

Adopted Budget
Fiscal Year 2023

Tison's Landing
Community Development District

July 6, 2022



Tison's Landing

Community Development District

TABLE OF CONTENTS

	Page #
<u>General Fund</u>	
Budget	1 - 2
Reserve Allocations	3
Narrative	4 - 9
<u>Capital Reserve Fund</u>	
Budget	10
<u>Debt Service Fund - Series 2016</u>	
Budget	11
Amortization Schedule - 2016-1	12
Amortization Schedule - 2016-2	13

Tison's Landing

Community Development District

General Fund

Description	Adopted Budget FY 2022	Actual Thru 5/31/2022	Projected Next 4 Months	Total Projected 9/30/2022	Adopted Budget FY 2023
Revenues					
Maintenance Assessments - Tax Roll	\$648,742	\$648,982	\$1,245	\$650,227	\$720,022
Clubhouse Income	\$2,000	\$9,105	\$2,000	\$11,105	\$2,000
HOA Revenues	\$1,500	\$0	\$1,500	\$1,500	\$1,500
Interest Income	\$200	\$714	\$200	\$914	\$200
Miscellaneous Revenues	\$0	\$212	\$0	\$212	\$0
Total Revenues	\$652,442	\$659,013	\$4,945	\$663,958	\$723,722
Expenditures					
Administrative					
Supervisor Fees	\$7,000	\$6,800	\$3,200	\$10,000	\$12,000
FICA Taxes	\$536	\$520	\$245	\$765	\$918
Engineering Fees	\$3,000	\$5,600	\$2,000	\$7,600	\$3,000
Architecture Services	\$25,000	\$0	\$25,000	\$25,000	\$0
Arbitrage Rebate	\$1,200	\$0	\$1,200	\$1,200	\$1,200
Dissemination Agent	\$1,000	\$767	\$333	\$1,100	\$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	\$17,233	\$7,500	\$24,733	\$15,000
Annual Audit	\$3,600	\$3,000	\$0	\$3,000	\$3,100
Management Fees	\$50,000	\$33,333	\$16,667	\$50,000	\$50,000
Computer Time/information Technology	\$1,200	\$800	\$400	\$1,200	\$1,400
Telephone	\$100	\$147	\$50	\$197	\$100
Postage	\$1,000	\$8	\$992	\$1,000	\$1,000
Printing & Binding	\$2,000	\$138	\$1,862	\$2,000	\$2,000
Insurance	\$9,317	\$9,180	\$0	\$9,180	\$10,249
Legal Advertising	\$1,000	\$1,346	\$400	\$1,746	\$1,000
Other Current Charges	\$1,000	\$633	\$367	\$1,000	\$1,000
Website Administration	\$1,200	\$800	\$400	\$1,200	\$1,400
Website Lifestyle	\$3,000	\$3,000	\$1,000	\$4,000	\$3,000
Office Supplies	\$500	\$18	\$482	\$500	\$500
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Total Administrative	\$133,053	\$89,716	\$62,097	\$151,813	\$114,267
Field					
Insurance	\$14,600	\$14,389	\$0	\$14,389	\$15,828
Field Management & Administration (Vesta)	\$28,608	\$19,072	\$9,536	\$28,608	\$31,469
Seasonal Office Staffing	\$0	\$0	\$1,320	\$1,320	\$13,753
Security Camera Monitoring (Envera/Alpha Dog)	\$23,463	\$16,158	\$7,304	\$23,463	\$23,463
Security Off Duty (JSO)	\$0	\$0	\$0	\$0	\$25,000
Landscape Maintenance (LawnBoy)	\$49,100	\$32,728	\$16,372	\$49,100	\$51,056
Landscape Mulch	\$15,000	\$2,553	\$12,448	\$15,000	\$15,000
Landscape Fertilization (Agro Pro)	\$17,900	\$11,933	\$5,967	\$17,900	\$19,332
Landscape Contingency	\$7,500	\$585	\$6,915	\$7,500	\$7,500
Irrigation Maintenance	\$5,625	\$1,554	\$4,071	\$5,625	\$10,000

