

***Approved Budget
Fiscal Year 2020***

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

April 4, 2019



Tison's Landing

Community Development District

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Tison's Landing

Community Development District

General Fund

Description	Adopted Budget FY 2019	Actual Thru 2/28/2019	Projected Next 7 Months	Total Projected 9/30/2019	Proposed Budget FY 2020
Revenues					
Maintenance Assessments	\$527,464	\$520,893	\$6,571	\$527,464	\$527,464
Clubhouse Income	\$3,000	\$2,690	\$310	\$3,000	\$5,000
Interest Income	\$0	\$2,023	\$1,977	\$4,000	\$4,000
TOTAL REVENUES	\$530,464	\$525,606	\$8,858	\$534,464	\$536,464
Expenditures					
Administrative					
Supervisor Fees	\$4,000	\$4,000	\$2,000	\$6,000	\$4,000
FICA Taxes	\$306	\$306	\$153	\$459	\$306
Engineering Fees	\$7,500	\$381	\$7,119	\$7,500	\$7,500
Arbitrage	\$600	\$0	\$1,200	\$1,200	\$1,200
Dissemination Agent	\$1,000	\$467	\$533	\$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	\$6,820	\$8,180	\$15,000	\$15,000
Annual Audit	\$4,100	\$3,465	\$0	\$3,465	\$3,465
Management Fees	\$47,250	\$19,688	\$27,563	\$47,250	\$47,250
Computer Time	\$1,000	\$417	\$583	\$1,000	\$1,000
Website Administration	\$0	\$0	\$0	\$0	\$1,800
Telephone	\$100	\$48	\$52	\$100	\$100
Postage	\$1,000	\$386	\$614	\$1,000	\$1,000
Printing & Binding	\$1,575	\$873	\$702	\$1,575	\$1,575
Insurance	\$8,692	\$8,252	\$0	\$8,252	\$8,692
Legal Advertising	\$1,500	\$306	\$1,194	\$1,500	\$1,500
Other Current Charges	\$500	\$1,522	\$400	\$1,922	\$500
Office Supplies	\$150	\$71	\$79	\$150	\$150
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
TOTAL ADMINISTRATIVE	\$100,673	\$53,395	\$50,371	\$103,766	\$102,438
Field					
Insurance	\$13,064	\$11,612	\$0	\$11,612	\$13,064
Field Management & Administration	\$28,300	\$9,292	\$13,008	\$22,300	\$22,300
Amenity Manager	\$48,902	\$21,353	\$28,550	\$49,902	\$49,902
Amenity Seasonal Assistant	\$11,000	\$800	\$10,200	\$11,000	\$11,000
Security Camera Monitoring	\$0	\$0	\$0	\$0	\$13,200
Pool Maintenance	\$11,400	\$4,053	\$5,568	\$9,620	\$9,540
Pool Chemicals	\$6,000	\$2,487	\$6,013	\$8,500	\$8,160
Permit Fees	\$1,475	\$345	\$870	\$1,215	\$1,215
Landscape Maintenance	\$59,540	\$23,577	\$35,014	\$58,591	\$59,606
Landscape Contingency	\$6,855	\$0	\$6,855	\$6,855	\$3,654
Pest Control	\$340	\$260	\$130	\$390	\$390

Tison's Landing

Community Development District

General Fund

Description	Adopted Budget FY 2019	Actual Thru 2/28/2019	Projected Next 7 Months	Total Projected 9/30/2019	Proposed Budget FY 2020
<i>Field-continued</i>					
Irrigation Maintenance	\$5,625	\$305	\$5,320	\$5,625	\$5,625
Lake Maintenance	\$9,000	\$4,690	\$6,360	\$11,050	\$9,540
General Facility Maintenance	\$25,000	\$7,734	\$17,266	\$25,000	\$25,000
Utilities-Electric	\$21,000	\$6,644	\$11,356	\$18,000	\$21,000
Utilities-Water/Sewer/Irrigation	\$22,500	\$8,583	\$12,917	\$21,500	\$22,500
Utilities-Cable	\$3,300	\$1,342	\$1,934	\$3,276	\$3,300
Utilities-Telephone	\$2,100	\$720	\$1,032	\$1,752	\$1,800
Refuse Service	\$2,300	\$1,078	\$1,262	\$2,340	\$2,340
Repairs and Maintenance	\$36,000	\$11,507	\$24,493	\$36,000	\$32,200
Janitorial Maintenance	\$7,140	\$2,917	\$4,083	\$7,000	\$7,740
Janitorial Supplies	\$3,000	\$362	\$2,638	\$3,000	\$3,000
Special Events	\$12,000	\$9,205	\$4,795	\$14,000	\$14,000
Amenity Supplies	\$3,350	\$140	\$1,860	\$2,000	\$3,350
Capital Outlay	\$25,000	\$25,000	\$0	\$25,000	\$25,000
Capital Reserve	\$65,600	\$65,600	\$0	\$65,600	\$65,600
TOTAL FIELD	\$429,791	\$219,604	\$201,524	\$421,128	\$434,026
TOTAL EXPENDITURES	\$530,464	\$272,999	\$251,895	\$524,894	\$536,464
EXCESS REVENUES/(EXPENDITURES)	\$0	\$252,608	(\$243,038)	\$9,570	\$0

