

***Approved Budget
Fiscal Year 2021***

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

April 21, 2020



Tison's Landing

Community Development District

TABLE OF CONTENTS

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

Tison's Landing

Community Development District

General Fund

<u>Description</u>	<u>Adopted Budget FY 2020</u>	<u>Actual Thru 3/31/2020</u>	<u>Projected Next 6 Months</u>	<u>Total Projected 9/30/2020</u>	<u>Approved Budget FY 2021</u>
Revenues					
Maintenance Assessments - Tax Roll	\$527,464	\$522,553	\$4,911	\$527,464	\$588,517
Clubhouse Income	\$5,000	\$1,911	\$3,089	\$5,000	\$5,000
Interest Income	\$4,000	\$1,708	\$2,292	\$4,000	\$4,000
Total Revenues	\$536,464	\$526,172	\$10,292	\$536,464	\$597,517
Expenditures					
<u>Administrative</u>					
Supervisor Fees	\$4,000	\$4,000	\$3,000	\$7,000	\$7,000
FICA Taxes	\$306	\$306	\$230	\$536	\$536
Engineering Fees	\$7,500	\$0	\$3,000	\$3,000	\$3,000
Arbitrage Calculation	\$1,200	\$0	\$1,200	\$1,200	\$1,200
Dissemination Agent	\$1,000	\$800	\$200	\$1,000	\$1,000
Trustee Fees	\$3,725	\$3,717	\$0	\$3,717	\$3,725
Assessment Roll Administration	\$2,500	\$2,500	\$0	\$2,500	\$2,500
Attorney Fees	\$15,000	\$6,308	\$8,693	\$15,000	\$15,000
Annual Audit	\$3,465	\$3,465	\$0	\$3,465	\$3,570
Management Fees	\$47,250	\$23,625	\$23,625	\$47,250	\$50,000
Computer Time	\$1,000	\$500	\$500	\$1,000	\$1,000
Telephone	\$100	\$72	\$28	\$100	\$100
Postage	\$1,000	\$375	\$625	\$1,000	\$1,000
Printing & Binding	\$1,575	\$1,116	\$884	\$2,000	\$2,000
Insurance	\$8,560	\$8,911	\$0	\$8,911	\$8,911
Legal Advertising	\$1,500	\$342	\$658	\$1,000	\$1,000
Other Current Charges	\$500	\$371	\$129	\$500	\$500
Website Administration	\$1,800	\$900	\$900	\$1,800	\$1,800
Office Supplies	\$150	\$64	\$436	\$500	\$500
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Total Administrative	\$102,306	\$57,546	\$44,108	\$101,654	\$104,517
<u>Field</u>					
Insurance	\$12,193	\$11,963	\$0	\$11,963	\$12,193
Field Management & Administration (Vesta)	\$22,300	\$12,825	\$12,825	\$25,650	\$26,612
Amenity Manager (Vesta)	\$51,400	\$43,412	\$43,413	\$86,825	\$90,081
Amenity Seasonal Assistant	\$11,000	\$0	\$0	\$0	\$0
Security Camera Monitoring	\$13,200	\$8,094	\$4,047	\$12,141	\$16,000
Pool Maintenance (Vesta)	\$9,540	\$13,105	\$9,585	\$22,690	\$23,540
Pool Repair	\$0	\$0	\$3,000	\$3,000	\$3,000
Pool Chemicals (Vesta)	\$8,160	\$4,310	\$3,850	\$8,160	\$8,568
Permit Fees	\$1,215	\$464	\$527	\$991	\$991
Landscape Maintenance	\$59,606	\$23,700	\$23,700	\$47,400	\$49,100
Landscape Fertilization	\$0	\$5,018	\$10,985	\$16,003	\$17,900
Landscape Contingency	\$3,659	\$13,177	\$0	\$13,177	\$7,500
Pest Control	\$390	\$390	\$390	\$780	\$780