Tison's Landing

Community Development District

General Fund

Description	Adopted Budget FY 2022	Actual Thru 5/31/2022	Projected Next 4 Months	Total Projected 9/30/2022	Adopted Budget FY 2023
<i>Field-continued</i>					
Lake Maintenance (The Lake Doctor)	\$10,840	\$6,432	\$3,216	\$9,648	\$11,428
Utilities-Cable (Comcast)	\$1,680	\$987	\$693	\$1,680	\$2,400
Utilities-Electric (JEA)	\$1,200	\$606	\$1,194	\$1,800	\$1,800
Utilities-Irrigation (JEA)	\$32,000	\$13,580	\$6,800	\$20,380	\$30,000
Refuse Service (Republic Service)	\$4,200	\$3,796	\$1,004	\$4,800	\$4,800
Repairs and Maintenance	\$20,000	\$7,338	\$12,662	\$20,000	\$20,000
Contingency	\$1,000	\$5,052	\$0	\$5,052	\$10,000
Capital Outlay	\$5,000	\$5,000	\$0	\$5,000	\$0
Capital Reserve	\$40,000	\$40,000	\$0	\$40,000	\$40,000
Total Field	\$277,716	\$181,761	\$89,503	\$271,264	\$332,829
<i>Amenity</i>					
Amenity Manager (Vesta)	\$92,783	\$61,856	\$30,928	\$92,783	\$100,206
Pool Maintenance (Vesta)	\$27,332	\$18,221	\$9,111	\$27,332	\$30,065
Pool Repair	\$3,000	\$521	\$2,479	\$3,000	\$5,000
Pool Chemicals (PoolSure)	\$9,211	\$7,633	\$3,660	\$11,293	\$11,980
Permit Fees	\$600	\$0	\$600	\$600	\$600
Utilities-Cable (Comcast)	\$5,520	\$3,673	\$1,902	\$5,574	\$6,000
Utilities-Electric (JEA)	\$18,800	\$10,493	\$6,000	\$16,493	\$24,000
Utilities-Water/Sewer (JEA)	\$10,000	\$6,472	\$3,600	\$10,072	\$12,000
Repairs and Maintenance	\$17,000	\$6,352	\$5,394	\$11,746	\$17,000
Janitorial Maintenance (Vesta)	\$28,041	\$18,694	\$9,347	\$28,041	\$30,845
Janitorial Supplies (Vesta)	\$3,386	\$2,258	\$1,129	\$3,386	\$3,725
Gym Equipment Maintenance	\$0	\$1,560	\$0	\$1,560	\$1,000
Special Events	\$20,000	\$9,343	\$10,657	\$20,000	\$20,000
Amenity Supplies	\$5,000	\$4,924	\$3,076	\$8,000	\$5,000
Contingency	\$1,000	\$0	\$1,000	\$1,000	\$9,206
Total Amenity	\$241,673	\$152,000	\$88,881	\$240,881	\$276,627
Total Expenditures	\$652,442	\$423,477	\$240,481	\$663,958	\$723,722
Excess of revenues over/(under) expenditures	\$0	\$235,536	(\$235,536)	(\$0)	(\$0)

Product	Units	FY 2022 O&M		FY 2023 O&M		Increase/(decrease)	
		per Unit (gross)	Total	per Unit (gross)	Total	per Unit (gross)	Total
50" SF	186	\$1,031.39	\$191,837.86	\$1,144.71	\$212,915.89	\$113.32	\$21,078.03
55' SF	151	\$1,031.39	\$155,739.34	\$1,144.71	\$172,851.07	\$113.32	\$17,111.73
60' SF	138	\$1,031.39	\$142,331.31	\$1,144.71	\$157,969.85	\$113.32	\$15,638.54
65' SF	205	\$1,031.39	\$211,434.20	\$1,144.71	\$234,665.36	\$113.32	\$23,231.16
Total	680						
		Gross Assessments	\$701,342.70	Gross Assessments	\$778,402.16	Gross Assessments	\$77,059.46
		Less: Discounts 4%	(\$28,053.71)	Less: Discounts 4%	(\$31,136.09)	Less: Discounts 4%	(\$3,082.38)
		Less: Comm 3.5%	(\$24,546.99)	Less: Comm 3.5%	(\$27,244.08)	Less: Comm 3.5%	(\$2,697.08)
		Net Assessments	\$648,742.00	Net Assessments	\$720,022.00	Net Assessments	\$71,280.00

Tison's Landing

Community Development District

Exhibit "A" Allocation of Operating Reserve

Description	Amount
Beginning Balance - Carry Forward Surplus (As of 10/1/2021)	\$116,765
Estimated Excess Revenues over Expenditures	(\$0)
Less:	
Funding for First Quarter Operating Expenditures	(\$170,931)
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>
	(\$170,931)
Total Undesignated Cash as of 09/30/2022	(\$54,166)

⁽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.

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.

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.

ADMINISTRATIVE: (continued)

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: (continued)

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	\$2,622.39	\$31,469

Seasonal Office Staffing

Additional staffing for 12 hours during the high season (26 weeks)

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

Security off Duty

The district will hire off duty Jacksonville Sheriffs (JSO) for special events.

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.	\$4,254.64	\$51,056

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.	\$1,610.98	\$19,332

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	\$844	\$10,128
Contingency		\$1,300

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	\$8,350.51	\$100,206

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	\$2,505.39	\$30,065

Pool Repair

Cost to repair the community pool.

