

***Adopted Budget
Fiscal Year 2022***

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

June 15, 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 4/30/2021 | Projected Next 5 Months | Total Projected 9/30/2021 | Adopted Budget FY 2022 |
|---|------------------------|-----------------------|-------------------------|---------------------------|------------------------|
| Revenues | | | | | |
| Maintenance Assessments - Tax Roll | \$588,517 | \$586,722 | \$3,481 | \$590,203 | \$648,742 |
| Maintenance Assessments - Tax Roll Delinq | \$0 | \$1,118 | \$0 | \$1,118 | \$0 |
| Clubhouse Income | \$5,000 | \$3,700 | \$1,000 | \$4,700 | \$2,000 |
| HOA Revenues | \$0 | \$0 | \$0 | \$0 | \$1,500 |
| Interest Income | \$4,000 | \$182 | \$130 | \$312 | \$200 |
| Miscellaneous Revenues | \$0 | \$139 | \$0 | \$139 | \$0 |
| Total Revenues | \$597,517 | \$591,861 | \$4,611 | \$596,472 | \$652,442 |
| Expenditures | | | | | |
| <u>Administrative</u> | | | | | |
| Supervisor Fees | \$7,000 | \$5,600 | \$3,000 | \$8,600 | \$7,000 |
| FICA Taxes | \$536 | \$428 | \$230 | \$658 | \$536 |
| Engineering Fees | \$3,000 | \$1,513 | \$1,487 | \$3,000 | \$3,000 |
| Architecture Services | \$0 | \$0 | \$0 | \$0 | \$25,000 |
| Arbitrage Rebate | \$1,200 | \$0 | \$1,200 | \$1,200 | \$1,200 |
| Dissemination Agent | \$1,000 | \$683 | \$317 | \$1,000 | \$1,000 |
| Trustee Fees | \$3,725 | \$3,717 | \$8 | \$3,725 | \$3,725 |
| Assessment Roll Administration | \$2,500 | \$2,500 | \$0 | \$2,500 | \$2,500 |
| Attorney Fees | \$15,000 | \$8,635 | \$6,365 | \$15,000 | \$15,000 |
| Annual Audit | \$3,570 | \$3,570 | \$0 | \$3,570 | \$3,600 |
| Management Fees | \$50,000 | \$29,167 | \$20,833 | \$50,000 | \$50,000 |
| Computer Time/information Technology | \$1,000 | \$583 | \$417 | \$1,000 | \$1,200 |
| Telephone | \$100 | \$158 | \$20 | \$178 | \$100 |
| Postage | \$1,000 | \$350 | \$650 | \$1,000 | \$1,000 |
| Printing & Binding | \$2,000 | \$954 | \$1,046 | \$2,000 | \$2,000 |
| Insurance | \$8,911 | \$8,873 | \$38 | \$8,911 | \$9,317 |
| Legal Advertising | \$1,000 | \$1,072 | \$200 | \$1,272 | \$1,000 |
| Other Current Charges | \$500 | \$388 | \$112 | \$500 | \$1,000 |
| Website Administration | \$1,800 | \$1,050 | \$750 | \$1,800 | \$1,200 |
| Website Lifestyle | \$0 | \$0 | \$0 | \$0 | \$3,000 |
| Office Supplies | \$500 | \$88 | \$50 | \$138 | \$500 |
| Dues, Licenses & Subscriptions | \$175 | \$175 | \$0 | \$175 | \$175 |
| Total Administrative | \$104,517 | \$69,506 | \$36,722 | \$106,228 | \$133,053 |
| <u>Field</u> | | | | | |
| Insurance | \$12,193 | \$13,905 | \$0 | \$13,905 | \$14,600 |
| Field Management & Administration (Vesta) | \$26,612 | \$15,524 | \$11,089 | \$26,613 | \$28,608 |
| Security Camera Monitoring (Envera/Alpha Dog) | \$16,000 | \$14,290 | \$10,788 | \$25,078 | \$23,463 |
| Landscape Maintenance (LawnBoy) | \$49,100 | \$28,639 | \$20,461 | \$49,100 | \$49,100 |
| Landscape Mulch | \$0 | \$0 | \$0 | \$0 | \$15,000 |
| Landscape Fertilization (Agro Pro) | \$17,900 | \$10,442 | \$7,458 | \$17,900 | \$17,900 |
| Landscape Contingency | \$7,500 | \$1,035 | \$6,465 | \$7,500 | \$7,500 |
| Pest Control (Turner Pest) | \$780 | \$365 | \$0 | \$365 | \$0 |
| Irrigation Maintenance | \$5,625 | \$2,105 | \$3,520 | \$5,625 | \$5,625 |