Tison's Landing

Community Development District

General Fund

Description	Adopted Budget FY 2020	Actual Thru 3/31/2020	Projected Next 6 Months	Total Projected 9/30/2020	Approved Budget FY 2021
<i>Field-continued</i>					
Irrigation Maintenance	\$5,625	\$0	\$5,625	\$5,625	\$5,625
Lake Maintenance	\$9,780	\$4,770	\$4,770	\$9,540	\$9,540
General Facility Maintenance	\$25,000	\$0	\$0	\$0	\$0
Utilities-Electric	\$21,000	\$7,839	\$13,161	\$21,000	\$23,000
Utilities-Water/Sewer/Irrigation	\$22,500	\$10,857	\$19,143	\$30,000	\$30,000
Utilities-Cable	\$3,300	\$1,840	\$1,880	\$3,720	\$3,720
Utilities-Telephone	\$1,800	\$0	\$0	\$0	\$0
Refuse Service	\$2,340	\$1,468	\$1,432	\$2,900	\$2,900
Repairs and Maintenance	\$32,200	\$4,724	\$35,276	\$40,000	\$40,000
Janitorial Maintenance (Vesta)	\$7,000	\$11,663	\$11,664	\$23,326	\$24,200
Janitorial Supplies (Vesta)	\$3,000	\$1,500	\$1,500	\$3,000	\$3,150
Special Events	\$14,000	\$6,693	\$10,307	\$17,000	\$17,000
Amenity Supplies	\$3,350	\$2,420	\$2,580	\$5,000	\$5,000
Contingency	\$0	\$598	\$3,321	\$3,919	\$2,000
Capital Outlay	\$25,000	\$25,000	(\$25,000)	\$0	\$5,000
Capital Reserve	\$65,600	\$65,600	(\$44,600)	\$21,000	\$65,600
Total Field	\$434,158	\$281,430	\$153,380	\$434,810	\$493,000
Total Expenditures	\$536,464	\$338,976	\$197,488	\$536,464	\$597,517
Excess of revenues over/(under) expenditures	\$0	\$187,196	(\$187,196)	\$0	\$0
Net change in fund balance	\$0	\$187,196	(\$187,196)	\$0	\$0

Product	Units	FY 2020 O&M		FY 2021 O&M		Increase	
		per Unit (gross)	Total	per Unit (gross)	Total	per Unit (gross)	Total
50' SF	186	\$838.58	\$155,975.05	\$935.64	\$174,028.87	\$97.06	\$18,053.83
55' SF	151	\$838.58	\$126,624.90	\$935.64	\$141,281.51	\$97.06	\$14,656.60
60' SF	138	\$838.58	\$115,723.42	\$935.64	\$129,118.20	\$97.06	\$13,394.78
65' SF	205	\$838.58	\$171,907.98	\$935.64	\$191,806.02	\$97.06	\$19,898.04
Total	680						
Gross Assessments			\$570,231.35		\$636,234.59		\$66,003.24
Less: Discounts 4%			(\$22,809.25)		(\$25,449.38)		(\$2,640.13)
Less: Commissions 3.5%			(\$19,958.10)		(\$22,268.21)		(\$2,310.11)
Net Assessment			\$527,464.00		\$588,517.00		\$61,053.00

REVENUES:

Maintenance Assessments

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

Clubhouse Income

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

Interest Income

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

EXPENDITURES:

ADMINISTRATIVE:

Supervisor Fees

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

FICA Expense

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

Engineering Fees

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

Arbitrage

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

Dissemination Agent

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

Trustee Fees

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

Assessment Roll Administration

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

Attorney Fees

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

Annual Audit

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

ADMINISTRATIVE: (continued)

Management Fees

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

Computer Time

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

Website Administration

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

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc

Printing & Binding

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

Insurance

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

FIELD:

Insurance

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

Field Management & Administration

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

FIELD: (continued)

Amenity Manager

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

Amenity Seasonal Assistant

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

Security Camera Monitoring

The District is currently considering adding Envera services. Monthly monitoring rate is \$675 and service/maintenance rate is \$336.71, plus \$3,859 contingency.

Pool Maintenance

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

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

Pool Chemicals

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

Permit Fees

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

Landscape Maintenance

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

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

Landscape Fertilization

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

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

Landscape Contingency

Any unanticipated landscape improvement expenses to the District.

Pest Control

Any unanticipated pest control expense to the District.