Pool Chemicals

The District's 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	\$915	\$11,980

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	\$2,570.43	\$30,845

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	\$310.41	\$3,725

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 2022	Actual Thru 5/31/2022	Projected Next 4 Months	Total Projected 9/30/2022	Adopted Budget FY 2023
Revenues					
Carry Forward Surplus	\$119,409	\$131,533	\$0	\$131,533	\$75,937
Interest Income	\$100	\$164	\$40	\$204	\$100
Capital Reserve-Transfer In	\$45,000	\$45,000	\$0	\$45,000	\$40,000
Total Revenues	\$164,509	\$176,697	\$40	\$176,737	\$116,037
Expenditures					
Capital Outlay	\$100,000	\$97,620	\$2,380	\$100,000	\$75,133
Miscellaneous	\$800	\$342	\$458	\$800	\$800
Total Revenues	\$100,800	\$97,962	\$2,838	\$100,800	\$75,933
Excess of revenues over/(under) expenditures	\$63,709	\$78,735	(\$2,798)	\$75,937	\$40,104

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 2022	Actual Thru 5/31/2022	Projected Next 4 Months	Total Projected 9/30/2022	Adopted Budget FY 2023
Revenues					
Carry Forward Surplus ⁽¹⁾	\$80,981	\$85,394	\$0	\$85,394	\$85,399
Special Assessments - On Roll	\$382,996	\$382,077	\$733	\$382,810	\$382,996
Interest Income	\$0	\$43	\$4	\$47	\$0
Total Revenues	\$463,977	\$467,514	\$737	\$468,251	\$468,395
Expenditures					
Series 2016-1					
Interest - 11/01	\$57,701	\$57,701	\$0	\$57,701	\$55,816
Special Call - 11/01	\$0	\$5,000	\$0	\$5,000	\$0
Interest - 05/01	\$57,701	\$57,616	\$0	\$57,616	\$55,816
Principal - 05/01	\$180,000	\$180,000	\$0	\$180,000	\$185,000
Series 2016-2					
Interest - 11/01	\$21,268	\$21,268	\$0	\$21,268	\$20,328
Interest - 05/01	\$21,268	\$21,268	\$0	\$21,268	\$20,328
Principal - 05/01	\$40,000	\$40,000	\$0	\$40,000	\$40,000
Total Expenditures	\$377,936	\$382,852	\$0	\$382,852	\$377,288
Excess of revenues over/(under) expenditures	\$86,041	\$84,662	\$737	\$85,399	\$91,108

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

Interest 11/1/2023 - 2016-1	\$53,781
Interest 11/1/2023 - 2016-2	\$19,388
Total	\$73,169

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
11/01/22	\$3,450,000.00	2.000%	\$0.00	\$55,816.25	\$0.00
05/01/23	\$3,450,000.00	2.200%	\$185,000.00	\$55,816.25	\$296,632.50
11/01/23	\$3,265,000.00	2.200%	\$0.00	\$53,781.25	\$0.00
05/01/24	\$3,265,000.00	2.400%	\$190,000.00	\$53,781.25	\$297,562.50
11/01/24	\$3,075,000.00	2.400%	\$0.00	\$51,501.25	\$0.00
05/01/25	\$3,075,000.00	2.600%	\$195,000.00	\$51,501.25	\$298,002.50
11/01/25	\$2,880,000.00	2.600%	\$0.00	\$48,966.25	\$0.00
05/01/26	\$2,880,000.00	2.875%	\$200,000.00	\$48,966.25	\$297,932.50
11/01/26	\$2,680,000.00	2.875%	\$0.00	\$46,091.25	\$0.00
05/01/27	\$2,680,000.00	3.000%	\$205,000.00	\$46,091.25	\$297,182.50
11/01/27	\$2,475,000.00	3.000%	\$0.00	\$43,016.25	\$0.00
05/01/28	\$2,475,000.00	3.125%	\$210,000.00	\$43,016.25	\$296,032.50
11/01/28	\$2,265,000.00	3.125%	\$0.00	\$39,735.00	\$0.00
05/01/29	\$2,265,000.00	3.375%	\$220,000.00	\$39,735.00	\$299,470.00
11/01/29	\$2,045,000.00	3.375%	\$0.00	\$36,022.50	\$0.00
05/01/30	\$2,045,000.00	3.375%	\$225,000.00	\$36,022.50	\$297,045.00
11/01/30	\$1,820,000.00	3.375%	\$0.00	\$32,225.63	\$0.00
05/01/31	\$1,820,000.00	3.375%	\$235,000.00	\$32,225.63	\$299,451.25
11/01/31	\$1,585,000.00	3.375%	\$0.00	\$28,260.00	\$0.00
05/01/32	\$1,585,000.00	3.375%	\$240,000.00	\$28,260.00	\$296,520.00
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			\$3,450,000.00	\$1,019,511.25	\$4,469,511.25

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
11/01/22	\$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			\$865,000.00	\$360,725.00	\$1,225,725.00