resident directory, if requested
- Push notifications in real time
- Contact us or report a repair forms with ability to upload pictures
- Links to all social media
- Restaurant menus
- Links to any external pages needed such as HOA, CDD page, etc.

Some features will require additional costs due to the cost of widgets, software, and plug-ins to enable those options. If a feature is requested that requires an additional cost, we will seek approval to proceed.

Please view the images below to see an example of one of our apps.





Lifestyle

ADA Compliance

Vesta Property Services Accessibility Statement

Vesta Property Services strives to ensure that its services are accessible to people with disabilities. Vesta Property Services has invested a significant amount of resources to help ensure that its website is made easier to use and more accessible for people with disabilities, with the strong belief that every person has the right to live with dignity, equality, comfort and independence.

Vesta Property Services websites and apps make available the UserWay Website Accessibility Widget that is powered by a dedicated accessibility server. The software allows Vesta Property Services to improve its compliance with the Web Content Accessibility Guidelines (WCAG 2.1).

Disclaimer

Vesta Property Services continues its efforts to constantly improve the accessibility of its site and services in the belief that it is our collective moral obligation to allow seamless, accessible and unhindered use also for those of us with disabilities.

In an ongoing effort to continually improve and remediate accessibility issues we use UserWay's Accessibility Scanner to identify and fix every possible accessibility barrier on our sites.

Despite our efforts to make all pages and content fully accessible, some content may not have yet been fully adapted to the strictest accessibility standards. This may be a result of not having found or identified the most appropriate technological solution.

Cost Breakdown to the CDD

- Community Website - \$1,500.00 per year – Development and on-going management
- Community App - \$1950.00 per year – Development and on-going management
- Both - \$3,000.00 per year (\$450.00 discount) – Development and on-going management

Our IT team can produce up to 3 websites and apps within a three-month period. We will be scheduling communities for these services beginning January 1st, 2021. Our on-site Vesta Amenity Management will be trained to manage and update your website with the support of our IT team when needed.

If you have any additional questions, please reach out to our Director of Lifestyle, Ross Ruben, at Rruben@vestapropertyservices.com.

FIFTH ORDER OF BUSINESS



April 12, 2021

Client: Governmental Management Services, LLC.
Attn: Ernesto Torres
Project: Tison's Landing Amenity Center
16529 Tisons Bluff Road
Jacksonville, FL. 32218
Design Consulting
Subject: Proposal for Professional Design Services

Dear Mr. Torres,

I am pleased to provide the following proposal for professional design services on the above referenced project. The following enclosed pages contain information on the Project Understanding, Deliverables, Qualifications, Exclusions, and Fee Schedule.

Thank you for allowing studio1+ the opportunity to bid on this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joe Knous", enclosed within a blue oval.

Joe Knous, RA
President
studio1+
Florida Architect Business License AA26003729
joeknous@studiooneplus.com
407-590-0505



PROJECT UNDERSTANDING

Provide architectural consulting services for a potential renovation and/or addition to the existing fitness center, potential lap pool, and bathroom outbuilding.

It is our understanding that our scope will be to provide design consulting services to determine the potential options available on the site for future development. Our services will be billed at \$150 per hour up to the proposed proposal allowance.

We will provide plans and elevations in 2D format.

DELIVERABLES

1. 2D floor plans and elevations.
2. Attend meetings as necessary.

QUALIFICATIONS

1. Design to utilize Autodesk AutoCAD. 3D modeling or renderings are not included.
2. Site visits will be billed per our hourly rate and will include drive time to and from the site.
3. Owner provided services:
 - a. Utility locates
 - b. Survey

EXCLUSIONS

1. Engineering
2. Signed and sealed drawings
3. 3D renderings
4. Cost estimating

PROJECT TEAM

1. Primary Consultant: Architect studio1+

COST SUMMARY

ALLOWANCE TOTAL: \$3,000.00

Note:

Allowance will be billed per our hourly rate of \$150 per hour.

SIXTH ORDER OF BUSINESS

***Approved Budget
Fiscal Year 2022***

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

May 4, 2021



Tison's Landing

Community Development District

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Tison's Landing

Community Development District

General Fund

Description	Adopted Budget FY 2021	Actual Thru 3/31/2021	Projected Next 6 Months	Total Projected 9/30/2021	Approved Budget FY 2022
Revenues					
Maintenance Assessments - Tax Roll	\$588,517	\$581,873	\$8,472	\$590,345	\$648,742
Maintenance Assessments - Tax Roll Delinq	\$0	\$1,118	\$0	\$1,118	\$0
Clubhouse Income	\$5,000	\$2,095	\$1,500	\$3,595	\$2,000
HOA Revenues	\$0	\$0	\$0	\$0	\$1,500
Interest Income	\$4,000	\$152	\$152	\$303	\$200
Miscellaneous Revenues	\$0	\$139	\$0	\$139	\$0
Total Revenues	\$597,517	\$585,377	\$10,124	\$595,500	\$652,442
Expenditures					
Administrative					
Supervisor Fees	\$7,000	\$5,600	\$4,000	\$9,600	\$7,000
FICA Taxes	\$536	\$428	\$306	\$734	\$536
Engineering Fees	\$3,000	\$490	\$2,511	\$3,000	\$3,000
Architecture Services	\$0	\$0	\$0	\$0	\$25,000
Arbitrage Calculation	\$1,200	\$0	\$1,200	\$1,200	\$1,200
Dissemination Agent	\$1,000	\$500	\$500	\$1,000	\$1,000
Trustee Fees	\$3,725	\$3,717	\$0	\$3,717	\$3,725
Assessment Roll Administration	\$2,500	\$2,500	\$0	\$2,500	\$2,500
Attorney Fees	\$15,000	\$6,628	\$8,373	\$15,000	\$15,000
Annual Audit	\$3,570	\$3,570	\$0	\$3,570	\$3,600
Management Fees	\$50,000	\$25,000	\$25,000	\$50,000	\$50,000
Computer Time/information Technology	\$1,000	\$500	\$500	\$1,000	\$1,200
Telephone	\$100	\$108	\$0	\$108	\$100
Postage	\$1,000	\$244	\$756	\$1,000	\$1,000
Printing & Binding	\$2,000	\$866	\$1,134	\$2,000	\$2,000
Insurance	\$8,911	\$8,873	\$0	\$8,873	\$9,317
Legal Advertising	\$1,000	\$952	\$520	\$1,472	\$1,000
Other Current Charges	\$500	\$330	\$480	\$810	\$1,000
Website Administration	\$1,800	\$900	\$900	\$1,800	\$1,200
Website Lifestyle	\$0	\$0	\$0	\$0	\$3,000
Office Supplies	\$500	\$88	\$90	\$178	\$500
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Total Administrative	\$104,517	\$61,468	\$46,269	\$107,737	\$133,053
Field					
Insurance	\$12,193	\$13,905	\$0	\$13,905	\$14,600
Field Management & Administration (Vesta)	\$26,612	\$13,306	\$13,307	\$26,613	\$28,608
Security Camera Monitoring (Envera/Alpha Dog)	\$16,000	\$12,890	\$11,731	\$24,621	\$23,463
Landscape Maintenance (LawnBoy)	\$49,100	\$24,547	\$24,553	\$49,100	\$49,100
Landscape Mulch	\$0	\$0	\$0	\$0	\$15,000
Landscape Fertilization (Agro Pro)	\$17,900	\$8,950	\$8,950	\$17,900	\$17,900
Landscape Contingency	\$7,500	\$1,035	\$6,465	\$7,500	\$7,500
Pest Control (Turner Pest)	\$780	\$215	\$0	\$215	\$0
Irrigation Maintenance	\$5,625	\$1,586	\$3,575	\$5,161	\$5,625

Tison's Landing

Community Development District

General Fund

Description	Adopted Budget FY 2021	Actual Thru 3/31/2021	Projected Next 6 Months	Total Projected 9/30/2021	Approved Budget FY 2022
<u>Field-continued</u>					
Lake Maintenance (The Lake Doctor)	\$9,540	\$4,770	\$4,770	\$9,540	\$10,840
Utilities-Cable (Comcast)	\$3,720	\$745	\$840	\$1,585	\$1,680
Utilities-Electric (JEA)	\$23,000	\$517	\$600	\$1,117	\$1,200
Utilities-Irrigation (JEA)	\$30,000	\$19,591	\$12,000	\$31,591	\$32,000
Refuse Service (Republic Service)	\$2,900	\$1,699	\$2,100	\$3,799	\$4,200
Repairs and Maintenance	\$40,000	\$3,363	\$1,637	\$5,000	\$20,000
Contingency	\$2,000	\$5,622	\$1,720	\$7,342	\$1,000
Capital Outlay	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Capital Reserve	\$65,600	\$65,600	\$0	\$65,600	\$40,000
Total Field	\$317,470	\$183,341	\$92,248	\$275,589	\$277,716
<u>Amenity</u>					
Amenity Manager (Vesta)	\$90,081	\$45,041	\$45,040	\$90,081	\$92,783
Pool Maintenance (Vesta)	\$23,540	\$11,770	\$11,770	\$23,540	\$27,332
Pool Repair	\$3,000	\$1,444	\$1,556	\$3,000	\$3,000
Pool Chemicals (Vesta)	\$8,568	\$4,284	\$4,284	\$8,568	\$9,211
Permit Fees	\$991	\$0	\$600	\$600	\$600
Utilities-Cable (Comcast)	\$0	\$2,713	\$2,760	\$5,473	\$5,520
Utilities-Electric (JEA)	\$0	\$7,258	\$8,400	\$15,658	\$18,800
Utilities-Water/Sewer (JEA)	\$0	\$4,909	\$4,800	\$9,709	\$10,000
Repairs and Maintenance	\$0	\$190	\$4,000	\$4,190	\$20,000
Janitorial Maintenance (Vesta)	\$24,200	\$12,100	\$12,104	\$24,204	\$28,041
Janitorial Supplies (Vesta)	\$3,150	\$1,575	\$1,575	\$3,150	\$3,386
Special Events	\$17,000	\$12,333	\$4,667	\$17,000	\$17,000
Amenity Supplies	\$5,000	\$3,811	\$3,189	\$7,000	\$5,000
Contingency	\$0	\$0	\$0	\$0	\$1,000
Total Amenity	\$175,530	\$107,428	\$104,745	\$212,173	\$241,673
Total Expenditures	\$597,517	\$352,237	\$243,263	\$595,500	\$652,442
Excess of revenues over/(under) expenditures	\$0	\$233,139	(\$233,139)	\$0	\$0

Product	Units	FY 2021 O&M		per Unit (gross)	Total	FY 2022 O&M		per Unit (gross)	Total	Increase/(decrease)		per Unit (gross)	Total
50" SF	186		\$935.64		\$174,028.87		\$1,031.39		\$191,837.86		\$95.75		\$17,808.98
55" SF	151		\$935.64		\$141,281.51		\$1,031.39		\$155,739.34		\$95.75		\$14,457.83
60" SF	138		\$935.64		\$129,118.20		\$1,031.39		\$142,331.31		\$95.75		\$13,213.12
65" SF	205		\$935.64		\$191,806.02		\$1,031.39		\$211,434.20		\$95.75		\$19,628.18
Total	680												
		Gross Assessments	\$636,234.59			Gross Assessments	\$701,342.70			Gross Assessments	\$65,108.11		
		Less: Discounts 4%	(\$25,449.38)			Less: Discounts 4%	(\$28,053.71)			Less: Discounts 4%	(\$2,604.32)		
		Less: Comm 3.5%	(\$22,268.21)			Less: Comm 3.5%	(\$24,546.99)			Less: Comm 3.5%	(\$2,278.78)		
		Net Assessments	\$588,517.00			Net Assessments	\$648,742.00			Net Assessments	\$60,225.00		

Tison's Landing

Community Development District

Exhibit "A"

Allocation of Operating Reserve

Description		Amount
Beginning Balance - Carry Forward Surplus (As of 10/1/2020)		\$107,539
Estimated Excess Revenues over Expenditures		\$0
Less:		
Funding for First Quarter Operating Expenditures		(\$151,861)
Reserved for Capital Projects / Renewal and Replacement ⁽¹⁾		<u>\$0</u> (\$151,861)
Total Undesignated Cash as of 09/30/2021		(\$44,321)

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

REVENUES:

Maintenance Assessments

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

Clubhouse Income

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

HOA Revenues

HOA to contribute towards events and lifestyle website services.

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.

Architecture Services

Architect related fees of consulting, design, drawings, or associated fees, for future expansions to amenity center or other common areas owned by the District.

Arbitrage Rebate

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.

ADMINISTRATIVE: (continued)

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.

Management Fees

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

Computer Time/Information Technology

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.

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.

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.

Website Lifestyle & APPS

Contractor [Vesta] provides community website administration and mobile application accessible to residents.

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. Proposed an increase of 7,5%.

<u>Vendor</u>	<u>Monthly</u>	<u>Annually</u>
Vesta Property Service	\$2,384.00	\$28,608.00

Security Camera Monitoring

The District has a contract with Envera services. Monthly active video monitoring and service/maintenance.

<u>Vendor</u>	<u>Monthly</u>	<u>Annually</u>
Envera - Tison's Bluff Rd	\$1,011.71	\$12,140.52
Envera - Entrance 1- Pond Run Rd	\$329.27	\$3,951.24
Envera - Entrance 2 -Yellow Bluff Rd	\$230.61	\$2,767.32
Envera - Utility	\$323.65	\$3,883.80
Alpha Dog	\$ 60.00	\$720.00
Total		\$23,462.88

Landscape Maintenance

The District currently has a landscape maintenance contract with LawnBoy Lawn Services, Inc. The budgeted amount is based upon the following:

<u>Vendor</u>	<u>Monthly</u>	<u>Annually</u>
LawnBoy Services, Inc.	\$4,091.65	\$49,100

Landscape Mulch

Cost to replace mulch throughout the district.

Landscape Fertilization

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

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

Landscape Contingency

Any unanticipated landscape improvement expenses to the District.

Irrigation Maintenance

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

FIELD: (continued)

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	\$903.33	\$10,840

Utilities-Cable

The District uses Comcast for internet at entrance gate.

Utilities-Electric

The District has utility accounts with JEA for electric. The budget is based on previous year's spending.

<u>Location</u>	<u>Meter #</u>
16365 N Main St Apt SG01	95045373

Utilities-Irrigation

The District has utility accounts with JEA for water, sewer and commercial irrigation. The budget is based on previous year's spending.

<u>Location</u>	<u>Meter #</u>
Commercial Irrigation:	
15635 Tisons Bluff Road	67370623
15681 Tisons Bluff Road	67370625
16123 Tisons Bluff Road	83726295
16151 Dowing Creek Dr	74534584
16211 Dowing Creek Dr	74458033
16303 Hunters Hollow TL	67370633
16316 Magnolia Grove Wy	67370626
16331 Tisons Bluff Road	67370634
16343 Tisons Bluff Road	67370632
16356 Magnolia Grove Wy Apt IR01	67370624
261 Bradford Lake Cr	81523391
79 Bradford Lake Cr	83874232

Refuse Service

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

Repairs and Maintenance

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

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.

AMENITY

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. Proposed an increase of 3%.

<u>Vendor</u>	<u>Monthly</u>	<u>Annually</u>
Vesta Property Service	\$7,731.92	\$92,783.00

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: Proposed increase of 16,12%.

<u>Vendor</u>	<u>Monthly</u>	<u>Annually</u>
Vesta Property Service	\$2,277.66	\$27,332.00

Pool Repair

Cost to repair the community pool.