Product	Units	FY 2019 O&M per Unit (gross)		FY 2020 O&M per Unit (gross)	
SF	177	\$838.58	\$148,427.87	\$838.58	\$148,427.87
SF	111	\$838.58	\$93,081.88	\$838.58	\$93,081.88
SF	69	\$838.58	\$57,861.71	\$838.58	\$57,861.71
50'-55'	181	\$838.58	\$151,782.17	\$838.58	\$151,782.17
60'-65'	142	\$838.58	\$119,077.72	\$838.58	\$119,077.72
Total Gross Assessment	680		\$570,231.35		\$570,231.35
		Discounts 4%	\$22,809.25	Discounts 4%	\$22,809.25
		Commissions 3.5%	\$19,958.10	Commissions 3.5%	\$19,958.10
		Net Assessment	\$527,464.00	Net Assessment	\$527,464.00

Tison's Landing

Community Development District

Exhibit "A"
Allocation of Operating Reserve

Description	Amount
Beginning Balance - Carry Forward Surplus (As of 10/1/2018)	\$93,017
Estimated Excess Revenues over Expenditures	\$9,570
Less:	
Funding for First Quarter Operating Expenditures	\$102,587
Reserved for Capital Projects / Renewal and Replacement ⁽¹⁾	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="border-bottom: 1px solid black; width: 100px;"></div> \$0 </div>
Total Undesignated Cash as of 09/30/2019	\$0

⁽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.

Interest Income

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

EXPENDITURES:

ADMINISTRATIVE:

Supervisor Fees

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

FICA Expense

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

Engineering Fees

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

Arbitrage

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

Dissemination Agent

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

Trustee Fees

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

Assessment Roll Administration

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

Attorney Fees

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

Annual Audit

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

ADMINISTRATIVE: (continued)

Management Fees

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

Computer Time

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

Website Administration

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

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc

Printing & Binding

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

Insurance

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

FIELD:

Insurance

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

Field Management & Administration

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

Amenity Manager

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

FIELD: (continued)

Amenity Seasonal Assistant

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

Security Camera Monitoring

The District is currently considering adding Envera services. Monthly monitoring rate is \$1,100.

Pool Maintenance

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

<u>Vendor</u>	<u>Monthly</u>	<u>Annually</u>
Riverside Management	\$795	\$9,540

Pool Chemicals

The District's management company (Riverside Management) has contract with Poolsure for the placement of chemicals in the Amenity Center Swimming Pool. The amount budgeted is based on usage and should not exceed \$8,160.

Permit Fees

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

Landscape Maintenance

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

<u>Vendor</u>	<u>Monthly</u>	<u>Annually</u>
Lawnboy Services, Inc.	\$3,950.00	\$47,400.00
Nader's Pest Raiders	\$1,017.38	\$12,208.56
Total		\$59,605.56

Landscape Contingency

Any unanticipated landscape improvement expenses to the District.

Pest Control

Any unanticipated pest control expense to the District.

<u>Vendor</u>	<u>Monthly</u>	<u>Annually</u>
Turner Pest Control	\$65.00	\$390.00

Irrigation Maintenance

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

Lake Maintenance

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

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

FIELD: (continued)

General Facility Maintenance

The District's management company (Riverside Management) provides routine repairs and maintenance of the District's Amenity Center, Recreational Facilities, Parks, and other common areas.