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

FIELD: (continued)

Irrigation Maintenance

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

Lake Maintenance

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

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

Utilities-Electric

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

<u>Location</u>	<u>Meter #</u>	<u>Annually</u>
16365 N Main St Apt SG01	95045373	\$1,183
16529 Tisons Bluff Road	06221889	\$21,817
Total		\$23,000

Utilities-Water/Sewer/Irrigation

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

<u>Location</u>	<u>Meter #</u>	<u>Annually</u>
Water:		
16529 Tisons Bluff Road	67891772	\$1,415
Sewer:		
16529 Tisons Bluff Road	67891772	\$3,033
Commercial Irrigation:		
15635 Tisons Bluff Road	67370623	\$2,065
15681 Tisons Bluff Road	67370625	\$2,294
16123 Tisons Bluff Road	83726295	\$1,133
16151 Dowing Creek Dr	74534584	\$1,350
16211 Dowing Creek Dr	74458033	\$3,138
16303 Hunters Hollow TL	67370633	\$2,037
16316 Magnolia Grove Wy	67370626	\$2,051
16331 Tisons Bluff Road	67370634	\$2,208
16343 Tisons Bluff Road	67370632	\$3,109
16356 Magnolia Grove Wy Apt IR01	67370624	\$2,237
261 Bradford Lake Cr	81523391	\$2,079
79 Bradford Lake Cr	83874232	\$1,851
Total		\$30,000

Utilities-Cable

The District uses Comcast for cable/TV and internet.

Refuse Service

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

FIELD: (continued)

Repairs and Maintenance

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

Janitorial Maintenance

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

Janitorial Supplies

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

Special Events

Monthly events and organized functions provided for all residents.

Amenity Supplies

Miscellaneous supplies needed for the Clubhouse.

Contingency

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

Capital Outlay

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

Capital Reserve

Funds set aside for future replacements of capital related items.

Tison's Landing

Community Development District

Capital Reserve Fund

Description	Adopted Budget FY 2020	Actual Thru 3/31/2020	Projected Next 6 Months	Total Projected 9/30/2020	Approved Budget FY 2021
Revenues					
Carry Forward Surplus	\$105,862	\$143,874	\$0	\$143,874	\$117,082
Interest Income	\$500	\$1,533	\$1,467	\$3,000	\$3,000
Capital Reserve-Transfer In	\$90,600	\$90,600	(\$69,600)	\$21,000	\$70,600
Total Revenues	\$196,962	\$236,007	(\$68,133)	\$167,874	\$190,682
Expenditures					
Capital Outlay	\$0	\$29,679	\$20,321	\$50,000	\$50,000
Miscellaneous	\$540	\$396	\$396	\$792	\$800
Total Revenues	\$540	\$30,075	\$20,717	\$50,792	\$50,800
Excess of revenues over/(under) expenditures	\$196,422	\$205,932	(\$88,850)	\$117,082	\$139,882

Tison's Landing

Community Development District

Debt Service Fund

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

Description	Adopted Budget FY 2020	Actual Thru 3/31/2020	Projected Next 6 Months	Total Projected 9/30/2020	Approved Budget FY 2021
Revenues					
Carry Forward Surplus ⁽¹⁾	\$95,879	\$105,101	\$0	\$105,101	\$98,986
Special Assessments - On Roll	\$382,996	\$379,428	\$6,318	\$385,746	\$382,996
Interest Income	\$750	\$2,771	\$2,771	\$5,541	\$3,600
Total Revenues	\$479,625	\$487,300	\$9,089	\$496,388	\$485,582
Expenditures					
Series 2016-1					
Interest - 11/01	\$61,413	\$61,413	\$0	\$61,413	\$59,501
Special Call - 11/01	\$0	\$10,000	\$0	\$10,000	\$0
Interest - 05/01	\$61,413	\$0	\$61,251	\$61,251	\$59,501
Principal - 05/01	\$175,000	\$0	\$175,000	\$175,000	\$180,000
Series 2016-2					
Interest - 11/01	\$23,500	\$23,500	\$0	\$23,500	\$22,560
Special Call - 11/01	\$0	\$5,000	\$0	\$5,000	\$0
Interest - 05/01	\$23,500	\$0	\$23,383	\$23,383	\$22,560
Principal - 05/01	\$35,000	\$0	\$35,000	\$35,000	\$40,000
Total Expenditures	\$379,826	\$99,913	\$294,633	\$394,546	\$384,121
Excess of revenues over/(under) expenditures	\$99,799	\$387,387	(\$285,545)	\$101,842	\$101,461
Other Financing Sources and (Uses)					
Interfund Transfer In/(Out)	\$0	(\$1,428)	(\$1,428)	(\$2,856)	\$0
Total Other Financing Sources and (Uses)	\$0	(\$1,428)	(\$1,428)	(\$2,856)	\$0
Net change in fund balance	\$99,799	\$385,959	(\$286,972)	\$98,986	\$101,461