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. Proposed increase of 7.5%.

<u>Vendor</u>	<u>Monthly</u>	<u>Annually</u>
Vesta Property Service	\$767.58	\$9,211.00

Permit Fees

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

Utilities-Cable

The District uses Comcast for cable/TV and internet.

Utilities-Electric

The District has utility accounts with JEA for electric. The budget is based on previous year's spending.

<u>Location</u>	<u>Meter #</u>
16529 Tisons Bluff Road	06221889

Utilities-Water/Sewer

The District has utility accounts with JEA for water, sewer and commercial irrigation. The budget is based on previous year's spending.

<u>Location</u>	<u>Meter #</u>
Water: 16529 Tisons Bluff Road	67891772
Sewer: 16529 Tisons Bluff Road	67891772

AMENITY (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. Proposed increase of 16,12%.

<u>Vendor</u>	<u>Monthly</u>	<u>Annually</u>
Vesta Property Service	\$2,336.75	\$28,041.00

Janitorial Supplies

The district's management company (Vesta Property Service) provides janitorial supplies. Proposed increase of 3%.

<u>Vendor</u>	<u>Monthly</u>	<u>Annually</u>
Vesta Property Service	\$282.17	\$3,386.00

Special Events

Monthly events and organized functions provided for all residents.

Amenity Supplies

Miscellaneous supplies needed for the Clubhouse.

Contingency

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

Tison's Landing

Community Development District

Capital Reserve Fund

Description	Adopted Budget FY 2021	Actual Thru 3/31/2021	Projected Next 6 Months	Total Projected 9/30/2021	Approved Budget FY 2022
Revenues					
Carry Forward Surplus	\$116,038	\$88,407	\$0	\$88,407	\$119,469
Interest Income	\$3,000	\$93	\$57	\$150	\$100
Miscellaneous Revenues	\$0	\$10,776	\$0	\$10,776	\$0
Capital Reserve-Transfer In	\$70,600	\$70,600	\$0	\$70,600	\$45,000
Total Revenues	\$189,638	\$169,876	\$57	\$169,933	\$164,569
Expenditures					
Capital Outlay	\$50,000	\$30,329	\$19,671	\$50,000	\$100,000
Miscellaneous	\$800	\$232	\$232	\$464	\$800
Total Revenues	\$50,800	\$30,561	\$19,903	\$50,464	\$100,800
Excess of revenues over/(under) expenditures	\$138,838	\$139,315	(\$19,846)	\$119,469	\$63,769

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 2021	Actual Thru 3/31/2021	Projected Next 6 Months	Total Projected 9/30/2021	Approved Budget FY 2022
Revenues					
Carry Forward Surplus ⁽¹⁾	\$86,468	\$85,385	\$5,504	\$90,889	\$81,072
Special Assessments - On Roll	\$382,996	\$378,006	\$0	\$378,006	\$382,996
Special Assessments - On Roll Delinq	\$0	\$812	\$0	\$812	\$0
Interest Income	\$3,600	\$12	\$5	\$17	\$0
Total Revenues	\$473,064	\$464,215	\$5,509	\$469,724	\$464,068
Expenditures					
Series 2016-1					
Interest - 11/01	\$59,501	\$59,501	\$0	\$59,501	\$57,701
Interest - 05/01	\$59,501	\$0	\$59,501	\$59,501	\$57,701
Principal - 05/01	\$180,000	\$0	\$180,000	\$180,000	\$180,000
Series 2016-2					
Interest - 11/01	\$22,325	\$22,325	\$0	\$22,325	\$21,268
Interest - 05/01	\$22,325	\$0	\$22,325	\$22,325	\$21,268
Principal - 05/01	\$40,000	\$0	\$40,000	\$40,000	\$40,000
Special Call - 05/01	\$0	\$0	\$5,000	\$5,000	\$0
Total Expenditures	\$383,651	\$81,826	\$306,826	\$388,651	\$377,936
Excess of revenues over/(under) expenditures	\$89,413	\$382,389	(\$301,317)	\$81,072	\$86,132

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

Interest 11/1/2022 - 2016-1	\$ 55,901
Interest 11/1/2022 - 2016-2	\$ 20,328
Total	\$76,228

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

Tison's Landing

Community Development District

Amortization Schedule

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

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/21	\$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			\$3,635,000.00	\$1,136,600.00	\$4,771,600.00

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
11/01/21	\$905,000.00	4.700%	\$0.00	\$21,267.50	\$0.00
05/01/22	\$905,000.00	4.700%	\$40,000.00	\$21,267.50	\$82,535.00
11/01/22	\$865,000.00	4.700%	\$0.00	\$20,327.50	\$0.00
05/01/23	\$865,000.00	4.700%	\$40,000.00	\$20,327.50	\$80,655.00
11/01/23	\$825,000.00	4.700%	\$0.00	\$19,387.50	\$0.00
05/01/24	\$825,000.00	4.700%	\$45,000.00	\$19,387.50	\$83,775.00
11/01/24	\$780,000.00	4.700%	\$0.00	\$18,330.00	\$0.00
05/01/25	\$780,000.00	4.700%	\$45,000.00	\$18,330.00	\$81,660.00
11/01/25	\$735,000.00	4.700%	\$0.00	\$17,272.50	\$0.00
05/01/26	\$735,000.00	4.700%	\$45,000.00	\$17,272.50	\$79,545.00
11/01/26	\$690,000.00	4.700%	\$0.00	\$16,215.00	\$0.00
05/01/27	\$690,000.00	4.700%	\$50,000.00	\$16,215.00	\$82,430.00
11/01/27	\$640,000.00	4.700%	\$0.00	\$15,040.00	\$0.00
05/01/28	\$640,000.00	4.700%	\$50,000.00	\$15,040.00	\$80,080.00
11/01/28	\$590,000.00	4.700%	\$0.00	\$13,865.00	\$0.00
05/01/29	\$590,000.00	4.700%	\$55,000.00	\$13,865.00	\$82,730.00
11/01/29	\$535,000.00	4.700%	\$0.00	\$12,572.50	\$0.00
05/01/30	\$535,000.00	4.700%	\$55,000.00	\$12,572.50	\$80,145.00
11/01/30	\$480,000.00	4.700%	\$0.00	\$11,280.00	\$0.00
05/01/31	\$480,000.00	4.700%	\$60,000.00	\$11,280.00	\$82,560.00
11/01/31	\$420,000.00	4.700%	\$0.00	\$9,870.00	\$0.00
05/01/32	\$420,000.00	4.700%	\$60,000.00	\$9,870.00	\$79,740.00
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			\$905,000.00	\$403,260.00	\$1,308,260.00

SEVENTH ORDER OF BUSINESS

From: Christmas, Mary <MaryC@coj.net>
Date: Tuesday, April 20, 2021 at 2:58 PM
To: 'Marilee Giles' <mgiles@gmsnf.com>, Durban, Lee <LDurban@coj.net>
Cc: Monica Taylor <monicawilsonsontaylor@gmail.com>, LeDew, Christopher <CLeDew@coj.net>, ernesto Torres <etorres@gmsnf.com>
Subject: RE: Tison's Landing CDD Traffic Calming Request

Ms. Giles,

First of all, I must apologize for not getting back with you before now. I do not recall receiving the attached naming the streets for review. Anyway, now that I have this information, I'll ask our Traffic Studies Engineer, Lee Durban, to review and make recommendations. Please allow a week for him to review due to prior commitments already taking place the rest of this week.

Again, apologies to all. We will be in touch.

Thank You,

Mary Christmas, Executive Assistant
Public Works, Traffic Engineering Div.
1007 Superior St.
Jacksonville, FL 32254
Ph: 255-7528
Maryc@coj.net

From: Marilee Giles [<mailto:mgiles@gmsnf.com>]
Sent: Tuesday, April 20, 2021 2:39 PM
To: Christmas, Mary
Cc: Mack, Ashley; Monica Taylor; LeDew, Christopher; ernesto Torres
Subject: Re: Tison's Landing CDD Traffic Calming Request

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Mrs. Christmas,

Good afternoon. Just a follow up on the Tison's Landing Community Development District Petition for Traffic Calming. Is there an update you can share?

Tison's Landing

Community Development District

475 West Town Place, Suite 114, St. Augustine, FL 32092
Phone: 904-940-5850 Fax: 904-940-5899

April 5, 2021

Mary Christmas
City of Jacksonville, Department of Public Works
Traffic Engineering Division
1007 Superior Street
Jacksonville, FL. 32254

Re: Tison's Landing Community Development District Petition for Traffic Calming

Dear Mrs. Christmas:

Petition for Traffic Calming devices specifically, speed humps in the Tison's Landing Community Development District. This community currently has two Traffic Logix devices that flash speed violations and records excessive speed data. The following sections of roadway within the district have issues with excessive and dangerous speeds. Please include these roads in the investigation and consider installing speed humps.

- Magnolia Grove Way vicinity of houses 16446-16159
- Dowing Creek Drive vicinity of houses 16331-16014
- Tisons Bluff Road vicinity of houses 16116-15882 and includes a bus stop
- Tisons Bluff Road vicinity of houses 16325-16154 and includes a bus stop
- Tisons Bluff Road vicinity of houses 16504-16357 and includes a bus stop
- Tisons Bluff Road vicinity of houses 15644-15837 includes a bus stop
- Pond Run vicinity of houses 100-209 and includes a bus stop
- Bradford Lake Circle vicinity of houses 91-246

Thank you for your attention to this request. Should you have any questions or concerns, please feel free contact me at the number above.

Sincerely,

Ernesto Torres
District Manager

Cc: Marilee Giles (District Manager)

EIGHTH ORDER OF BUSINESS

D.



TISON'S LANDING

AMENITY MANAGER'S REPORT

Date of report: 05-04-21

Submitted by: Dana Harden

SPECIAL EVENTS UPDATE:

- The weather was perfect for our Easter Event! Residents enjoyed watching their kids locate over 1700 Easter eggs! They were able to ride ponies and enjoy the petting zoo. We also had a mechanical bull and a spider mountain climber. As a surprise for the kids, I hid Glow-In-The-Dark eggs at dusk around the covered gazebos to be found. The Easter Bunny was here for pictures. One Blood was onsite and gave donors a \$10 gift card and an apron.
- On Sunday, April 18 we had a kid's painting event and the children enjoyed painting kindness rocks to be taken home or placed around the neighborhood to be enjoyed by others.
- Our original date for the spring community wide yard sale was washed out so we postponed until the following weekend with much better weather.

FOOD TRUCKS:

- We have been having a Food Trucks come every Friday. We also have Moe's Southwest Grill coming on the second Tuesday of each month for "Taco Tuesday".
- Working with Kona Ice to see if they came on Saturdays and ride thru the neighborhood and park at the Amenity Center during the hot part of the day to offer residents a refreshing treat.

UPCOMING EVENTS UPDATE:

- Swim lessons will begin in May. We currently have 10 kids signed up and have registration still open for those who would like to.
- Planning has begun for a summer Dive-In for residents. We will set up a movie screen and play a movie for kids to watch while swimming. Popcorn will be served.

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



E.



TISON'S LANDING

FIELD OPERATIONS MANAGER'S REPORT

Date of Report: 04/22/21

Submitted by: Mark Johnson

Basketball Nets Replaced

I have replaced all basketball nets with a heavy-duty nylon. The chain nets did not last 3 weeks as it appears residents are pulling/hanging on them. Due to the constant abuse these are received they will have to be replaced more often.



Before



After

Along these same lines of abuse, the newly resurfaced courts are being driven on by ATV's.

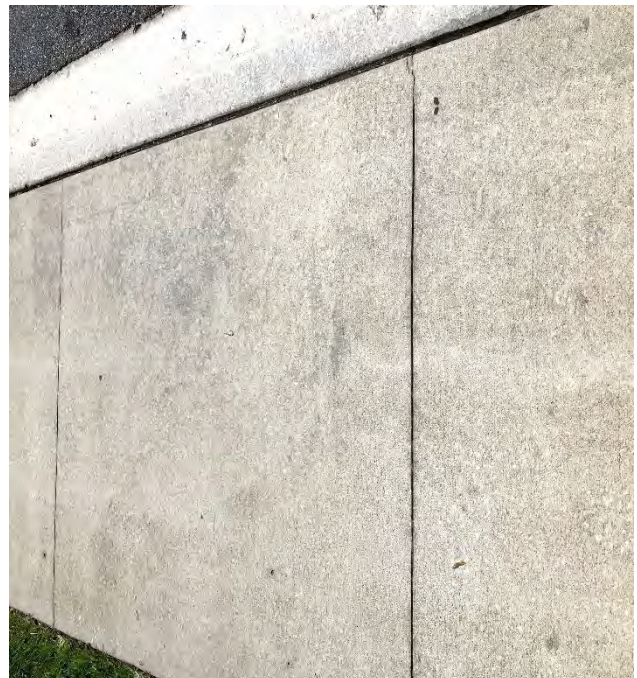


Pressure Washing Sidewalks Continued

I have continued with the pressure washing of the sidewalks around the amenity center and showing much improvement and a cleaner look.



Before



After

Tennis Access Gate Broke

After making my morning rounds, I noticed the tennis gate was broke. I realigned the gate and tightened the bolts and is working properly. I recommend adding a sign that says, “Please no bicycles or skateboards”.



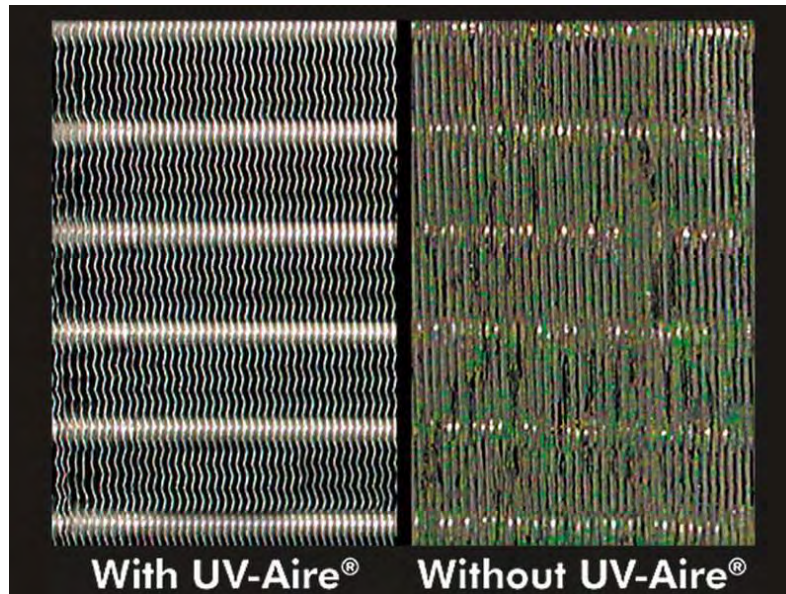
Amenity Center HVAC Supply and Return Vents

I have cleaned the Supply and Return grills within the Amenity Center Gym & Clubhouse.



HVAC Air Handlers--- Board Action Required

After seeing and cleaning the air vents and my experience with HVAC and looking at your air handlers I would recommend to the board for me to purchase and install UV lights to kill mold, bacteria, viruses and help keep coil clean etc.. The cost is \$190 per unit for a total of \$380.



FRESH-AIRE UV
BLUE-TUBE UV
Best-Selling Germicidal UV Light

BLUE-TUBE UV®
The simple and complete choice for germicidal UV light for HVAC applications. Powerful UV-C light kills germs continuously in the air and on surfaces inside the air system.