Utilities-Electric

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

<u>Location</u>	<u>Meter #</u>	<u>Annually</u>
16365 N Main St Apt SG01	95045373	\$1,320
16529 Tisons Bluff Road	06221889	\$19,680
Total		\$21,000

Utilities-Water/Sewer/Irrigation

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

<u>Location</u>	<u>Meter #</u>	<u>Annually</u>
Water:		
16529 Tisons Bluff Road	67891772	\$1,440
Sewer:		
16529 Tisons Bluff Road	67891772	\$3,060
Commercial Irrigation:		
15635 Tisons Bluff Road	67370623	\$2,160
15681 Tisons Bluff Road	67370625	\$960
16123 Tisons Bluff Road	83726295	\$1,260
16151 Dowing Creek Dr	74534584	\$1,800
16211 Dowing Creek Dr	74458033	\$2,880
16303 Hunters Hollow TL	67370633	\$300
16316 Magnolia Grove Wy	67370626	\$1,800
16331 Tisons Bluff Road	67370634	\$300
16343 Tisons Bluff Road	67370632	\$2,100
16356 Magnolia Grove Wy Apt IR01	67370624	\$1,200
261 Bradford Lake Cr	81523391	\$1,320
79 Bradford Lake Cr	83874232	\$1,920
Total		\$22,500

Utilities-Cable

The District uses Comcast for cable/TV and internet.

Utilities-Telephone

The District uses AT&T for phone services.

Refuse Service

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

Repairs and Maintenance

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

Janitorial Maintenance

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

FIELD: (continued)

Janitorial Supplies

The district's management company (Riverside Management) provides janitorial supplies.

Special Events

Monthly events and organized functions provided for all residents.

Amenity Supplies

Miscellaneous supplies needed for the Clubhouse.

Capital Outlay

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

Capital Reserve

Funds set aside for future replacements of capital related items.

Tison's Landing

Community Development District

Capital Reserve Fund

Description	Adopted Budget FY 2019	Actual Thru 2/28/2019	Projected Next 7 Months	Total Projected 9/30/2019	Proposed Budget FY 2020
Revenues					
Carry Forward Surplus	\$149,142	\$103,375	\$0	\$103,375	\$105,803
Interest Income	\$0	\$1,400	\$1,600	\$3,000	\$500
Capital Reserve-Transfer In	\$90,600	\$90,600	\$0	\$90,600	\$90,600
TOTAL REVENUES	\$239,742	\$195,375	\$1,600	\$196,975	\$196,903
Expenditures					
Repairs and Replacements	\$0	\$19,004	\$71,596	\$90,600	\$0
Miscellaneous	\$0	\$152	\$420	\$572	\$540
TOTAL EXPENDITURES	\$0	\$19,156	\$72,016	\$91,172	\$540
ENDING FUND BALANCE	\$239,742	\$176,218	(\$70,416)	\$105,803	\$196,363

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 2019	Actual Thru 2/28/2019	Projected Next 7 Months	Total Projected 9/30/2019	Proposed Budget FY 2020
Revenues					
Carry Forward Surplus ⁽¹⁾	\$263,386	\$98,438	\$0	\$98,438	\$100,327
Special Assessments - On Roll	\$384,344	\$378,223	\$6,121	\$384,344	\$384,344
Interest Income	\$750	\$2,866	\$3,634	\$6,500	\$750
TOTAL REVENUES	\$648,480	\$479,527	\$9,755	\$489,283	\$485,421
Expenditures					
<u>Series 2016-1</u>					
Interest - 11/01	\$63,163	\$63,163	\$0	\$63,163	\$61,413
Interest - 05/01	\$63,163	\$0	\$63,113	\$63,113	\$61,413
Special Call - 11/01	\$0	\$5,000	\$0	\$5,000	\$0
Principal - 05/01	\$170,000	\$0	\$170,000	\$170,000	\$175,000
<u>Series 2016-2</u>					
Interest - 11/01	\$24,675	\$24,440	\$0	\$24,440	\$23,618
Interest - 05/01	\$24,675	\$0	\$24,440	\$24,440	\$23,618
Principal - 05/01	\$35,000	\$0	\$35,000	\$35,000	\$35,000
TOTAL EXPENDITURES	\$380,676	\$92,603	\$292,553	\$385,156	\$380,061
EXCESS REVENUES / (EXPENDITURES)	\$267,804	\$386,924	(\$282,798)	\$104,126	\$105,360
Other Financing Sources and (Uses)					
Interfund Transfer In/(Out)	\$0	(\$1,583)	(\$2,216)	(\$3,799)	\$0
TOTAL OTHER FINANCING SOURCES AND (USES)	\$0	(\$1,583)	(\$2,216)	(\$3,799)	\$0
EXCESS REVENUES/(EXPENDITURES)	\$267,804	\$385,341	(\$285,014)	\$100,327	\$105,360