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

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

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

Tison's Landing

Community Development District

Amortization Schedule

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

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/20	\$3,815,000.00	2.000%	\$0.00	\$59,500.63	\$0.00
05/01/21	\$3,815,000.00	2.000%	\$180,000.00	\$59,500.63	\$299,001.25
11/01/21	\$3,635,000.00	2.000%	\$0.00	\$57,700.63	\$0.00
05/01/22	\$3,635,000.00	2.000%	\$180,000.00	\$57,700.63	\$295,401.25
11/01/22	\$3,455,000.00	2.000%	\$0.00	\$55,900.63	\$0.00
05/01/23	\$3,455,000.00	2.200%	\$185,000.00	\$55,900.63	\$296,801.25
11/01/23	\$3,270,000.00	2.200%	\$0.00	\$53,865.63	\$0.00
05/01/24	\$3,270,000.00	2.400%	\$190,000.00	\$53,865.63	\$297,731.25
11/01/24	\$3,080,000.00	2.400%	\$0.00	\$51,585.63	\$0.00
05/01/25	\$3,080,000.00	2.600%	\$195,000.00	\$51,585.63	\$298,171.25
11/01/25	\$2,885,000.00	2.600%	\$0.00	\$49,050.63	\$0.00
05/01/26	\$2,885,000.00	2.875%	\$200,000.00	\$49,050.63	\$298,101.25
11/01/26	\$2,685,000.00	2.875%	\$0.00	\$46,175.63	\$0.00
05/01/27	\$2,685,000.00	3.000%	\$205,000.00	\$46,175.63	\$297,351.25
11/01/27	\$2,480,000.00	3.000%	\$0.00	\$43,100.63	\$0.00
05/01/28	\$2,480,000.00	3.125%	\$210,000.00	\$43,100.63	\$296,201.25
11/01/28	\$2,270,000.00	3.125%	\$0.00	\$39,819.38	\$0.00
05/01/29	\$2,270,000.00	3.375%	\$220,000.00	\$39,819.38	\$299,638.75
11/01/29	\$2,050,000.00	3.375%	\$0.00	\$36,106.88	\$0.00
05/01/30	\$2,050,000.00	3.375%	\$225,000.00	\$36,106.88	\$297,213.75
11/01/30	\$1,825,000.00	3.375%	\$0.00	\$32,310.00	\$0.00
05/01/31	\$1,825,000.00	3.375%	\$235,000.00	\$32,310.00	\$299,620.00
11/01/31	\$1,590,000.00	3.375%	\$0.00	\$28,344.38	\$0.00
05/01/32	\$1,590,000.00	3.375%	\$245,000.00	\$28,344.38	\$301,688.75
11/01/32	\$1,345,000.00	3.375%	\$0.00	\$24,210.00	\$0.00
05/01/33	\$1,345,000.00	3.600%	\$250,000.00	\$24,210.00	\$298,420.00
11/01/33	\$1,095,000.00	3.600%	\$0.00	\$19,710.00	\$0.00
05/01/34	\$1,095,000.00	3.600%	\$260,000.00	\$19,710.00	\$299,420.00
11/01/34	\$835,000.00	3.600%	\$0.00	\$15,030.00	\$0.00
05/01/35	\$835,000.00	3.600%	\$270,000.00	\$15,030.00	\$300,060.00
11/01/35	\$565,000.00	3.600%	\$0.00	\$10,170.00	\$0.00
05/01/36	\$565,000.00	3.600%	\$275,000.00	\$10,170.00	\$295,340.00
11/01/36	\$290,000.00	3.600%	\$0.00	\$5,220.00	\$0.00
05/01/37	\$290,000.00	3.600%	\$290,000.00	\$5,220.00	\$300,440.00
Total			\$3,815,000.00	\$1,255,601.25	\$5,070,601.25

Tison's Landing

Community Development District

Amortization Schedule

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

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