BLUE-TUBE UV®
The most popular Germicidal UV Light system in the world because of its reliability, ease of installation, innovative features, and quality components.

Clean Coils Save Energy

Coils with **BLUE-TUBE UV®**

Improves Indoor Air Quality For Your Family

KILLS MOLD BACTERIA VIRUSES

Extends Life of Air System

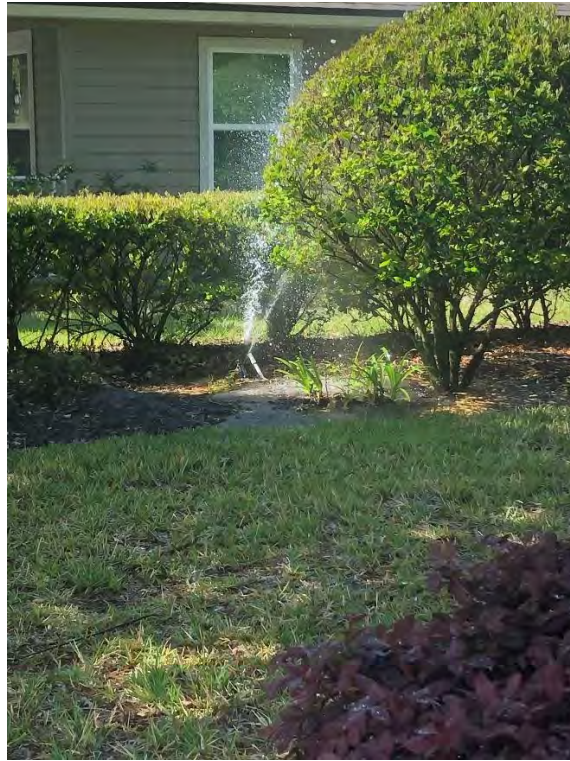
New eco-friendly packaging makes installation and recycling easier

Blue-Tube UV® is usually mounted below or just above the cooling coils

The advertisement features a blue background with white and yellow text. It includes a photograph of a family (a man, a woman, and two children) smiling. There is also a photograph of a Blue-Tube UV light tube and a photograph of an HVAC unit with the UV light installed below the coils.

Irrigation Riser Broke

I found a irrigation riser broke behind the gazebo at the main street entrance. I notified Leo with Lawn Boys and he came out same day and repaired it.



Road Maintenance

While doing my community patrol I discovered a pothole at the 16100 block of Tisons Bluff Road. I have put in a work order for this to be repaired with the city.



Lawn Boy Update

Lawn Boy has continued to maintain all common areas around the neighborhood in an exceptional manner. I have spoken With Leo and in the next week will be starting the Main Street Median landscape repairs from the accident last fall.

Updates

- We purchased and installed new filters for kids splash pool as old ones were worn out and clogged.
- Amenity front gate magnet came loose tightened up screws and it is functioning properly.
- Alpha Dogs was out and installed the replacement locks on bathroom doors, we were able to return the previous locks that failed and receive new ones.
- I troubleshooted Amenity Center Fan and it is now operational.

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



TENTH ORDER OF BUSINESS

A.

MINUTES OF MEETING
TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Tison's Landing Community Development District was held Wednesday, March 31, 2021 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida.

Present and constituting a quorum were:

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

Also present were:

Ernesto Torres	District Manager
Michael Pawelczyk	District Counsel by telephone
Scott Lockwood	District Engineer
Mark Johnson	Operations Manager – Vesta
Dana Harden	Amenity Manager – Vesta
Dan Fagen	Vesta

The following is a summary of the discussions and actions taken at the March 31, 2021 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Torres called the meeting to order at 6:02 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

The following item was taken out of order.

FIFTH ORDER OF BUSINESS

Discussion on Capital Improvements; Draft Plan Review

Mr. Torres informed the board he held a virtual meeting with the engineer and the Chairman regarding the potential for various capital improvements and asked that Mr. Lockwood provide a recap of the meeting and discuss his recommendations.

Mr. Lockwood informed the Board he spoke to the original architect for the fitness center, and they have stated they are unwilling to assist with an expansion of the fitness facility and have requested a hold harmless agreement be signed by the District in order for them to produce the files from when the facility was originally built. Mr. Lockwood noted he could reach out to two architectural firms to ask if they would be willing to assist in the expansion, however he believes the larger firms will also be unwilling to work with the District. In terms of cost estimates, Mr. Lockwood noted an architect would need to be engaged to determine the cost of expanding the fitness facility as there are multiple factors involved, however he felt expanding the dog park would be relatively low cost. The remaining items would be contingent on what is done with the building.

THIRD ORDER OF BUSINESS**Acceptance of the Audit Committee's Recommendation**

Mr. Torres noted the audit committee recommended awarding the contract for audit services to Grau & Associates through Fiscal Year 2023.

On MOTION by Ms. Timmons seconded by Mr. Kirsch with all in favor the audit committee's recommendation was accepted.

FOURTH ORDER OF BUSINESS**Acceptance of the Fiscal Year 2020 Audit Report**

Mr. Torres directed the Board to page 30 of the audit report in which the auditor write that they found no deficiencies in internal controls. On page 32 the auditor writes that the District complied with the requirements set forth by Florida Statutes.

On MOTION by Ms. Timmons seconded by Mr. Richardson with all in favor the Fiscal Year 2020 audit report was accepted.

FIFTH ORDER OF BUSINESS**Discussion on Capital Improvements; Draft Plan Review (Continued)**

Mr. Torres noted he would work with the Chair in consulting with architectural firms. Mr. Pawelczyk informed the Board the District would be required to go through the RFQ process in order to engage for such services.

The following item was taken out of order. Mr. Torres explained if a change in servicer is made, the proposed budget to be considered under the sixth order of business may need to be revised.

SEVENTH ORDER OF BUSINESS**Consideration of Proposals for Website Maintenance Services**

Mr. Torres reminded the Board that this item was tabled at the last meeting to determine if Vesta could also provide website administration services for the records and information required to be posted by Florida Statutes.

A. Vesta Property Services

Mr. Fagen informed the Board Vesta does not want to get into maintaining District documents required by Florida Statutes due to liability concerns. The proposal remains unchanged from how it was presented at the last meeting. Vesta's website would be a lifestyle-focused website. Mr. Torres informed the Board that to return responsibility of administration of the District record's website back to GMS the fee would be \$1,200 per year. Vesta's proposal is for \$1,500 with the option of developing an app for \$3,000. The Board discussed speaking to the HOA to see if they're open to sharing the cost of the lifestyle website.

B. Unicorn Web Development

Unicorn's proposal includes the current services provided, which is a combination of CDD information and lifestyle information for a total of \$1,800 per year. Unicorn also provided pricing for development of an app if desired for an annual fee of \$1,495.

On MOTION by Ms. Timmons seconded by Mr. Kirsch with all in favor Vesta's proposal for website maintenance services was approved.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor authorizing the District Manager to terminate Unicorn Web Development's agreement under a time frame that coordinates the transition to GMS and Vesta was approved.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2021-04,
Approving the Proposed Budget for Fiscal
Year 2022 and Setting a Public Hearing
Date for Adoption**

Mr. Torres provided an overview of the proposed Fiscal Year 2022 budget, which currently shows an increase in expenditures from \$597,517 to \$675,042. The increase is due to various additions including mulch and security services, as well as increases for services provided such as lake maintenance, facility management, pool maintenance, pool chemicals, and janitorial. The overall increase in the budget would translate to an increase of \$134 per unit per year, which would require notices be mailed to the residents. Mr. Torres noted he would be reducing the printing and binding line to \$1,000, reducing the amenity supplies line back to \$5,000 and the Board discussed removing the line for off-duty security officers and reallocating those funds for architect services. The public hearing to adopt the budget is scheduled for June 15, 2021 at 6:00 p.m.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor Resolution 2021-04, approving the proposed budget and setting a public hearing for June 15, 2021 was approved.

EIGHTH ORDER OF BUSINESS**Update Regarding Request for Installation
of Speed Humps**

Mr. Torres informed the Board he has drafted a letter to the traffic engineering division of Jacksonville Public Works. He asked for the Board's assistance in identifying the roads on which the speed humps would be installed. Mr. Kirsch was designated to assist Mr. Torres in identifying the roads.

NINTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

There being nothing to report, the next item followed.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager

There being nothing to report, the next item followed.

D. Amenity Manager - Memorandum

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

E. Field Operations Manager - Report

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

Mr. Johnson informed the Board he received a proposal from Lake Doctors for adding 200 carp to the lakes for \$1,550. Mr. Kirsch directed Mr. Johnson to move forward with adding the carp.

TENTH ORDER OF BUSINESS

Supervisors' Requests / Audience Comments

Ms. Waldhauer commended staff on the upkeep of the community.

ELEVENTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the March 3, 2021 Board of Supervisors and Audit Committee Meetings**
- B. Financial Statements**
- C. Assessment Receipts Schedule**
- D. Check Register**

Mr. Torres gave a brief overview of the financials noting assessments are 100% collected and the check register totals \$49,090.12.

On MOTION by Ms. Timmons seconded by Mr. Richardson with all in favor the consent agenda was approved.

TWELFTH ORDER OF BUSINESS

Next Scheduled Meeting – Tuesday May 4, 2021 at 6:00 p.m. at the Yellow Bluff Amenity Center

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

MINUTES OF MEETING
TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT

An Audit Committee meeting of the Tison's Landing Community Development District was held Wednesday, March 31, 2021 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida.

Present were:

Brandon Kirsch
Monica Timmons
Linda Waldhauer
Brian Richardson

Also present were:

Ernesto Torres
Michael Pawelczyk
Scott Lockwood
Mark Johnson
Dana Harden
Dan Fagen

District Manager
District Counsel by telephone
District Engineer
Operations Manager – Vesta
Amenity Manager – Vesta
Vesta

The following is a summary of the discussions and actions taken at the March 31, 2021 audit committee meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Torres called the meeting to order at 6:02 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Review and Ranking of Proposals for Audit Services

Mr. Torres directed the Board to the proposals included in the agenda package. Two proposals were received in response to the RFP from Grau & Associates and Berger, Toombs, Elam, Gaines & Frank. Mr. Torres noted Berger Toombs is the auditor currently engaged through Fiscal Year 2020, so they are knowledgeable about the District. In regard to price, Grau & Associates was the lowest bidder. Mr. Torres provided his suggested rankings to the Board with Grau & Associates ranked number one with 99 points and Berger, Toombs, Elam, Gaines & Frank ranked number two with 98 points.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor ranking Grau & Associates number one and Berger Toombs number two was approved.

THIRD ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

FOURTH ORDER OF BUSINESS

Adjournment

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

B.

Tison's Landing

Community Development District

Unaudited Financial Statements
as of
March 31, 2021

Board of Supervisors Meeting
May 4, 2021

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET

March 31, 2021

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<u>ASSETS:</u>				
Cash	\$16,805	---	\$10,330	\$27,135
Due From Other Funds	\$1,600	\$8,898	---	\$10,498
Investments:				
SBA-Surplus Funds	\$341,763	---	\$130,585	\$472,348
Series 2016-1				
Reserve	---	\$149,255	---	\$149,255
Revenue	---	\$369,924	---	\$369,924
Prepayment	---	\$44	---	\$44
Redemption	---	\$3	---	\$3
Series 2016-2				
Reserve	---	\$42,221	---	\$42,221
Prepayment	---	\$3,519	---	\$3,519
Deposits	\$4,202	---	---	\$4,202
Prepaid Expenses	\$5,274	---	---	\$5,274
TOTAL ASSETS	<u>\$369,644</u>	<u>\$573,865</u>	<u>\$140,915</u>	<u>\$1,084,424</u>
<u>LIABILITIES:</u>				
Accounts Payable	\$15,856	---	---	\$15,856
FICA Payable	\$122	---	---	\$122
Accrued Expenditures	\$4,090	---	---	\$4,090
Due to other Funds	\$8,898	---	\$1,600	\$10,498
TOTAL LIABILITIES	<u>\$28,966</u>	<u>\$0</u>	<u>\$1,600</u>	<u>\$30,566</u>
<u>FUND BALANCES:</u>				
Nonspendable:				
Prepaid items and deposits	\$9,476	---	---	\$9,476
Restricted for:				
Debt service	---	\$573,865	---	\$573,865
Assigned for Capital Projects			\$139,315	\$139,315
Unassigned	\$331,202	---	---	\$331,202
TOTAL FUND BALANCES	<u>\$340,678</u>	<u>\$573,865</u>	<u>\$139,315</u>	<u>\$1,053,858</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$369,644</u>	<u>\$573,865</u>	<u>\$140,915</u>	<u>\$1,084,424</u>

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended March 31, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/21	ACTUAL THRU 03/31/21	VARIANCE
<u>REVENUES</u>				
Maintenance Assessments - Tax Roll	\$588,517	\$588,517	\$581,873	(\$6,644)
Maintenance Assessments - Tax Roll Delinq	\$0	\$0	\$1,118	\$1,118
Clubhouse Income	\$5,000	\$2,500	\$2,095	(\$405)
Interest Income	\$4,000	\$2,000	\$152	(\$1,848)
Miscellaneous Revenues	\$0	\$0	\$139	\$139
TOTAL REVENUES	\$597,517	\$593,017	\$585,377	(\$7,640)
<u>EXPENDITURES</u>				
<u>Administrative:</u>				
Supervisor Fees	\$7,000	\$5,600	\$5,600	\$0
FICA Taxes	\$536	\$428	\$428	\$0
Engineering Fees	\$3,000	\$1,500	\$490	\$1,011
Arbitrage Calculation	\$1,200	\$0	\$0	\$0
Dissemination Agent	\$1,000	\$500	\$500	\$0
Trustee Fees	\$3,725	\$3,725	\$3,717	\$8
Assessment Roll Administration	\$2,500	\$2,500	\$2,500	\$0
Attorney Fees	\$15,000	\$7,500	\$6,628	\$873
Annual Audit	\$3,570	\$3,570	\$3,570	\$0
Management Fees	\$50,000	\$25,000	\$25,000	(\$0)
Computer Time	\$1,000	\$500	\$500	\$0
Telephone	\$100	\$50	\$108	(\$58)
Postage	\$1,000	\$500	\$244	\$256
Printing & Binding	\$2,000	\$1,000	\$866	\$134
Insurance	\$8,911	\$8,911	\$8,873	\$38
Legal Advertising	\$1,000	\$500	\$952	(\$452)
Other Current Charges	\$500	\$250	\$330	(\$80)
Website Administration	\$1,800	\$900	\$900	\$0
Office Supplies	\$500	\$250	\$88	\$162
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$104,517	\$63,359	\$61,468	\$1,891
<u>Field:</u>				
Insurance (Property)	\$12,193	\$12,193	\$13,905	(\$1,712)
Field Management & Administration (Vesta)	\$26,612	\$13,306	\$13,306	(\$0)
Amenity Manager (Vesta)	\$90,081	\$45,041	\$45,041	\$0
Security Camera Monitoring (Envera)	\$16,000	\$8,000	\$12,890	(\$4,890)
Pool Maintenance (Vesta)	\$23,540	\$11,770	\$11,770	(\$0)
Pool Repair	\$3,000	\$1,500	\$1,444	\$56
Pool Chemicals (Vesta)	\$8,568	\$4,284	\$4,284	\$0
Permit Fees	\$991	\$0	\$0	\$0
Landscape Maintenance (LawnBoy)	\$49,100	\$24,550	\$24,547	\$3
Landscape Fertilization (Agro Pro)	\$17,900	\$8,950	\$8,950	\$0
Landscape Contingency	\$7,500	\$3,750	\$1,035	\$2,715
Pest Control (Turner Pest)	\$780	\$390	\$215	\$175

