

***Adopted Budget  
Fiscal Year 2024***

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

***July 13, 2023***



# Tison's Landing

## Community Development District

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# Tison's Landing

## Community Development District General Fund

Description	Adopted Budget FY 2023	Actual Thru 5/31/2023	Projected Next 4 Months	Total Projected 9/30/2023	Adopted Budget FY 2024
<b>Revenues</b>					
Assessments - On Tax Roll	\$720,022	\$720,361	\$1,366	\$721,727	\$781,492
Clubhouse Rentals	\$2,000	\$8,617	\$2,000	\$10,617	\$2,000
HOA Revenues	\$1,500	\$0	\$0	\$0	\$0
Interest Income	\$200	\$9,105	\$2,200	\$11,305	\$4,000
Miscellaneous Revenues	\$0	\$180	\$0	\$180	\$0
<b>Total Revenues</b>	<b>\$723,722</b>	<b>\$738,263</b>	<b>\$5,566</b>	<b>\$743,829</b>	<b>\$787,492</b>
<b>Expenditures</b>					
<b>Administrative</b>					
Supervisor Fees	\$12,000	\$6,200	\$4,000	\$10,200	\$12,000
FICA Taxes	\$918	\$474	\$306	\$780	\$918
District Engineer Fees	\$3,000	\$154	\$2,846	\$3,000	\$3,000
District Counsel Fees	\$15,000	\$11,825	\$13,175	\$25,000	\$15,000
District Management Fees	\$50,000	\$30,000	\$15,000	\$45,000	\$45,000
Assessment Roll Administration	\$2,500	\$2,500	\$0	\$2,500	\$2,500
Dissemination Agent	\$1,000	\$967	\$133	\$1,100	\$1,000
Information Technology	\$1,400	\$933	\$467	\$1,400	\$1,400
District Website Administration	\$1,400	\$933	\$467	\$1,400	\$1,400
Trustee Fees	\$3,725	\$3,717	\$0	\$3,717	\$3,725
Annual Audit	\$3,100	\$3,100	\$0	\$3,100	\$3,200
Arbitrage Rebate	\$1,200	\$0	\$1,200	\$1,200	\$1,200
Telephone	\$100	\$128	\$222	\$350	\$350
Postage	\$1,000	\$32	\$968	\$1,000	\$1,000
Printing & Binding	\$2,000	\$386	\$615	\$1,000	\$2,000
General Liability and Public Officials Insurance	\$10,249	\$9,861	\$0	\$9,861	\$11,340
Legal Advertising	\$1,000	\$909	\$0	\$909	\$1,000
Bank Fees and Other Charges	\$1,000	\$273	\$727	\$1,000	\$1,000
Office Supplies	\$500	\$10	\$490	\$500	\$500
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<b>Total Administrative</b>	<b>\$111,267</b>	<b>\$72,577</b>	<b>\$40,615</b>	<b>\$113,193</b>	<b>\$107,708</b>
<b>Community Operations</b>					
Property Insurance	\$15,828	\$15,476	\$0	\$15,476	\$23,214
Field Management & Administration (Vesta)	\$31,469	\$20,979	\$10,488	\$31,467	\$36,450
Security Off Duty (JSO)	\$25,000	\$254	\$12,246	\$12,500	\$2,500
Security Camera Monitoring (Envera/High-Tech)	\$10,603	\$10,669	\$3,792	\$14,461	\$16,376
Landscape Maintenance (LawnBoy)	\$51,056	\$34,032	\$17,016	\$51,048	\$52,980
Landscape Mulch	\$15,000	\$0	\$15,000	\$15,000	\$15,000
Landscape Fertilization (AgrowPro)	\$19,332	\$12,649	\$6,444	\$19,093	\$19,332
Irrigation Repairs and Maintenance	\$10,000	\$372	\$9,628	\$10,000	\$10,000
Landscape Repairs and Maintenance	\$7,500	\$2,323	\$5,177	\$7,500	\$7,000
Lake Maintenance (The Lake Doctor)	\$11,428	\$6,432	\$3,216	\$9,648	\$11,428
Utilities-Cable (Comcast)	\$2,400	\$987	\$493	\$1,480	\$1,680
Utilities-Electric (JEA)	\$1,800	\$715	\$500	\$1,215	\$1,800
Utilities-Irrigation (JEA)	\$30,000	\$16,442	\$9,558	\$26,000	\$30,000
Community Repairs and Maintenance	\$20,000	\$2,866	\$17,134	\$20,000	\$20,000
Community Operations Contingency	\$10,000	\$2,930	\$7,070	\$10,000	\$5,000
Capital Improvement Plan	\$0	\$0	\$0	\$0	\$22,500
Capital Reserve Funding	\$40,000	\$40,000	\$29,866	\$69,866	\$82,500
<b>Total Community Operations</b>	<b>\$301,416</b>	<b>\$167,127</b>	<b>\$147,627</b>	<b>\$314,755</b>	<b>\$357,760</b>