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

Interest 11/1/2020 2016-1	\$61,643
Interest 11/1/2020 2016-2	\$23,618
Total	\$85,261

Lot Size	# of Units	Per Unit	Assessment
SF-Phase 1			
50' SF	47	\$779	\$36,596
55' SF	47	\$779	\$36,596
60' SF	88	\$779	\$68,520
65' SF	109	\$779	\$84,872
SF-Phase 2			
50' SF	139	\$779	\$108,231
55' SF	104	\$779	\$80,979
60' SF	50	\$779	\$38,932
65' SF	96	\$779	\$74,749
Total Assessment	680		\$529,475
		Less: Disc. & Coll. ((\$145,131)
Total Net Assessment (Maximum Annual Debt)			\$384,344

Tison's Landing

Community Development District

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

Amortization Schedule

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/19	\$ 4,000,000.00	2.000%	\$ -	\$ 61,413.13	\$ -
05/01/20	\$ 4,000,000.00	2.000%	\$ 175,000.00	\$ 61,413.13	\$ 297,826.25
11/01/20	\$ 3,825,000.00	2.000%	\$ -	\$ 59,663.13	\$ -
05/01/21	\$ 3,825,000.00	2.000%	\$ 180,000.00	\$ 59,663.13	\$ 299,326.25
11/01/21	\$ 3,645,000.00	2.000%	\$ -	\$ 57,863.13	\$ -
05/01/22	\$ 3,645,000.00	2.000%	\$ 180,000.00	\$ 57,863.13	\$ 295,726.25
11/01/22	\$ 3,465,000.00	2.000%	\$ -	\$ 56,063.13	\$ -
05/01/23	\$ 3,465,000.00	2.200%	\$ 185,000.00	\$ 56,063.13	\$ 297,126.25
11/01/23	\$ 3,280,000.00	2.200%	\$ -	\$ 54,028.13	\$ -
05/01/24	\$ 3,280,000.00	2.400%	\$ 190,000.00	\$ 54,028.13	\$ 298,056.25
11/01/24	\$ 3,090,000.00	2.400%	\$ -	\$ 51,748.13	\$ -
05/01/25	\$ 3,090,000.00	2.600%	\$ 195,000.00	\$ 51,748.13	\$ 298,496.25
11/01/25	\$ 2,895,000.00	2.600%	\$ -	\$ 49,213.13	\$ -
05/01/26	\$ 2,895,000.00	2.875%	\$ 200,000.00	\$ 49,213.13	\$ 298,426.25
11/01/26	\$ 2,695,000.00	2.875%	\$ -	\$ 46,338.13	\$ -
05/01/27	\$ 2,695,000.00	3.000%	\$ 205,000.00	\$ 46,338.13	\$ 297,676.25
11/01/27	\$ 2,490,000.00	3.000%	\$ -	\$ 43,263.13	\$ -
05/01/28	\$ 2,490,000.00	3.125%	\$ 215,000.00	\$ 43,263.13	\$ 301,526.25
11/01/28	\$ 2,275,000.00	3.125%	\$ -	\$ 39,903.75	\$ -
05/01/29	\$ 2,275,000.00	3.375%	\$ 220,000.00	\$ 39,903.75	\$ 299,807.50
11/01/29	\$ 2,055,000.00	3.375%	\$ -	\$ 36,191.25	\$ -
05/01/30	\$ 2,055,000.00	3.375%	\$ 230,000.00	\$ 36,191.25	\$ 302,382.50
11/01/30	\$ 1,825,000.00	3.375%	\$ -	\$ 32,310.00	\$ -
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%	\$ -	\$ 28,344.38	\$ -
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%	\$ -	\$ 24,210.00	\$ -
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%	\$ -	\$ 19,710.00	\$ -
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%	\$ -	\$ 15,030.00	\$ -
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%	\$ -	\$ 10,170.00	\$ -
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%	\$ -	\$ 5,220.00	\$ -
05/01/37	\$ 290,000.00	3.600%	\$ 290,000.00	\$ 5,220.00	\$ 300,440.00
			\$ 4,000,000.00	\$ 1,381,365.00	\$ 5,381,365.00