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended March 31, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/21	ACTUAL THRU 03/31/21	VARIANCE
<i>Field: (continued)</i>				
Irrigation Maintenance	\$5,625	\$2,813	\$1,586	\$1,227
Lake Maintenance (The Lake Doctor)	\$9,540	\$4,770	\$4,770	\$0
Utilities-Electric (JEA)	\$23,000	\$11,500	\$7,775	\$3,725
Utilities-Water/Sewer/Irrigation (JEA)	\$30,000	\$15,000	\$24,500	(\$9,500)
Utilities-Cable (Comcast)	\$3,720	\$1,860	\$3,459	(\$1,599)
Refuse Service (Republic Services)	\$2,900	\$1,450	\$1,699	(\$249)
Repairs and Maintenance	\$40,000	\$20,000	\$3,553	\$16,447
Janitorial Maintenance (Vesta)	\$24,200	\$12,100	\$12,100	(\$0)
Janitorial Supplies (Vesta)	\$3,150	\$1,575	\$1,575	\$0
Special Events	\$17,000	\$12,333	\$12,333	\$0
Amenity Supplies	\$5,000	\$2,500	\$3,811	(\$1,311)
Contingency	\$2,000	\$1,000	\$5,622	(\$4,622)
Capital Outlay	\$5,000	\$5,000	\$5,000	\$0
Capital Reserve	\$65,600	\$65,600	\$65,600	\$0
TOTAL FIELD	\$493,000	\$291,234	\$290,769	\$464
TOTAL EXPENDITURES	\$597,517	\$354,593	\$352,237	\$2,356
Excess (deficiency) of revenues over (under) expenditures	\$0	\$238,424	\$233,139	(\$5,285)
Net change in fund balance	\$0	\$238,424	\$233,139	(\$5,285)
FUND BALANCE - Beginning	\$0		\$107,539	
FUND BALANCE - Ending	\$0		\$340,678	

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL RESERVE FUND
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended March 31, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/21	ACTUAL THRU 03/31/21	VARIANCE
<u>REVENUES</u>				
Interest Income	\$3,000	\$1,500	\$93	(\$1,407)
Miscellaneous Revenues	\$0	\$0	\$10,776	\$10,776
Capital Reserve-Transfer In	\$70,600	\$70,600	\$70,600	\$0
TOTAL REVENUES	\$73,600	\$72,100	\$81,468	\$9,368
<u>EXPENDITURES</u>				
Capital Outlay	\$50,000	\$30,329	\$30,329	\$0
Miscellaneous Services	\$800	\$400	\$232	\$168
TOTAL EXPENDITURES	\$50,800	\$30,729	\$30,561	\$168
Excess (deficiency) of revenues over (under) expenditures	\$22,800	\$41,371	\$50,908	\$9,536
Net change in fund balance	\$22,800	\$41,371	\$50,908	\$9,536
FUND BALANCE - Beginning	\$116,038		\$88,407	
FUND BALANCE - Ending	\$138,838		\$139,315	

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2016-1 & 2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended March 31, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/21	ACTUAL THRU 03/31/21	VARIANCE
<u>REVENUES</u>				
Special Assessments - On Roll	\$382,996	\$382,996	\$378,006	(\$4,991)
Special Assessments - On Roll Delinq	\$0	\$0	\$812	\$812
Interest Income	\$3,600	\$1,800	\$12	(\$1,788)
TOTAL REVENUES	\$386,596	\$384,796	\$378,829	(\$5,967)
<u>EXPENDITURES</u>				
<u>Series 2016-1</u>				
Interest - 11/01	\$59,501	\$59,501	\$59,501	\$0
Interest - 05/01	\$59,501	\$0	\$0	\$0
Principal - 05/01	\$180,000	\$0	\$0	\$0
<u>Series 2016-2</u>				
Interest - 11/01	\$22,325	\$22,325	\$22,325	\$0
Interest - 05/01	\$22,325	\$0	\$0	\$0
Principal - 05/01	\$40,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$383,651	\$81,826	\$81,826	\$0
Excess (deficiency) of revenues over (under) expenditures	\$2,945	\$302,970	\$297,003	(\$5,967)
Net change in fund balance	\$2,945	\$302,970	\$297,003	(\$5,967)
FUND BALANCE - Beginning	\$86,468		\$276,861	
FUND BALANCE - Ending	\$89,413		\$573,865	

**TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
Long Term Debt Report
FY 2021**

Series 2016A-1, Senior Special Assessment Revenue Refunding and Improvement Bonds		
Interest Rate:	2.000%	
Maturity Date:	5/1/2021	\$180,000.00
Interest Rate:	2.000%	
Maturity Date:	5/1/2022	\$180,000.00
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	\$210,000.00
Interest Rate:	3.375%	
Maturity Date:	5/1/2029 - 5/1/2032	\$925,000.00
Interest Rate:	3.600%	
Maturity Date:	5/1/2033 - 5/1/2037	\$1,345,000.00
Reserve Fund Requirement:	50% Max Annual Debt Service	
Bonds outstanding - 09/30/2020		\$3,815,000.00
	May 1, 2021 (Mandatory)	\$0.00
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 - 09/30/2020		\$950,000.00
	May 1, 2021 (Mandatory)	\$0.00
Current Bonds Outstanding		\$950,000.00
Total Current Bonds Outstanding		\$4,765,000.00

Tison's Landing
Community Development District
General Fund
Statement of Revenues and Expenditures (Month by Month)
FY 2021

OCT 2020	NOV 2020	DEC 2020	JAN 2021	FEB 2021	MAR 2021	APR 2021	MAY 2021	JUN 2021	JUL 2021	AUG 2021	SEP 2021	TOTAL
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Revenues

Maintenance Assessments - Tax Roll	\$0	\$86,593	\$483,003	\$4,021	\$4,810	\$4,563	\$0	\$0	\$0	\$0	\$0	\$0	\$582,991
Clubhouse Income	\$0	\$0	\$830	\$0	\$0	\$1,265	\$0	\$0	\$0	\$0	\$0	\$0	\$2,095
Interest Income	\$13	\$3	\$6	\$52	\$39	\$39	\$0	\$0	\$0	\$0	\$0	\$0	\$152
Miscellaneous Revenues	\$0	\$67	\$0	\$0	\$73	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$139

<i>Total Revenues</i>	\$13	\$86,663	\$483,838	\$4,073	\$4,922	\$5,867	\$0	\$0	\$0	\$0	\$0	\$0	\$585,377
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Supervisor Fees	\$800	\$1,000	\$0	\$1,000	\$1,000	\$1,800	\$0	\$0	\$0	\$0	\$0	\$0	\$5,600
FICA Taxes	\$61	\$77	\$0	\$77	\$77	\$138	\$0	\$0	\$0	\$0	\$0	\$0	\$428
Engineering Fees	\$89	\$134	\$0	\$0	\$267	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$490
Arbitrage Calculation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination Agent	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$500
Trustee Fees	\$3,717	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,717
Assessment Roll Administration	\$2,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500
Attorney Fees	\$2,118	\$2,063	\$688	\$1,155	\$605	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,628
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$3,570	\$0	\$0	\$0	\$0	\$0	\$0	\$3,570
Management Fees	\$4,167	\$4,167	\$4,167	\$4,167	\$4,167	\$4,167	\$0	\$0	\$0	\$0	\$0	\$0	\$25,000
Computer Time	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$500
Telephone	\$0	\$0	\$0	\$45	\$0	\$63	\$0	\$0	\$0	\$0	\$0	\$0	\$108
Postage	\$8	\$127	\$110	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$244
Printing & Binding	\$210	\$148	\$110	\$81	\$153	\$165	\$0	\$0	\$0	\$0	\$0	\$0	\$866
Insurance	\$8,773	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,873
Legal Advertising	\$0	\$140	\$140	\$298	\$137	\$237	\$0	\$0	\$0	\$0	\$0	\$0	\$952
Other Current Charges	\$79	\$77	\$62	\$8	\$52	\$52	\$0	\$0	\$0	\$0	\$0	\$0	\$330
Website Administration	\$150	\$150	\$150	\$150	\$150	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$900
Office Supplies	\$15	\$13	\$15	\$15	\$15	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$88
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175

<i>Total Administrative</i>	\$23,028	\$8,361	\$5,608	\$7,161	\$6,788	\$10,522	\$0	\$0	\$0	\$0	\$0	\$0	\$61,468
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Tison's Landing
Community Development District
General Fund
Statement of Revenues and Expenditures (Month by Month)
FY 2021

OCT 2020	NOV 2020	DEC 2020	JAN 2021	FEB 2021	MAR 2021	APR 2021	MAY 2021	JUN 2021	JUL 2021	AUG 2021	SEP 2021	TOTAL
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FIELD:

Insurance (Property)	\$13,905	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,905
Field Management & Administration (Vesta)	\$2,218	\$2,218	\$2,218	\$2,218	\$2,218	\$2,218	\$0	\$0	\$0	\$0	\$0	\$13,306
Amenity Manager (Vesta)	\$7,507	\$7,507	\$7,507	\$7,507	\$7,507	\$7,507	\$0	\$0	\$0	\$0	\$0	\$45,041
Security Camera Monitoring (Envera)	\$2,656	\$614	\$4,259	\$614	\$944	\$3,803	\$0	\$0	\$0	\$0	\$0	\$12,890
Pool Maintenance (Vesta)	\$1,962	\$1,962	\$1,962	\$1,962	\$1,962	\$1,962	\$0	\$0	\$0	\$0	\$0	\$11,770
Pool Repair	\$0	\$594	\$850	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,444
Pool Chemicals (Vesta)	\$714	\$714	\$714	\$714	\$714	\$714	\$0	\$0	\$0	\$0	\$0	\$4,284
Permit Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscape Maintenance (LawnBoy)	\$4,092	\$4,092	\$4,092	\$4,092	\$4,090	\$4,090	\$0	\$0	\$0	\$0	\$0	\$24,547
Landscape Fertilization (Agro Pro)	\$1,492	\$1,492	\$1,492	\$1,492	\$1,492	\$1,492	\$0	\$0	\$0	\$0	\$0	\$8,950
Landscape Contingency	\$1,035	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,035
Pest Control (Turner Pest)	\$65	\$0	\$0	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$215
Irrigation Maintenance	\$227	\$0	\$572	\$787	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,586
Lake Maintenance (The Lake Doctor)	\$795	\$795	\$795	\$795	\$795	\$795	\$0	\$0	\$0	\$0	\$0	\$4,770
Utilities-Electric (JEA)	\$1,392	\$1,285	\$1,434	\$1,206	\$1,178	\$1,280	\$0	\$0	\$0	\$0	\$0	\$7,775
Utilities-Water/Sewer/Irrigation (JEA)	\$5,075	\$5,248	\$5,974	\$4,019	\$2,191	\$1,993	\$0	\$0	\$0	\$0	\$0	\$24,500
Utilities-Cable (Comcast)	\$449	\$697	\$589	\$575	\$574	\$574	\$0	\$0	\$0	\$0	\$0	\$3,459
Refuse Service (Republic Services)	\$221	\$221	\$340	\$343	\$346	\$227	\$0	\$0	\$0	\$0	\$0	\$1,699
Repairs and Maintenance	\$0	\$58	\$465	\$291	\$165	\$2,574	\$0	\$0	\$0	\$0	\$0	\$3,553
Janitorial Maintenance (Vesta)	\$2,017	\$2,017	\$2,017	\$2,017	\$2,017	\$2,017	\$0	\$0	\$0	\$0	\$0	\$12,100
Janitorial Supplies (Vesta)	\$263	\$263	\$263	\$263	\$263	\$263	\$0	\$0	\$0	\$0	\$0	\$1,575
Special Events	\$5,231	\$1,093	\$2,625	\$1,024	\$1,418	\$942	\$0	\$0	\$0	\$0	\$0	\$12,333
Amenity Supplies	\$1,459	\$421	\$742	\$0	\$306	\$883	\$0	\$0	\$0	\$0	\$0	\$3,811
Contingency	\$78	\$0	\$0	\$1,239	\$0	\$4,305	\$0	\$0	\$0	\$0	\$0	\$5,622
Capital Outlay	\$0	\$0	\$0	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Capital Reserve	\$0	\$0	\$0	\$65,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$65,600

Total Field Expenditures

\$52,851	\$31,289	\$38,908	\$101,906	\$28,178	\$37,638	\$0	\$0	\$0	\$0	\$0	\$0	\$290,769
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Total Expenditures

\$75,879	\$39,649	\$44,515	\$109,067	\$34,967	\$48,160	\$0	\$0	\$0	\$0	\$0	\$0	\$352,237
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C.

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts FY 2021

							Current		
							ASSESSED THROUGH DUVAL COUNTY		
TOTAL GROSS ASSESSMENT LEVY							\$636,235.20	\$413,321.24	\$1,049,556.44
TOTAL NET ASSESSMENT LEVY							\$588,517.56	\$382,322.15	\$970,839.71
							60.62%	39.38%	100.00%
DATE	DESCRIPTION	AMOUNT	DISCOUNTS/ (PENALTIES)	COMMISSIONS/ PROP APP	INTEREST	NET RECEIPTS	General Fund O&M	Debt Service Fund Series 2016	Total
11/06/24	10/16-10/31/20	\$1,353.28	\$54.13	\$25.98	\$19.49	\$1,253.68	\$759.97	\$493.71	\$1,253.68
11/10/24	11/1-11/6/20	\$7,609.84	\$304.40	\$146.11	\$109.58	\$7,049.75	\$4,273.52	\$2,776.23	\$7,049.75
11/20/24	11/7-11/16/20	\$26,721.24	\$1,068.85	\$513.05	\$384.79	\$24,754.55	\$15,006.07	\$9,748.48	\$24,754.55
11/27/24	11/17-11/23/20	\$118,512.16	\$4,740.44	\$2,275.43	\$1,706.58	\$109,789.71	\$66,553.90	\$43,235.81	\$109,789.71
12/05/24	11/24-11/30/20	\$841,866.82	\$33,674.59	\$16,163.84	\$12,122.87	\$779,905.52	\$472,774.33	\$307,131.19	\$779,905.52
12/11/24	12/1-12/8/20	\$15,671.70	\$613.29	\$301.17	\$225.88	\$14,531.36	\$8,808.83	\$5,722.53	\$14,531.36
12/22/24	6/1-10/21/20	\$544.50	\$28.58	\$10.32	\$7.74	\$497.86	\$301.80	\$196.06	\$497.86
01/06/21	12/18-12/31/20	\$2,693.31	\$80.80	\$52.25	\$39.19	\$2,521.07	\$1,528.26	\$992.81	\$2,521.07
01/21/21	1/1-1/14/21	\$4,389.81	\$128.59	\$85.22	\$63.92	\$4,112.08	\$2,492.72	\$1,619.36	\$4,112.08
02/04/21	1/15-1/29/21	\$6,489.79	\$129.80	\$127.20	\$95.40	\$6,137.39	\$3,720.45	\$2,416.94	\$6,137.39
02/23/21	2/1-2/16/21	\$1,882.12	\$18.82	\$37.27	\$27.95	\$1,798.08	\$1,089.99	\$708.09	\$1,798.08
03/04/21	2/17-2/28/21	\$4,611.29	\$46.11	\$91.30	\$68.48	\$4,405.40	\$2,670.53	\$1,734.87	\$4,405.40
03/19/21	3/1-3/15/21	\$3,235.40	\$0.00	\$64.71	\$48.53	\$3,122.16	\$1,892.64	\$1,229.52	\$3,122.16
TOTAL		\$1,035,581.26	\$40,888.40	\$19,893.85	\$14,920.40	\$959,878.61	\$581,873.00	\$378,005.61	\$959,878.61