Tison's Landing

Community Development District

General Fund

| Description | Adopted Budget FY 2021 | Actual Thru 4/30/2021 | Projected Next 5 Months | Total Projected 9/30/2021 | Adopted Budget FY 2022 |
|---|------------------------|-----------------------|-------------------------|---------------------------|------------------------|
| <i>Field-continued</i> | | | | | |
| Lake Maintenance (The Lake Doctor) | \$9,540 | \$5,565 | \$3,975 | \$9,540 | \$10,840 |
| Utilities-Cable (Comcast) | \$3,720 | \$871 | \$617 | \$1,488 | \$1,680 |
| Utilities-Electric (JEA) | \$23,000 | \$592 | \$500 | \$1,092 | \$1,200 |
| Utilities-Irrigation (JEA) | \$30,000 | \$21,200 | \$10,000 | \$31,200 | \$32,000 |
| Refuse Service (Republic Service) | \$2,900 | \$2,181 | \$1,750 | \$3,931 | \$4,200 |
| Repairs and Maintenance | \$40,000 | \$3,681 | \$7,196 | \$10,877 | \$20,000 |
| Contingency | \$2,000 | \$5,622 | \$0 | \$5,622 | \$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 | \$196,616 | \$83,819 | \$280,436 | \$277,716 |
| <i>Amenity</i> | | | | | |
| Amenity Manager (Vesta) | \$90,081 | \$52,547 | \$37,534 | \$90,081 | \$92,783 |
| Pool Maintenance (Vesta) | \$23,540 | \$13,732 | \$9,808 | \$23,540 | \$27,332 |
| Pool Repair | \$3,000 | \$1,444 | \$1,556 | \$3,000 | \$3,000 |
| Pool Chemicals (Vesta) | \$8,568 | \$4,998 | \$3,570 | \$8,568 | \$9,211 |
| Permit Fees | \$991 | \$0 | \$600 | \$600 | \$600 |
| Utilities-Cable (Comcast) | \$0 | \$3,163 | \$2,259 | \$5,422 | \$5,520 |
| Utilities-Electric (JEA) | \$0 | \$8,547 | \$7,000 | \$15,547 | \$18,800 |
| Utilities-Water/Sewer (JEA) | \$0 | \$5,644 | \$4,000 | \$9,644 | \$10,000 |
| Repairs and Maintenance | \$0 | \$189 | \$4,000 | \$4,189 | \$17,000 |
| Janitorial Maintenance (Vesta) | \$24,200 | \$14,117 | \$10,087 | \$24,204 | \$28,041 |
| Janitorial Supplies (Vesta) | \$3,150 | \$1,838 | \$1,313 | \$3,150 | \$3,386 |
| Special Events | \$17,000 | \$16,948 | \$52 | \$17,000 | \$20,000 |
| Amenity Supplies | \$5,000 | \$3,811 | \$3,189 | \$7,000 | \$5,000 |
| Contingency | \$0 | \$0 | \$0 | \$0 | \$1,000 |
| Total Amenity | \$175,530 | \$126,976 | \$84,968 | \$211,945 | \$241,673 |
| Total Expenditures | \$597,517 | \$393,099 | \$205,510 | \$598,609 | \$652,442 |
| Excess of revenues over/(under) expenditures | \$0 | \$198,762 | (\$200,899) | (\$2,137) | \$0 |

| Product | Units | FY 2021 O&M | | FY 2022 O&M | | Increase/(decrease) | |
|--------------|------------|--------------------|---------------|--------------------|---------------|---------------------|--------------|
| | | per Unit (gross) | Total | per Unit (gross) | Total | 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 | (\$2,137) |
| Less: | |
| Funding for First Quarter Operating Expenditures | (\$151,861) |
| 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> <div style="text-align: right;">\$0</div> </div> |
| Total Undesignated Cash as of 09/30/2021 | (\$46,459) |

⁽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 4/30/2021 | Projected Next 5 Months | Total Projected 9/30/2021 | Adopted Budget FY 2022 |
|---|---------------------------------------|--------------------------------------|--|--|---------------------------------------|
| Revenues | | | | | |
| Carry Forward Surplus | \$116,038 | \$88,407 | \$0 | \$88,407 | \$119,409 |
| Interest Income | \$3,000 | \$106 | \$44 | \$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 | \$169,889 | \$44 | \$169,933 | \$164,509 |
| Expenditures | | | | | |
| Capital Outlay | \$50,000 | \$30,329 | \$19,671 | \$50,000 | \$100,000 |
| Miscellaneous | \$800 | \$262 | \$262 | \$524 | \$800 |
| Total Revenues | \$50,800 | \$30,591 | \$19,933 | \$50,524 | \$100,800 |
| Excess of revenues over/(under) expenditures | \$138,838 | \$139,298 | (\$19,889) | \$119,409 | \$63,709 |

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 4/30/2021 | Projected Next 5 Months | Total Projected 9/30/2021 | Adopted Budget FY 2022 |
|---|------------------------|-----------------------|-------------------------|---------------------------|------------------------|
| Revenues | | | | | |
| Carry Forward Surplus ⁽¹⁾ | \$86,468 | \$85,385 | \$0 | \$85,385 | \$80,981 |
| Special Assessments - On Roll | \$382,996 | \$381,155 | \$2,262 | \$383,417 | \$382,996 |
| Special Assessments - On Roll Delinq | \$0 | \$812 | \$0 | \$812 | \$0 |
| Interest Income | \$3,600 | \$15 | \$4 | \$19 | \$0 |
| Total Revenues | \$473,064 | \$467,367 | \$2,266 | \$469,633 | \$463,977 |
| 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 | \$385,541 | (\$304,560) | \$80,981 | \$86,041 |

⁽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 | Total Gross |
|---|--------------|----|-----|----|------------|---------------------|
| | 50' | 55 | 60' | 65 | | |
| Phase I | Units | | | | | |
| Single Family | 15 | 21 | 66 | 74 | 176 | \$73,504.64 |
| Single Family | 18 | 9 | 7 | 22 | 56 | \$23,590.56 |
| Single Family | 6 | 4 | 3 | 6 | 19 | \$8,295.97 |
| Single Family | 7 | 13 | 0 | 0 | 20 | \$14,572.40 |
| Single Family | 0 | 0 | 11 | 7 | 18 | \$17,036.64 |
| Phase II | | | | | | |
| Single Family | 15 | 24 | 3 | 13 | 55 | \$23,169.30 |
| Single Family | 26 | 17 | 2 | 4 | 49 | \$21,394.87 |
| Single Family | 95 | 63 | 0 | 0 | 158 | \$115,121.96 |
| Single Family | 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 |