Tison's Landing

Community Development District

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

Amortization Schedule

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/19	\$ 1,005,000.00	4.700%	\$ -	\$ 23,617.50	\$ -
05/01/20	\$ 1,005,000.00	4.700%	\$ 35,000.00	\$ 23,617.50	\$ 82,235.00
11/01/20	\$ 970,000.00	4.700%	\$ -	\$ 22,795.00	\$ -
05/01/21	\$ 970,000.00	4.700%	\$ 40,000.00	\$ 22,795.00	\$ 85,590.00
11/01/21	\$ 930,000.00	4.700%	\$ -	\$ 21,855.00	\$ -
05/01/22	\$ 930,000.00	4.700%	\$ 40,000.00	\$ 21,855.00	\$ 83,710.00
11/01/22	\$ 890,000.00	4.700%	\$ -	\$ 20,915.00	\$ -
05/01/23	\$ 890,000.00	4.700%	\$ 40,000.00	\$ 20,915.00	\$ 81,830.00
11/01/23	\$ 850,000.00	4.700%	\$ -	\$ 19,975.00	\$ -
05/01/24	\$ 850,000.00	4.700%	\$ 45,000.00	\$ 19,975.00	\$ 84,950.00
11/01/24	\$ 805,000.00	4.700%	\$ -	\$ 18,917.50	\$ -
05/01/25	\$ 805,000.00	4.700%	\$ 45,000.00	\$ 18,917.50	\$ 82,835.00
11/01/25	\$ 760,000.00	4.700%	\$ -	\$ 17,860.00	\$ -
05/01/26	\$ 760,000.00	4.700%	\$ 50,000.00	\$ 17,860.00	\$ 85,720.00
11/01/26	\$ 710,000.00	4.700%	\$ -	\$ 16,685.00	\$ -
05/01/27	\$ 710,000.00	4.700%	\$ 50,000.00	\$ 16,685.00	\$ 83,370.00
11/01/27	\$ 660,000.00	4.700%	\$ -	\$ 15,510.00	\$ -
05/01/28	\$ 660,000.00	4.700%	\$ 50,000.00	\$ 15,510.00	\$ 81,020.00
11/01/28	\$ 610,000.00	4.700%	\$ -	\$ 14,335.00	\$ -
05/01/29	\$ 610,000.00	4.700%	\$ 55,000.00	\$ 14,335.00	\$ 83,670.00
11/01/29	\$ 555,000.00	4.700%	\$ -	\$ 13,042.50	\$ -
05/01/30	\$ 555,000.00	4.700%	\$ 60,000.00	\$ 13,042.50	\$ 86,085.00
11/01/30	\$ 495,000.00	4.700%	\$ -	\$ 11,632.50	\$ -
05/01/31	\$ 495,000.00	4.700%	\$ 60,000.00	\$ 11,632.50	\$ 83,265.00
11/01/31	\$ 435,000.00	4.700%	\$ -	\$ 10,222.50	\$ -
05/01/32	\$ 435,000.00	4.700%	\$ 65,000.00	\$ 10,222.50	\$ 85,445.00
11/01/32	\$ 370,000.00	4.700%	\$ -	\$ 8,695.00	\$ -
05/01/33	\$ 370,000.00	4.700%	\$ 65,000.00	\$ 8,695.00	\$ 82,390.00
11/01/33	\$ 305,000.00	4.700%	\$ -	\$ 7,167.50	\$ -
05/01/34	\$ 305,000.00	4.700%	\$ 70,000.00	\$ 7,167.50	\$ 84,335.00
11/01/34	\$ 235,000.00	4.700%	\$ -	\$ 5,522.50	\$ -
05/01/35	\$ 235,000.00	4.700%	\$ 75,000.00	\$ 5,522.50	\$ 86,045.00
11/01/35	\$ 160,000.00	4.700%	\$ -	\$ 3,760.00	\$ -
05/01/36	\$ 160,000.00	4.700%	\$ 75,000.00	\$ 3,760.00	\$ 82,520.00
11/01/36	\$ 85,000.00	4.700%	\$ -	\$ 1,997.50	\$ -
05/01/37	\$ 85,000.00	4.700%	\$ 80,000.00	\$ 1,997.50	\$ 83,995.00
			\$ 1,000,000.00	\$ 509,010.00	\$ 1,509,010.00