Assessed on Roll:

	GROSS AMOUNT		ASSESSMENTS	ASSESSMENTS	AMOUNT
	ASSESSED	PERCENTAGE	COLLECTED	TRANSFERRED	TO BE TFR.
O & M	\$636,235.20	60.62%	\$581,873.00	(\$581,873.00)	\$0.00
DEBT SERVICE	\$413,321.24	39.38%	\$378,005.61	(\$369,919.53)	\$8,086.08
TOTAL	\$1,049,556.44	100.00%	\$959,878.61	(\$951,792.53)	\$8,086.08

YTD GROSS COLLECTED	98.67%
YTD GROSS OUTSTANDING	\$13,975.18

							Delinquent from FY2020		
							ASSESSED THROUGH DUVAL COUNTY		
TOTAL GROSS ASSESSMENT LEVY							\$636,235.20	\$413,321.24	\$1,049,556.44
							57.93%	42.07%	100.00%
DATE	DESCRIPTION	AMOUNT	DISCOUNTS/ (PENALTIES)	COMMISSIONS/ PROP APP	INTEREST	NET RECEIPTS	General Fund O&M	Debt Service Fund Series 2016	Total
12/11/24	delinquent FY2020	\$1,785.06	(\$214.21)	\$39.98	\$29.99	\$1,929.30	\$1,117.72	\$811.58	\$1,929.30
TOTAL		\$1,785.06	(\$214.21)	\$39.98	\$29.99	\$1,929.30	\$1,117.72	\$811.58	\$1,929.30

Assessed on Roll:

	GROSS AMOUNT		ASSESSMENTS	ASSESSMENTS	AMOUNT
	ASSESSED	PERCENTAGE	COLLECTED	TRANSFERRED	TO BE TFR.
O & M	\$570,231.35	57.93%	\$528,882.46	(\$528,882.46)	\$0.00
DEBT SERVICE	\$414,049.86	42.07%	\$384,020.68	(\$383,209.10)	\$811.58
TOTAL	\$984,281.21	100.00%	\$912,903.14	(\$912,091.56)	\$811.58

TRANSFERS TO DEBT SERVICE:

DATE	CHECK #	AMOUNT
12/16/2024	2695	\$369,919.53
TOTAL		<u>\$369,919.53</u>
Amount to be transferred:		\$8,897.66

D.

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

March 17, 2021

<u>Date</u>	<u>Check Numbers</u>	<u>Amount</u>
General Fund		
03/18/21	2763	\$1,025.00
03/19/21	2764	\$1,025.00
03/24/21	3765-2768	\$3,549.29
03/31/21	2769-2771	\$3,248.96
04/09/21	2772-2779	\$38,848.70
	total	<u>\$47,696.95</u>
Capital Reserve		
n/a		
	total	<u>\$0.00</u>
Total		<u><u>\$47,696.95</u></u>

*** CHECK DATES 03/18/2021 - 04/20/2021 *** TISONS LANDING GF
BANK A TISON LANDING

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/18/21	00103	3/17/21 20212420	202104 320-57200-49400 4/3/21 EVENT - DEPOSIT	JACKSONVILLE CARRIAGE CO.	*	1,025.00	1,025.00 002763
3/19/21	00103	3/17/21 20212420	202104 320-57200-49400 4/3/21 EVENT - BAL. DUE	JACKSONVILLE CARRIAGE CO.	*	1,025.00	1,025.00 002764
3/24/21	00117	4/03/21 4/3/21 E	202104 320-57200-49400 4/3/21 EVENT-SPIDER/BULL	AMAZING AMUSEMENTS LLC	*	2,340.00	2,340.00 002765
3/24/21	00081	2/28/21 167472	202102 310-51300-31500 LEGAL SV THRU 2/28/21	BILLING, COCHRAN, LYLES, MAURO & RAMSE	*	605.00	605.00 002766
3/24/21	00012	3/18/21 21-01854	202103 310-51300-48000 NOTICE OF MTGS-BOS & AUDT	DAILY RECORD + OBSERVER LLC	*	133.63	133.63 002767
3/24/21	00157	2/28/21 381376	202102 320-57200-52000 LOWES - DRILL BITS	VESTA PROPERTY SERVICE INC.	*	23.63	470.66 002768
		2/28/21 381376	202102 320-57200-52000 LOWES - CLAMPS		*	3.21	
		2/28/21 381376	202102 320-57200-52000 LOWES - LIGHT BULBS		*	42.92	
		2/28/21 381376	202102 320-57200-52000 POE SWITCH FOR CAMERAS		*	155.86	
		2/28/21 381376	202102 320-57200-52000 PLUMBING/UMBRELLAS & BASE		*	245.04	
3/31/21	00172	3/01/21 12813	202103 320-57200-34502 ADC ACCESS DOOR 3/1-3/31	ALPHA DOG AUDIO VIDEO SECURITY	*	40.00	60.00 002769
		3/01/21 12813	202103 320-57200-34502 ALARM.COM 3/1/21-3/31/21		*	20.00	
3/31/21	00156	3/01/21 700387	202104 320-57200-34502 ENTR#2 4/1-4/30/21		*	230.61	
		3/01/21 700388	202104 320-57200-34502 UTILITY 4/1-4/30/21		*	323.65	
		3/01/21 700389	202104 320-57200-34502 ENTR#1 4/1-4/30/21	ENVERA	*	329.27	883.53 002770

TISO TISON

TCESSNA

*** CHECK DATES 03/18/2021 - 04/20/2021 *** TISONS LANDING GF
BANK A TISON LANDING

DATE CHECK	VEND#	.....INVOICE.....	...EXPENSED TO...	VENDOR NAME			STATUS	AMOUNT	.....CHECK.....	
		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	AMOUNT	#
3/31/21	00152	3/03/21	44846100	202102	300	36900	10000		72.59-	
			WF CASH BACK CREDIT							
		3/03/21	44846100	202102	320	57200	49400		19.00	
			VALENTINE'S EVENT SUPPL							
		3/03/21	44846100	202102	300	13100	20000		388.89	
			HOSE PRESSURE WASHER							
		3/03/21	44846100	202102	600	53800	60000		388.89	
			HOSE PRESSURE WASHER							
		3/03/21	44846100	202102	600	20700	10000		388.89-	
			HOSE PRESSURE WASHER							
		3/03/21	44846100	202102	300	13100	20000		321.13	
			GENERATOR PRESSURE WASHER							
		3/03/21	44846100	202102	600	53800	60000		321.13	
			GENERATOR PRESSURE WASHER							
		3/03/21	44846100	202102	600	20700	10000		321.13-	
			GENERATOR PRESSURE WASHER							
		3/03/21	44846100	202102	320	57200	49400		69.98	
			FLORAL CENTERPICESSES GIVE							
		3/03/21	44846100	202102	320	57200	49400		28.23	
			FOOD VALENTINE'S EVENT							
		3/03/21	44846100	202102	320	57200	49400		253.83	
			FOOD VALENTINES' EVENT							
		3/03/21	44846100	202102	320	57200	49400		383.90	
			DINNER VALENTINE'S EVENT							
		3/03/21	44846100	202102	300	13100	20000		889.98	
			CDD TRAILER							
		3/03/21	44846100	202102	320	57200	49400		23.08	
			BAGEL TUESDAY SUPPL							
		3/03/21	44846100	202102	600	53800	60000		62.30-	
			CREDIT FOR SALES TAX							
		3/03/21	44846100	202102	600	20700	10000		62.30	
			CREDIT FOR SALES TAX							
								WELLS FARGO CREDIT CARD (AUTO PAY)	2,305.43	002771
4/09/21	00038	4/09/21	04092021	202104	300	20700	10200		10,595.53	
			TRANSFER TAX COLLECTION							
								TISON'S LANDING CDD	10,595.53	002772
4/09/21	00140	4/01/21	2649	202104	310	51300	49500		150.00	
			APR 21 - HOSTING & MAINT							
								UNICORN WEB DEVELOPMENT, LLC	150.00	002773
4/09/21	00177	3/31/21	121035	202103	320	57200	49100		4,305.00	
			WINDOW INSTALL							
								ALL WEATHER CONTRACTORS	4,305.00	002774
								TISO TISON		
								TCESSNA		

*** CHECK DATES 03/18/2021 - 04/20/2021 ***
TISONS LANDING GF
BANK A TISON LANDING

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/09/21	00055	3/22/21 352757	202103 310-51300-32200		*	3,570.00	
		AUDIT FYE 9/30/20					
				BERGER, TOOMBS, ELAM, GAINES & FRANK			3,570.00 002775
4/09/21	00004	4/01/21 412	202104 310-51300-34000		*	4,166.67	
		APR 21 - MGMT FEES					
		4/01/21 412	202104 310-51300-35100		*	83.33	
		APR 21 - COMPUTER					
		4/01/21 412	202104 310-51300-31200		*	83.33	
		APR 21 - DISSEMINATION					
		4/01/21 412	202104 310-51300-42000		*	106.15	
		APR 21 - POSTAGE					
		4/01/21 412	202104 310-51300-42500		*	88.50	
		APR 21 - COPIES					
		4/01/21 412	202104 310-51300-41000		*	50.93	
		APR 21 - TELEPHONE					
				GOVERNMENTAL MANAGERMENTS SERVICES			4,578.91 002776
4/09/21	00180	1/13/21 107	202104 320-57200-49400		*	175.00	
		DJ SERVICES EVENT 4/3/21					
				INDEPENDENCE DISPLAYS, LLC			175.00 002777
4/09/21	00137	4/01/21 570767	202104 320-57200-46800		*	795.00	
		APR 21 - WATER MGMT					
				THE LAKE DOCTORS, INC.			795.00 002778
4/09/21	00157	4/01/21 382075	202104 320-57200-45105		*	7,506.75	
		APR 21 - AMENITY MANAGER					
		4/01/21 382075	202104 320-57200-46400		*	1,961.67	
		APR 21 - POOL MAINT					
		4/01/21 382075	202104 320-57200-46500		*	714.00	
		APR 21 - POOL CHEMICALS					
		4/01/21 382075	202104 320-57200-34400		*	2,217.67	
		APR 21 - FIELDS MGMT					
		4/01/21 382075	202104 320-57200-46601		*	2,016.67	
		APR 21 - JANITORIAL MAINT					
		4/01/21 382075	202104 320-57200-46602		*	262.50	
		APR 21 - JANITORIAL SUPPL					
				VESTA PROPERTY SERVICE INC.			14,679.26 002779
				TOTAL FOR BANK A		47,696.95	
				TOTAL FOR REGISTER		47,696.95	

TISO TISON

TCESSNA



Jacksonville Carriage Co 4096

12558 Old Kings Rd
Jacksonville, FL 32219
(904) 766-3833
www.JaxCarriage.Com

Invoice

Number: 20212420

Date: 3/17/2021

Bill To:

Dana Harden, CAM
Tison's Landing CDD
(904) 757-1547 w

Event Location:

Tison's Landing
16529 Tison's Bluff Rd
Jacksonville, FL, 32218

Customer Email	Terms	Sales Rep
yellowbluffmanager@gmsnf.com		Bieni Boyce

Date	Service ID	Description	Quantity	Price	Amount
4/3/2021	Zoo	Petting Farm			
	Ponies	Pony Carousel			
	Time	10:30am to 1:30pm			
	Deposit	Please remit a Non-Refundable deposit to reserve us. Bad weather rescheduling must be done by 4/2/2021 or balance is due.		\$1,025.00	\$1,025.00
	Balance	Balance due on arrival.		\$1,025.00	\$1,025.00

Jacksonville Carriage Co follows recommended guidelines for COVID-19. We will not cancel our services for the event unless it is legally prohibited. We reserve the time slot exclusively for your event and your non-refundable deposit is to hold this time for you. Please consider this when planning your event.

Please review this invoice to ensure it accurately reflects our agreement.
Add 4% for payments by credit card.

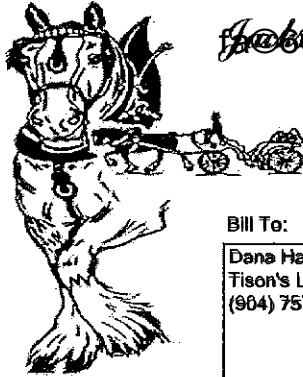
Bieni@JaxCarriage.Com

Total < 3: th t 1, l "" l

\$2,050.00

WARNING

Under Florida law, an equine activity sponsor or equine professional is not liable for an injury to, or the death of, a participant in equine activities resulting from the inherent risks of equine activities.



Jacksonville Carriage Co. L226

12558 Old Kings Rd
Jacksonville, FL 32219
(904) 766-3933
www.JaxCarriage.Com

Invoice

Number: 20212420

Date: 3/17/2021

Bill To:

Dana Harden, CAM
Tison's Landing CDD
(904) 757-1547 w

Event Location:

Tison's Landing
16529 Tison's Bluff Rd
Jacksonville, FL, 32218

Customer Email	Terms	Sales Rep
yellowbluffmanager@gmsnf.com		Bieni Boyce

Date	Service ID	Description	Quantity	Price	Amount
4/3/2021	Zoo	Petting Farm			
	Ponies	Pony Carousel			
	Time	10:30am to 1:30pm			
	Deposit	Please remit a Non-Refundable deposit to reserve us. Bad weather rescheduling must be done by 4/2/2021 or balance is due.		\$1,025.00	\$1,025.00
	Balance	Balance due on arrival.		\$1,025.00	\$11,025.00

Jacksonville Carriage Co follows recommended guidelines for COVID-19. We will not cancel our services for the event unless it is legally prohibited. We reserve the time slot exclusively for your event and your non-refundable deposit is to hold this time for you. Please consider this when planning your event.

Please review this invoice to ensure it accurately reflects our agreement.
Add 4% for payments by credit card.

Bieni@JaxCarriage.Com

Total \$ -

\$2,050.00

WARNING

Under Florida law, an equine activity sponsor or equine professional is not liable for an injury to, or the death of, a participant in equine activities resulting from the inherent risks of equine activities.



904.545.8112
12936 Bearpaw Place
Jacksonville, FL 32246
www.AMAZINGJAX.com
info@amazingjax.com

INVOICE

Customer Information

Customer Name Tison's Landing CDD3--Datto: Yellow Bluff Landing
Address 16529 Tison's Bluff Rd.
City, St, Zip Jax, FL 32218 Subdivision: Yellow Bluff Landing
Phone number Datta Hardem 904-757-1547
Directions GPS 320 572 49# 000

Event Date 4/3/2021

Additional Information

Date Booked	3/26/21	1 Spider Mountain Combo 2 hrs	\$1,495.00	\$1,495.00
Referred By	GGG	1 Extra hour Train	\$250.00	\$250.00
Start Time	10:30 AM	1 Mechanical Aerial bulk 2 hrs	\$495.00	\$495.00
End Time	1:30 PM	1 Additional hour bulk	\$100.00	\$100.00
Drop off	am			\$0.00
Occasion	HQA			\$0.00
Age Group	All			\$0.00
Surface	concrete			\$0.00

Special Instructions:

PAYMENT

Bill to:	Method:	Cash	CC	MO	Delivery	
Vesta Association Mgmt	Amount:				Subtotal	\$2,340.00
	CC #:				Tax = 7%	
	Dropped Off:				Total	\$2,340.00
	Picked up:				Less Deposit	
					Amount Due	3 * \$2,340.00

I or we the undersigned do certify to have received this date from Amazing Amusements, LLC, the equipment listed in this contract and find it to be in good repair and operating condition as of the time of the rental. To pay at the rate stated hereon for the full time the equipment is out under this contract. To return the equipment in the same condition as when rented and to pay for all loss or damage to the equipment. To return the equipment clean or pay extra charges for cleaning by Amazing Amusements, LLC. To notify Amazing Amusements, LLC if renter desires to extend period of rental and obtain the approval of Amazing Amusements, LLC. To immediately discontinue the use of the equipment if it should become unsafe or in a state of disrepair. To use equipment solely for the purpose for which it was intended and manufactured. Not to loan or sublet the equipment. Renter gives Amazing Amusements, LLC, full right to take possession of said equipment without legal process at any time or place in the event of breach of any of the terms of this contract. The renter agrees to pay any and all costs, including a reasonable attorney's fee that Amazing Amusements, LLC, may have to expend in order to collect the rental herein described, or to regain possession of the equipment or to collect for damage done to the equipment through the fault of the renter. To pay Amazing Amusements, LLC, for any loss by theft, pilferage or vandalism. Renter agrees to pay for damage beyond repair at its fair market value when rented. The cost of the repairs will be borne by the renter, whether performed by Amazing Amusements, LLC, or, at Amazing Amusements, LLC's option, by others. Renter warrants and represents that all data and information furnished by the renter is true and correct.

I have read and understand the terms and conditions of this agreement, including the additional terms and conditions on the backside, and agree to be bound by them. I further warrant and represent that I am either the customer named above, or am authorized and empowered to accept responsibility of the equipment and to sign this agreement on the behalf and as their agent. Furthermore, I agree that I am also binding myself personally as an additional party to all of the terms and conditions of this agreement.

I UNDERSTAND THAT BY SIGNING THIS DOCUMENT I CANNOT SUE ANY OF THE RELEASED PARTIES IF I AM INJURED OR KILLED, EVEN IF MY INJURY OR DEATH IS CAUSED BY NEGLIGENCE. I HAVE CAREFULLY READ THIS ENTIRE AGREEMENT AND FULLY UNDERSTAND ITS CONTENT. I AM AWARE THAT THIS IS A WAIVER AND RELEASE OF LIABILITY AND A CONTRACT BETWEEN THE RELEASED PARTIES AND MYSELF. I VOLUNTARILY SIGN AND FURTHER AGREE THAT NO ORAL REPRESENTATIONS, STATEMENTS OR INDUCEMENTS APART FROM THE FOREGOING WRITTEN AGREEMENT HAVE BEEN MADE.

Customer Signature _____ Date _____ Company _____

Print Name _____ Drivers License # _____ Exp _____

61
LAW OFFICES

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

ESTABLISHED 1977

DENNIS E. LYLES
JOHN W. MAURO
KENNETH W. MORGAN, JR.
BRUCE M. RAMSEY
RICHARD T. WOLFE
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. KRUSSE
SCOTT C. COCHRAN
SHAWN B. McKAMEY

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

CENTURION TOWER
1801 FORUM PLAZA, 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
VANESSA T. STEINERTS
JOHN C. WEBBER

OF COUNSEL
CLARK J. COCHRAN, JR.
SUSAN F. DELEGAL
GERALD L. KNIGHT

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

February 28, 2021

Mr. Richard H. 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
Enclosure

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

Account No:
Statement No:

Page: 1
02/28/2021
80-12113M
167472

Attn: MR. RICHARD P. HANS

TISON'S LANDING CDD

Fees

		Hours	
02/01/2021			
MJP	FURTHER RESEARCH RE: E-VERIFY REQUIREMENTS	0.20	
02/03/2021			
MJP	REVIEW NOWACKI CLAIM MATERIALS	0.20	
02/04/2021			
GLK	RECEIVE AND REVIEW CORRESPONDENCE FROM ERNESTO TORRES, REVIEW DOCUMENTS RE: MEMBERSHIP FEE	0.40	
02/05/2021			
MJP	REVIEW CORRESPONDENCE FROM ERNESTO TORRES TO DANA HARDEN AND FROM ERNESTO TORRES	0.20	
MJP	TELEPHONE CONFERENCE WITH ERNESTO TORRES	0.10	
02/09/2021			
MJP	TELEPHONE CONFERENCE TO ERNESTO TORRES	0.10	
02/10/2021			
MJP	TELEPHONE CONFERENCE WITH ERNESTO TORRES	0.20	
02/17/2021			
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE WITH ATTACHMENT	0.30	
02/26/2021			
MJP	REVIEW OF AGENDA FOR MARCH 3, 2021 MEETING RE: NECESSARY AGREEMENT PREPARATION	0.30	
MJP	PREPARE LANGUAGE FOR LAWNBOY DOG PARK PROPOSAL IF ACCEPTED BY BOARD	0.20	
		2.20	
	For Current Services Rendered		605.00

TISON'S LANDING CDD

Page: 2

02/28/2021

Account No:

80-12113M

Statement No:

167472

TISON'S LANDING CDD

Recapitulation

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
GERALD L. KNIGHT	PARTNERS	0.40	\$275.00	\$110.00
MICHAEL J. PAWELOZYK	PARTNERS	1.80	275.00	495.00

Previous Balance \$1,155.00

Total Current Work 605.00

Payments

03/01/2021 PAYMENT RECEIVED - THANK YOU -1,155.00

Balance Due \$605.00

Legal SV Hone 2/28
310 513 315

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

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

P.O. Box 1789
Jacksonville, FL 32201
(904) 358-2466

INVOICE

March 18, 2021

Date

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

Payment Due Upon Receipt

Serial # 21-01854D	PO/File#	\$133.63
Notice of Audit Committee Meeting and Board of Supervisors Meeting		Amount Due
Tison's Landing Community Development District		Amount Paid
		\$133.63
		Payment Due

Case Number

Publication Dates 3/18

County Duval

3100 9135 4980

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.

**NOTICE OF AUDIT
COMMITTEE MEETING AND
BOARD OF SUPERVISORS
MEETING OF THE
TISON'S LANDING
COMMUNITY
DEVELOPMENT DISTRICT**

Notice is hereby given that the Tison's Landing Community Development District ("District") Audit Committee is scheduled to meet on Wednesday, March 31, 2021 at 6:00 p.m. at the Yellow Bluff Amenity Center located at 16529 Tisons Bluff Road, Jacksonville, Florida for the purpose of reviewing and ranking proposals for audit services. Immediately following adjournment of the audit committee meeting, a regular meeting of the Board of Supervisors ("Board") will commence.

While it may be necessary to hold the above referenced meetings during the COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Towards that end, anyone wishing to attend and/or participate in the Meeting can do so by dialing 1-646-876-9923, entering Meeting ID: 982 6057 1385 and passcode 778819. Attendants may also join by video by using this link: <https://zoom.us/j/98260571385?pwd=akFNN0lQb1pNMkNlZQVXb1N0bjpMbm1ldz09>. Members of the public are further encouraged to submit comments or questions at least 24 hours in advance of the meeting by email to eters.res@tisonsl.com or by telephone by calling (904) 940-5850 ext. 403. During the regular meeting, the Board is expected to consider and discuss various proposals, 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 189.407 and 189.408(2), Florida Statutes.

The meetings are open to the public and will be conducted in accordance with the provisions 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 meetings. An electronic copy of the agenda for the meetings may be obtained by visiting the District's website at www.tisonslandingsdd.com. Any person requesting special accommodations to attend the meetings because of a disability or physical impairment or who may need assistance to attend the meetings telephonically should contact the District Office at (904) 940-5850 ext. 403 at least five calendar days prior to the meetings.

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



157

Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 300
Jacksonville FL 32202

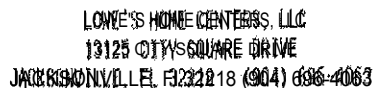
Invoice # 381376
Date 2/28/2021
Terms Net 30
Due Date 3/30/2021
Memo

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			
J.PERRY - Lowe's - Drill Bits	23	1.03	23.69
J.PERRY - Lowe's - clamps	3	1.07	3.21
J.PERRY - Lowe's - Light bulbs	42	1.02	42.84
J.PERRY - Amazon - Pool Switch and cameras	1	155.86	155.86
J.PERRY - Lowe's - Plumbing, umbrella bases and umbrellas	2	122.52	245.04
Total Billable Expenses			470.66

Total \$470.66



12125 CITY SQUARE DRIVE

JACKSONVILLE, FL 32218 (904) 696-4063

SALE

SALES# FCSLH113 TRANS# 7013574 02-22-21

1634360 KB 14-PO TITANIUM BIT SET 21,98

SUBTOTAL: 21938

TAX: 1.65

INVOICE TOTAL: 2363

NEW MEX: 23,663

AMFEX: XXXX800XXXX919 AMDON: 23.66 AUTHID: 867838

CHIP REF ID: A4200002364022221 12:06:11

AFL: AMERICAN EXPRESS TW: 0000008000

AID: A0000000256100001 TSI: E000

STORE 2472 TERMINAL 07 02/22/21 12:06:14

OF ITEMS SPURRING BASED: 1

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
FOR DETAILS ON OUR RETURN POLICY, VISIT
LOWE'S.COM/RETURNS

A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE
AT OUR CUSTOMER SERVICE DESK

STORE MANAGER: MOHAMMAD SHIRAZI

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

又將此等經書，翻成國語，俾各處貧民，無不識字，而後已。此其美事也。然其意實欲使貧民，知所趨避，而不敢作惡，則亦未始無益於世也。

SHARE YOUR FEEDBACK! FEEDBACK!
ENTER FOR A CHANCE TO BE
ONE OF 15 \$500 WINNERS DRAWN MONTHLY!
ENTER! ENTERS OPENED MONTHLY!
PARKS SERVING DISCOUNT CARDS FOR
ENTER BY MAILING A SHORT
WITH WHEN ONE WINS! www.wow.com/survey
YOUR ID: #020474 243 029356/5670 v

NO PURCHASE NECESSARY TO ENTER OR WIN. *
 VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. *
 OFFICIAL RULES & WINNERS AT www.dove.com/spray

STORE 2472 < TERMINAL 0707 02/22/21 12:06:14



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

- SALE -

SALES#: FSTAN1E133 TRANS#: 7744088 02-10-21

1414577 3/4 IN STANDARD CLAMP 10- 2.98

SUBTOTAL: 2.98

TAX: 0.23

INVOICE 0721070211 TOTAL: 33221

AMEX: 3.21

AMEX: XXXXXXXXXXXX9999 AMOUNT: 3.21 AUTHCD: 806540

CHIP REFID: 247220700380802219921 08:24:45

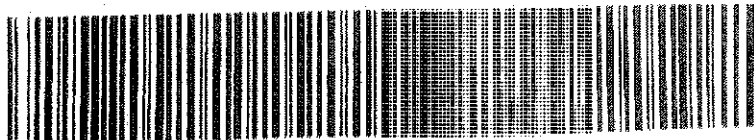
APL: AMERICAN EXPRESS TVR: 0000000000

AID: A00000025510801 TSI: E800

STORE: 242272 TERMINAL 007 02/19/21 08:24:48

OF ITEMS PURCHASED: 1

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S,
FOR DETAILS ON OUR RETURN POLICY, VISIT

01 LOWES.COM/RETURNS

A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE
AT OUR CUSTOMER SERVICE DESK

STORE MANAGER: MOHAMMAD SHIRAZY

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

LOWYSENTH OFFICE, 114
13125 CRYSTAL DRIVE
ACKSING FILE, FL-32218 (904), 6964063

SALES#: 62472*12 1632851 TRAN: 12861063 01-23-21

1@WU 112125 1MALAL:	42.92
ANEX1	42.92

EXC LINES FEES, BRUIES:IND SPECIAL DRIVER 111HS





Details for Order #113-3932666-4669852

Print this page for your records.

Order Placed: February 9, 2021

Amazon.com order number: 113-3932666-4669852

Order Total: \$155.86

Supporting Barrons Springs Elementary PTA

Not Yet Shipped

Items Ordered

Price

1 of NETGEAR 16-Port Gigabit Ethernet Unmanaged PoE+ Switch (GS316P) - with 16 x \$144.99
PoE+ @ 115W, Desktop/Wallmount, Sturdy Metal
Sold by: Amazon.com Services LLC

Condition: New

Shipping Address:

Johnathan Perry
14203 DURBIN ISLAND WAY
JACKSONVILLE, FL 32259-7126
United States

Shipping Speed:

One-Day Shipping

Payment information

Payment Method:

American Express | Last digits: 1919

Item(s) Subtotal: \$144.99

Shipping & Handling: \$0.00

Billing address

Johnathan Perry
245 RIVERSIDE AVE STE 300
JACKSONVILLE, FL 32202-4929
United States

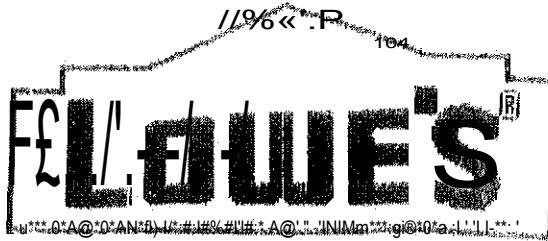
Total before tax: \$144.99

Estimated tax to be collected: \$10.87

Grand Total: \$155.86

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

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LOWE'S HOME CENTERS, LLC
43125 CITY SQUARE DRIVE
JACKSONVILLE FL 32218 (904) 666-4063

SALE

SALES#: 5247201210045068 TRANS#: 12671962 02-18-21

804796 STS/755 BOWDIE HEAD (RKT 11 96.00

2 @ 48.00

223214 STS BROWN KIMBERLY A BASE 79.96

2 @ 39.98

216096 SV 3/4 IN K-BITTING ALUM 10.68

1414576 1/2 IN STANDARD CLAMP 10 2.88

224851 1/2 IN BLK IRON DOWEL BOW 1.80

1352884 1/2 IN SHARKBITE LENGTH 23.78

60547 PROJECT SOURCE WH SH 6.96

2 @ 3.48

220116 1/2 IN X 1/4 IN BLK PIPE NIPP 2.68

63399 3/8 IN X 6 IN Z ILL LAB ST 8.12

3 @ 1.04

SUBTOTAL: 227.94

TAX: 17.10

INVOICE# 12381 TOTAL: 245.04

AMT EX: 245.04

AMT: XXXXXXXXXX 1919 AMOUNT: 245.04 AUTH00: 849639

CHIP REFID: 247212090060 02/18/21 13:11:08

APL: AMERICAN EXPRESS TUR: 0000000000

AMT: 0000000025010801 TSU EBOO

STORE# 12472 TERMINAL: 122 02/18/21 13:12:42

OF ITEMS PURCHASED: 14

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



Alpha Dog Security

110 Cumberland Park Dr
Suite 106
Saint Augustine, FL 32095
Tel: (904) 257-4295

Invoice

Invoice Number	Date
12813	3/1/2021
Customer Number	Due Date
10313-3	3/1/2021

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

Remit To: Alpha Dog Audio Video Security
110 Cumberland Park Dr
Suite 106
Saint Augustine, FL 32095

Net Due: \$60.00

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	10313-3		3/1/2021	3/1/2021

Quantity	Description	Rate	Amount
1.00	Tison's Landing CDD 16529 Tisons Bluff Rd, Jacksonville, FL ADC-Access-Door-Addom x 4doors 6/3/2021-6/3/2021	40.00	40.00
1.00	Annual Global Access Control 03/01/2021-03/31/2021	20.00	20.00

320 5102 14301

Tax     \$ 0.00

Date	Invoice #	Description	Amount	Balance Due
3/1/2021	12813	Contracted Services	60.00	60.00

Return Stub Below

Customer: Tison's Landing CDD

Invoice Number 12813
Bill Payer ID: 10313-3

Due This Inv. 60.00 Amount Remitted

Payment Method ☒ Check ☐ Check Number Date Remitted

Charge* ☐ Card Number Exp Date
☐ Name On Card Card ID

Signature

Invoice

Invoice Number 700387	Date 03/01/2021
Customer Number 400423	Due Date 04/01/2021

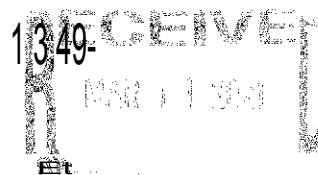
Page 11

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Tison's Landing CDD	400423		700367	04/01/2021
Quantity	Description		Rate	Amount
1.00	Tison's Landing CDD Entrance 2 Yellow Bluff Rd, Jacksonville, FL			
1.00	Video File		200.00	200.00
	04/01/2021 - 04/30/2021			
1.00	Service & Maintenance		30.61	30.61
	04/01/2021 - 04/30/2021			
	Sales Tax			0.00
	Payments/Credits Applied			0.00
			Invoice Balance Due:	\$230.61

IMPORTANT MESSAGES

Important Numbers to Know:

Billing Questions: (941) 556-0743
Email: ar@enverasystems.com
Service: (941) 556-0734



330 531 3 34592

Date	Invoice #	Description	Amount	Balance Due
03/01/2021	700387	Alarm Monitoring Services	\$230.61	\$230.61

Envera
8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0731

Return Service Requested

Invoice

Invoice Number 700387	Date 03/01/2021
Customer Number 400423	Due Date 04/01/2021

Net Due: \$230.61

Amount Enclosed:

TISON'S LANDING CDD
C/O GOVERNMENT MANAGEMENT SERV
475 W TOWN PL STE 114
GOLF WORLD VILLAGE
SAINT AUGUSTINE, FL 32092-3649

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

20440

Envera
8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0731

Invoice	
Invoice Number 700388	Date 03/01/2021
Customer Number 400423	Due Date 04/01/2021

Page 1

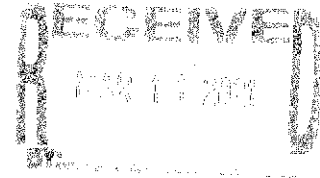
Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Tison's Landing CDD	400423		700388	04/01/2021
Quantity	Description	Rate	Amount	
1.00	Tison's Landing CDD - Utility/Dickinsonville, FL Service & Maintenance 04/01/2021 - 04/30/2021	123.65	123.65	
1.00	Video Pulls 04/01/2021 - 04/30/2021	200.00	200.00	
	Sales Tax		0.00	
	Payments/Credits Applied		0.00	
Invoice Balance Due:			\$323.65	

IMPORTANT MESSAGES

Important Numbers to Know:

Billing Questions: (941) 556-0743
Email: ar@enverasystems.com
Service: (941) 556-0734

320 941 675561



Date	Invoice #	Description	Amount	Balance Due
03/01/2021	700388	Alarm Monitoring Services	\$323.65	\$323.65

Envera
8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0731

Return Service Requested

Invoice	
Invoice Number 700388	Date 03/01/2021
Customer Number 400423	Due Date 04/01/2021

Net Due: \$323.65

Amount Enclosed: _____

TISON'S LANDING CDD
C/O GOVERNMENT MANAGEMENT SERV
475 W TOWN PL STE 114
GOLF WORLD VILLAGE
SAINT AUGUSTINE, FL 32092-3649

20438

NO: Envera
REM: PO BOX 2086
Hicksville, NY 11802

Envera
8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0731

Invoice	
Invoice Number 700389	Date 03/01/2021
Customer Number 400423	Due Date 04/01/2021

Page 1

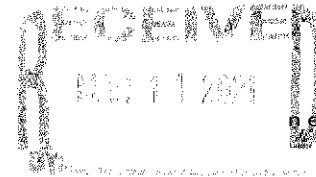
Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Tison's Landing CDD	400423		700389	04/01/2021
Quantity	Description	Rate	Amount	
1.00	Tison's Landing CDD Invoiced 1 Pond Run Rd., Jacksonville, FL	200.00	200.00	
1.00	Video PMS 04/01/2021 - 04/30/2021	129.27	129.27	
	Service & Maintenance 04/01/2021 - 04/30/2021			
	Sales Tax			0.00
	Payments/Credits Applied			0.00
			Invoice Balance Due:	\$329.27

IMPORTANT MESSAGES

Important Numbers to Know:

Billing Questions: (941) 556-0743
Email: ar@enverasystems.com
Service: (941) 556-0734

320 5671 3492



Date	Invoice #	Description	Amount	Balance Due
03/01/2021	700389	Alarm Monitoring Services	\$329.27	\$329.27

Envera
8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0731

Return Service Requested

Invoice	
Invoice Number 700389	Date 03/01/2021
Customer Number 400423	Due Date 04/01/2021

Net Due: \$329.27

Amount Enclosed: _____

|||||
TISON'S LANDING CDD
C/O GOVERNMENT MANAGEMENT SERV
475 W TOWN PL STE 114
GOLF WORLD VILLAGE
SAINT AUGUSTINE, FL 32092-3649

20435

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

TISONS LANDING CDD MONTHLY EXPENSE REPORT

BEGINNING 2/1/2021

ENDING 3/3/2021

DATE	DESCRIPTION	DEBIT	CREDIT	ACCOUNT	DATE	DESCRIPTION	DEBIT	CREDIT	ACCOUNT
2/5/2021	Valentine's Event Supplies	320.57	200.49	400	2/5/2021	Dollar Tree	320.57	200.49	400
2/10/2021	Hose for Pressure Washer	320.57	200.49	400	2/10/2021	Sam's Club	320.57	200.49	400
2/10/2021	Generator for Pressure Washer	320.57	200.49	400	2/10/2021	Sam's Club	320.57	200.49	400
2/10/2021	floral centerpieces Giveaway	320.57	200.49	400	2/10/2021	Sam's Club	320.57	200.49	400
2/11/2021	Food for Valentine's Event	320.57	200.49	400	2/11/2021	Winn-Dixie	320.57	200.49	400
2/11/2021	Food for Valentine's Event	320.57	200.49	400	2/11/2021	Winn-Dixie	320.57	200.49	400
2/11/2021	Food for Valentine's Event	320.57	200.49	400	2/11/2021	Winn-Dixie	320.57	200.49	400
2/11/2021	Dinner for Valentine's Event	320.57	200.49	400	2/11/2021	Winn-Dixie	320.57	200.49	400
2/11/2021	Rebill of CDD Trailer less taxes	320.57	200.49	400	2/11/2021	Winn-Dixie	320.57	200.49	400
2/11/2021	CDD Trailer for pressure washer	320.57	200.49	400	2/11/2021	Winn-Dixie	320.57	200.49	400
2/11/2021	Bage Tuesday Supplies	320.57	200.49	400	2/11/2021	Winn-Dixie	320.57	200.49	400

Expenses

Signature: _____

Aura A. Sanders

Dana Harden, Amenity Manager

2/8/2021

Amazon Smile Order 113-2304313-8140265

amazon.tft:/1

Details for Order #113-2304313-8140265

[Print this page for your records](#)

Order Placed: February 8, 2021
Amazon.com order number: 1132304313-8140265
Order Total: \$388.89
Supporting Barber Springs Elementary PTA

Not Yet Shipped

Items Ordered

Price

1 of: WEN 562031 Super Quiet 2000 Watt Portable Inverter Generator w/Free Shut Off, \$388.89
CARB Compliant, Ultra Lightweight
Sold by: Amazon.com Services LLC

Condition: New

Shipping Address:

Johnathan Perry
14203 DURBIN ISLAND WAY
JACKSONVILLE, FL 32258-7126
United States

Shipping Speed:

One-Day Shipping

Payment information

Payment Method:

Visa | Last digits: 3429

Item(s) Subtotal: \$388.89
Shipping & Handling: \$0.00

Billing address

Dana Harden
5385 N Nob Hill Rd.
Sunrise, Florida 33351
United States

Total before tax: \$388.89
Estimated tax to be deducted: \$0.00

Grand Total: \$388.89

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

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~~\$55,9%~~

Debreed

Ship Use

18678 YELLOW BINEFRD
JACKSONVILLE, FL 32226
(904) 571-5948

Item

Qty	Estimate	Unit	Gift Price	Total
1	1	1	1	1
2	2	2	2	2
3	3	3	3	3
4	4	4	4	4
5	5	5	5	5
6	6	6	6	6
7	7	7	7	7
8	8	8	8	8
9	9	9	9	9
10	10	10	10	10
11	11	11	11	11
12	12	12	12	12
13	13	13	13	13
14	14	14	14	14
15	15	15	15	15
16	16	16	16	16
17	17	17	17	17
18	18	18	18	18
19	19	19	19	19
20	20	20	20	20
21	21	21	21	21
22	22	22	22	22
23	23	23	23	23
24	24	24	24	24
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83	83	83	83	83
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85	85	85	85	85
86	86	86	86	86
87	87	87	87	87</

www.wmindex.com



It's All There Floral
 Floral arrangements & more

REG-280078954 : KRAFT 1000 BRNCP DESG 4.29-F
Retornitem 1 RC KRAFT 1000D Z 10Q 100 4.29-F

Backlog 90.74264345579
Delivery start date 11/2023

To	Payment	Order Summary
Customer card method		Subtotal
5385 N. N. Highway 111, Suite 3429, Shreveport, LA 71204		Shipping
Sumter, FL 33351		Product fees
(804) 571-6948		Sales tax
		Gift Option
		Total

Questions about witness

Winn-Dixie

It's a Winn Win

204,29

1 Deitae No.669.981669 ' KRAFT RANCH PC 8.68 F
90 1 ROKRANCH (1.00) 4.28 F
KRAFT TURBINE PDC 0.129 F
44 : KRAFT 1000 BRNSNG PC 2.29 F
Return item 1 PC KRAFT 1000 (1.00) 4.28 F

1 J. «7 JET PUEIMARSHALLW 7.47 F
\$ 24.99

STRAWBERRIES PC 14.97 F
\$02.00

RC: STRAWBERRIES 6.00°F
2 @ 1.99

RC SKEWERS \$9.99 1.00-T

0 PHONE # AX 0.20 23

44 BIANCA 1< ff 28 223
0 Visa Credit 1< ff 28 229

APPROVAL CODE DE 105757850 et # 86510
AID 800000000031010

0-98	VISA	28.23
	CHANGE	0.00

TOTAL NUMBER OF OFFENSES SOLD - 12
02/11/21 11:47am 12 8 12

Mystery Bonus
Spend \$30 or more in a single transaction & receive a Mystery Bonus coupon to use on your next purchase.
Exclusions apply.
See store for details.

YOUR CASHIER TODAY WAS Krista W.

DOLLAR TREE

總發行所 東京 丸の内區 有樂町 丸の内會社

684 *Journal of Management Education* 36(6)

c iqi 032-23*fitic:ic=533,ff \$3:551125

33-3 it-13543222'5'32=13€EILIZEZZ

696-6 q 08 022 13543222'5'32=13€EILIZEZZ

510-6 12 uumY-0445%kU=NNUI

24 28 17 4 0 143 27 13 14 104 4 34 42 34

ME M-V 5 9313 35 20 E7=552153

f 80 j 86

Ruby Tuesday

Phi 1-866-460-2203

Invoice No: 760070
Invoice Date: Sat, Feb 13, 2021
Store Code: RT4305
Store: Airport Road

Catering - INNOCENCE

Billing/Client Information

090411481def/ 17900%119MULING
Billing
Fort Lauderdale, FL 33331

Billing Phone: (904) 571-5848
Credit Cards: VISA, MC, AMEX

Client: Dana Harden
Client Phone: (904) 571-7140

Order entered by: Mjshanti

Pick Up Information

Menu Date: 02/13/2021 (4:15 - 4:30 PM)

Dana Harden
Dana Harden / Tywone Lending
Phone: (904) 571-5848

Number of Guests: 30
Per Guest: \$12.00

Printed: 02/09/2021 11:55 AM 1357

Set up - Per guest

30 Glass set ups
Dinner Plates and Cutlery

30 Flatware Pack: knife, fork & spoon

30 Plates

Specialties - Specialties

2 Chicken Frito
Rides

2 Ham & Potato Salad
1 Mashed Potatoes
1 Broccoli

1 Stuffed Shrimp
Shrimp

4 Biscuits
3 Mashed Potatoes
1 Cornbread
2 1/2 Biscuits
3 Mashed
2 Well Done

Tempo 1/2

1 @ 1/2 Mouthful Chicken
Chicken

2 Green Beans

Pasta - Pasta

2 Parmesan & Shrimp Pasta

1 1/2 @ 1/2 Mouthful Chicken

Colleging: MUP 0100-4 #044110-119MULING
hotline: 600-411-044110-119MULING
and 118114900, 140440 call or email with
this code @ 11% a day pick to like date
1% the order.
We now have online @ 11% a day pick to like date
with 1% UNK @ 11% a day pick to like date
01/1/1/1

How do we do it? We want to make your
order. If paying with a card, your
order will be 10% off. Only 10% off your
statement. If you would like to make
any changes, please call or email us at
1-866-460-2203
Catering provided by 140 by the day CONN, our
friendly (and happy) people will be there
to help you. Happy to assist you.

Subtotal	381.90
Tax	0.00
Total	381.90

*18% 22% tip (03801840722844)

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

FISONS

87871793 12020CUP 15.46
 980215235 BOWLS 5.99
 303020801 1980CUP 300 61 8097
 E 9801252342 20 IN WOOD ROLL 6.98
 E 9801252342 20 IN WOOD ROLL 6.98
 980124236 BOWLS 5.98
 E 5457144 12020CUP 2.40
 46104 CHAFFIN RIDE 16.98
 E 473003808 APRON 5.30
 E 473003808 APRON 5.30
 E 473003808 APRON 5.30
 601397 HALL L 6.90
 600956011 HALL PAN 7.98
 E 14040366 SWEEPER TEA F 22.57
 E 14040366 SWEEPER TEA F 22.57
 E 14480366 SWEEPER TEA F 22.57
 E 3454224 LEEHOLD COFF TOR 24.49
 E 3454224 LEEHOLD COFF TOR 24.49
 E 56301914 HILLWATER F 2.98
 980138462 WOODHILL CLERS 96.91
 E 629602930 WOODHILL CLERS 12.98
 E 629602930 WOODHILL CLERS 12.98
 E 980122508 WOODHILL CLERS 14.82
 E 534587338 WOODHILL CLERS 3.02
 E 629602930 WOODHILL CLERS 12.98
 980023208 WOODHILL CLERS 100.00
 E 60024100 RFL 52.56 TK FV 77.00
 E 980104193 38 IN WOOD ROLL 6.98
 980107836 38 IN WOOD ROLL 85 24199
 E 749197738 WOODHILL CLERS 5.50
 E 980103519 NH LEEHOLD COFF 4.90
 E 980244222 20 IN WOOD ROLL 5.98
 980103519 NH LEEHOLD COFF 13.43
 WINDST - 12020CUP 3.00
 SUMMITAL 253.14

TEFAL 253 43
 VISA TEFAL 253 43
 **** * * * *
 lig. Credit * 44444444
 PRIMA R. OLIVIA c 1<011497 i
 AID R10000000031010
 AICI 4352324577E91
 PRIMA R. OLIVIA 528577E91
 PRIMA R. OLIVIA 528577E91

Additional Savings Th# Trip: 1 1
Sm*: t«litent. Sing#: 43.00 | 4 - -

Digitized by Google

ITEMS SOLD 33



MEMBER COPY

Wimpy Dixie

11/16/21 WinA 194

- SIWidixle.com

www.winddixie.com

2 @ 1.79		
2 @ 6.00	SF 100% PAP LIO RICE	4 3.58 F
2 @ 1.25	LS CHERRY ROLLS	10.00 IF
RE HHANKOUN DON	CFR >	2 15.60 F
3 @ 2.49		
156 CR	SEA CREAM CHEESE PC	7.47 F
OCE 4L Q		
REE CR	SEA CREAM CHEESE	1.47-F
2 @ 2.49		
G CRE	SEA CREAM CHEESE PC	1 49.81 F
2 @ 2.49		
BEG CR	SEA CREAM CHEESE	0.98-F
	SEG CREAM CHEESE PC	2.49 F
REF: Jc	SEG CREAM (2.02.00)	Q 0149 F

REF: SEQ: 5848 PH: 03 02 100 01 49
 PHONE# ### ### 5848
 fitt** BALANCE 23.98
 Visa Credit# #59000000003429
 1, APPRVAL C DUE 001169 SEQ # 48761
 Bill 800 000 000 0 7010
 VISAL - 107 20.00
 CHARGE 0.00

CHANCE
 NUMBER OF ITEMS SOLD: * 10
 7/21 04:11pm 12 4118
 0.00
 1001/11 04:11pm 12 4118
 Mystery Bonus
 9 Spider-Man 38 more in a single
 tion & score 9 Mystery Bonus
 8 coupon to Los Angeles next purchase.
 Exclusions apply.
 See store for details.

TSC TRACTOR SUPPLY CO
TractorSupply.com

463104 STATE ROAD 200
YULFEE FL 32097-5566
904-225-5262

Ticket: 23785
Date: 2/18/21
Store: 2421 Time: 12:58 PM
Cashier: Tulu Register: 1
Loyalty #: 7701242102004815

Item	Qty	Price	Amount
TSC 5/8 LATE WH	1	849.99	849.99 E
CARRY-ON 1000LB SWIVEL WHEEL JACK	1	39.99	39.99 E

Subtotal 889.98
Tax 0.00
Total 889.98

66>AL...AAA@...20:00:0346*IKU4aIA*4#W*5*8#an
Visa - SALE 889.98
*****44*****3429-EMV Chip
Authorization #: 016176
Terminal ID: 001792421000100
Cryptogram: 09680285(1470 1
APP: A000000000311010
APP: Visa Credit
CVM: NONE / 550300
TVR: 00000000 / TSP: EB00

Change 0.00
I agree to pay the above amount according
to my card issuer agreement.

*****44*****41*****
Tax Exempt Information

Name: JOAN PERRY
Address: 53865 NADDER HILL RD SUNRISE
City/St: Fort Lauderdale, FL
Zip Code: 33351
Phone: 904-307-8313

Tax Exempt Reason: Government Agencies
Expiration Date: 10/31/21
Tax Exempt Holder:



TractorSupply.com

463184 STATE ROAD 200
YULEE, FL 32097-5566
904-225-5252

Ticket: 28777

Date: 2/16/21

Time: 12:14 PM

Store: 24421

Register: 1

Cashier: Tuti

Loyalty #: 7701242102004818

Item	Qty	Price	Amount
TSC 5X8 GATE WF			
102402438	1		
		(849.99)	(849.99)
Other			

Return

Store: 24421

Date: 1/28/21

Ticket: 89832

Register: 2

CARRY-ON 1000LB SWIVEL WHEEL JACK

1161671

1 (39.99)

(39.99)

Other

Return

Store: 24421

Date: 1/28/21

Ticket: 89832

Register: 2

Subtotal (889.98)

Tax (62.30)

Total (952.28)

VIRE - SALE (952.28)

*****8429429 DEFAULT

Terminal ID : 001792421000100

40M DEFAULT

Manager

0.00

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
 Special Assessment Receipts Duval County
 Fiscal Year 2021

gross	\$636,235.20	\$413,321.24	\$1,049,556.44
net	\$588,517.56	\$382,322.15	\$970,839.71
ASSESSED THROUGH DUVAL COUNTY			
	60.82%	39.38%	100.00%
	001.36300.10000	022.36300.10000	

TOTAL ASSESSMENT LEVY

DATE	DESCRIPTION	AMOUNT	DISCOUNTS/ PENALTIES	Commssion	Prop Appraiser	NET RECEIPTS	General Fund - O&M	Debt Service Fund - Series 2016-1 & 2	Total
11/06/20	10/6/20	\$1,353.28	\$54.13	\$25.98	\$19.49	\$1,253.68	\$759.97	\$493.71	\$1,253.68
11/07/20	11/1/20	\$7,609.94	\$304.40	\$146.11	\$109.58	\$7,049.75	\$4,273.52	\$2,776.23	\$7,049.75
11/9/20	11/4/20	\$6,721.24	\$1,058.85	\$513.05	\$384.79	\$24,754.55	\$15,006.07	\$9,748.48	\$24,754.55
11/27/20	11/13/20	\$4,740.44	\$2,275.43	\$1,706.58	\$1,706.58	\$109,789.71	\$66,553.90	\$43,235.81	\$109,789.71
12/04/20	11/24/20	\$1,866.82	\$33,674.59	\$16,163.84	\$12,122.87	\$779,905.52	\$472,774.33	\$307,131.19	\$779,905.52
12/11/20	12/3/20	\$5,671.00	\$613.29	\$301.17	\$225.88	\$14,531.36	\$8,808.83	\$5,722.53	\$14,531.36
12/22/20	12/10/20	\$544.60	\$28.58	\$10.32	\$7.74	\$497.86	\$301.80	\$196.06	\$497.86
01/06/21	12/30/20	\$2,893.81	\$80.80	\$52.25	\$39.19	\$2,521.07	\$1,528.26	\$992.81	\$2,521.07
01/12/21	01/07/21	\$4,389.31	\$128.59	\$85.22	\$63.92	\$4,112.08	\$2,492.72	\$1,619.36	\$4,112.08
02/04/21	01/29/21	\$6,489.79	\$129.80	\$127.20	\$95.40	\$6,137.39	\$3,720.45	\$2,416.94	\$6,137.39
02/22/21	02/06/21	\$1,882.12	\$18.82	\$37.27	\$27.95	\$1,798.08	\$1,089.99	\$708.09	\$1,798.08
03/04/21	02/13/21	\$4,611.29	\$46.11	\$91.30	\$68.48	\$4,405.40	\$2,670.53	\$1,734.87	\$4,405.40
03/19/21	03/05/21	\$3,235.00	\$0.00	\$64.71	\$48.53	\$3,122.16	\$1,892.64	\$1,229.52	\$3,122.16
04/05/21	03/17/21	\$4,467.85	\$0.00	\$89.36	\$67.02	\$4,311.47	\$2,613.59	\$1,697.88	\$4,311.47
TOTAL		\$1,040,049.11	\$40,888.40	\$19,983.21	\$14,987.42	\$964,190.08	\$584,486.60	\$379,703.48	\$964,190.08

GROSS PERCENT COLLECTED	99.09%	99.08%	99.09%
GROSS REMAINING TO COLLECT	\$9,763.29	\$3,744.04	\$9,507.33
Gross YTD collected	\$630,471.91	\$409,577.20	\$1,040,049.11
Discount/Penalties	\$24,786.32	\$16,102.08	\$40,888.40
Commission	\$12,113.71	\$7,889.50	\$19,983.21
Prop Appraiser	\$9,085.29	\$5,902.13	\$14,987.42
Net YTD collected	\$584,486.59	\$379,703.49	\$964,190.08

Assessed on Roll:

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$636,235.20	60.8194%	\$584,486.59	(\$584,486.59)	\$0.00
DEBT SERVIC	\$413,321.24	39.3806%	\$379,703.48	(\$369,919.53)	\$9,783.95
TOTAL	\$1,049,556.44	100.00%	\$964,190.07	(\$954,406.12)	\$9,783.95

TOTAL GROSS ASSESSMENT LEVY

DATE	DESCRIPTION	AMOUNT	DISCOUNTS/ COMMISSION	INTEREST	NET RECEIPTS	General Fund	Debt Service Fund	Total
12/11/24	delinquent FY2020	\$1,785.06	(\$214.21)	\$39.98	\$29.99	\$1,929.30		
TOTAL		\$1,785.06	(\$214.21)	\$39.98	\$29.99	\$1,929.30		

Assessed on Roll:

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$570,231.35	57.93%	\$528,882.46	(\$528,882.46)	\$0.00
DEBT SERVIC	\$414,049.86	42.07%	\$384,020.68	(\$383,209.10)	\$811.58
TOTAL	\$984,281.21	100.00%	\$912,903.14	(\$912,091.56)	\$811.58

Delinquent from FY2020			
ASSESSED THROUGH DUVAL COUNTY			
\$636,235.20	\$413,321.24	\$1,049,556.44	
57.93%	42.07%	100.00%	

TRANSFERS TO DEBT SERVICE:		
DATE	CHECK #	AMOUNT
12/15/2020	2695	\$369,919.53
TOTAL		\$369,919.53
Amount due:		\$10,595.53

TTC

VH 38

140

Invoice

 **Unicorn**
 p W-4B v. 12.8 parent
 P.O. Box 762,
 Middleburg, FL 32050

Date	Invoice #
4/1/2021	2649

✓

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 3) 0.513, L14751	150.00	150.00
		Total	\$150.00



177

Invoice

Date:	Invoice #:
3/31/2021	121035

1702 Lindsey Road
Jacksonville, FL 32221-6791
Office 904-781-7060

Bill To	
Tison's Landing Community Developme 5385 N Nob Hill Rd. Governmental Management Servic Sunrise, FL 33351	
Email	Terms
jiperry@vestapropertyservices.com	Due Upon Receipt

Work Performed At		
Tison's Landing CDD-Storage Bldg 16529 Tisons Bluff Rd Vesta Property Svs Jax, FL 32218 J Perry		
Purchase Order	Rep	Work Order
1234	PM SCOTT HAINES	141536

Item	Description	Amount
Parts/Misc	<p>Patio at old storage windows and granite install complete</p> <ul style="list-style-type: none"> >cut and frame an opening in wall at patio at old storage area per management >install a new white vinyl 4ft x 4ft slider window with install window flashing and window app as needed >do drywall repairs to the interior as needed where the new window is installed >install a new 2ft x 3ft granite top to match the existing one as close as possible under the window that was installed -includes 3 new corbels to support the new granite >trim out the exterior of the window to match the existing gas case as possible and touch paint new exterior work to match the existing color as close as possible >clean up job site and haul away debris <p>change orders approved by Jonathan Remove electrical in wall to box so we could proceed Provide and install extra window</p> <p>Job Complete</p> <p>206905</p> <p>320 4474 141600</p> <p>8) A.J. McMillan 01/11/21</p>	\$4,305.00

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:	\$4,305.00
Sales Tax:	\$0.00
Invoice Total:	\$4,305.00
Payments and Credits:	\$0.00
Total Due:	\$4,305.00



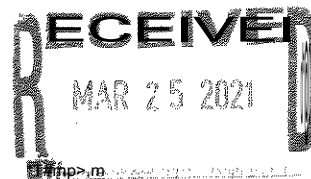
55
**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants P.C.

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

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



Invoice No. 352757
Date 03/22/2021
Client No. 19501

Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2020.

Total Invoice Amount \$ 3,570.00

Audit fee 1,0

360.03 of 2270

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

Fort Pierce / Stuart

Member AICPA

Member AICPA Division For CPA Firms
Private Companies Practice Section

Member FICPA

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

Invoice

Invoice #: 412
Invoice Date: 4/11/21
Due Date: 4/11/21

Case:
P.O. Number:

Bill To:

Tison's Landing CDD
475 West Town Place
Suite 114
St. Augustine, FL 32082

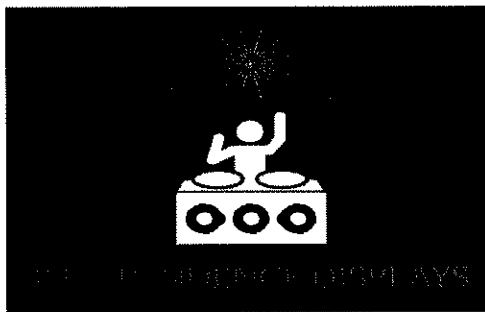
310 513

Description	Hours/Qty	Rate	Amount
Management Fees - April 2021	740		4,166.67
Information Technology April 2021	24	83.33	83.33
Dissemination Agent Services April 2021	23/2	83.33	83.33
Postage	106	15.10	106.15
Copies	425	88.50	88.50
Telephone	47/0	50.93	50.93

Total \$4,578.91

Payments/Credits \$0.00

Balance Due \$4,578.91



INVOICE

Date: January 13, 2021

INVOICE # 107

Tisons Landing CDD

c/o Dana Harden

(904) 757-1547

Event Contact	Event	Payment Terms	Event Date
Daniel Polimeni	Yellow Bluff Landing Easter	50% Deposit, 50% Day of Event	April 3rd, 2021
Description	Line Total		
DJ Services (continuous music, event broadcasts, no lighting needed)	\$350		
Event Address: 16529 Tisons Bluff Road, Jacksonville, FL 32218	\$0		
Send Deposit to:			
16529 Tisons Bluff Road			
Jacksonville, FL 32218			
Hand deliver balance to Event Contact on day of event.			
Deposit:	\$175		
Balance:	\$175		
Total Due:	\$350		

Make all checks payable to Independence Displays, LLC

Thank you for your business!

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INVOICE

3543 State Road 449, Winter Springs, FL 32708
PH: 800-666-5253

APPROVED

Maria Johnson

04/01/21

Invoice #	570767
Account #	724857
Invoice Date	4/1/2021
Due Date	4/11/2021
Rep	MAS

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

Bill To
TISONS LANDING COMMUNITY DVLP VESTA PROPERTY SERVICES 475 WEST TOWN PLACE SUITE 114 ST AUGUSTINE, FLORIDA 32092

Purchase Order Number		Terms	Invoice Date Reflects Month of Service Provided
		NET 10 DAYS	
Item	Description	Amount	
	Monthly <u>Water Management Service</u> 1 April 		

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



157

Invoice

Invoice # 382075
Date 4/1/2021

Terms

Due Date

Memo Monthly Fees

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 300
Jacksonville FL 32202

Bill To

Tison's Landing CDD
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine FL 32082

370 5572

Description	#	Quantity	Rate	Amount
Amenity Manager	1	1	7,506.75	7,506.75
Pool maintenance	4	11	1,961.67	1,961.67
Pool chemicals	1	3	714.00	714.00
Field management and administration	3	4	2,217.67	2,217.67
Janitorial maintenance	1	1	2,016.67	2,016.67
Janitorial supplies	1	1	262.50	262.50

Total \$14,679.26