# Tison's Landing

## Community Development District General Fund

Description	Adopted Budget FY 2023	Actual Thru 5/31/2023	Projected Next 4 Months	Total Projected 9/30/2023	Adopted Budget FY 2024
<b><u>Amenity Operations</u></b>					
Amenity Manager (Vesta)	\$100,206	\$66,804	\$33,402	\$100,206	\$100,206
Pool Maintenance (Vesta)	\$30,065	\$20,043	\$10,022	\$30,065	\$32,500
Facility / Pool Monitoring Service (Vesta)	\$0	\$0	\$0	\$0	\$11,975
Janitorial Maintenance (Vesta)	\$30,845	\$20,563	\$10,282	\$30,845	\$32,450
Janitorial Supplies (Vesta)	\$3,725	\$2,483	\$1,242	\$3,725	\$3,978
Amenity Website (Vesta)	\$3,000	\$2,000	\$1,000	\$3,000	\$3,000
Seasonal Office Staffing (Vesta)	\$13,753	\$9,169	\$4,584	\$13,753	\$13,753
Security Camera Monitoring (Envera/High-Tech)	\$12,860	\$8,574	\$4,287	\$12,861	\$12,862
Pool Repairs and Maintenance	\$5,000	\$4,558	\$442	\$5,000	\$0
Pool Chemicals (PoolSure)	\$11,980	\$9,695	\$5,336	\$15,031	\$15,000
License / Permit Fees	\$600	\$526	\$0	\$526	\$600
Utilities-Cable (Comcast)	\$6,000	\$3,956	\$2,000	\$5,956	\$6,000
Utilities-Electric (JEA)	\$24,000	\$9,410	\$10,590	\$20,000	\$22,000
Utilities-Water/Sewer (JEA)	\$12,000	\$7,925	\$4,075	\$12,000	\$12,000
Refuse Services (Republic Services)	\$4,800	\$3,608	\$2,392	\$6,000	\$7,200
Pest Control	\$0	\$0	\$0	\$0	\$2,000
Amenity Repairs and Maintenance	\$17,000	\$4,518	\$12,482	\$17,000	\$15,000
Fitness Equipment Maintenance	\$1,000	\$0	\$1,000	\$1,000	\$1,000
Special Events	\$20,000	\$13,530	\$6,469	\$20,000	\$23,500
Amenity Supplies	\$5,000	\$2,194	\$2,805	\$5,000	\$5,000
Amenity Operations Contingency	\$9,206	\$0	\$9,206	\$9,206	\$2,000
Capital Outlay	\$0	\$4,709	\$0	\$4,709	\$0
<b>Total Amenity Operations</b>	<b>\$311,039</b>	<b>\$194,264</b>	<b>\$121,617</b>	<b>\$315,882</b>	<b>\$322,024</b>
<b>Total Expenditures</b>	<b>\$723,722</b>	<b>\$433,969</b>	<b>\$309,860</b>	<b>\$743,829</b>	<b>\$787,492</b>
<b>Excess of revenues over/(under) expenditures</b>	<b>\$0</b>	<b>\$304,294</b>	<b>(\$304,293)</b>	<b>\$0</b>	<b>\$0</b>

Product	Units	FY 2023		FY 2024		Increase/(decrease)	
		per Unit (gross)	Total	per Unit (gross)	Total	per Unit (gross)	Total
50' SF	186	\$1,144.71	\$212,915.89	\$1,242.44	\$231,093.02	\$97.73	\$18,177.14
55' SF	151	\$1,144.71	\$172,851.07	\$1,242.44	\$187,607.78	\$97.73	\$14,756.71
60' SF	138	\$1,144.71	\$157,969.85	\$1,242.44	\$171,456.11	\$97.73	\$13,486.26
65' SF	205	\$1,144.71	\$234,665.36	\$1,242.44	\$254,699.30	\$97.73	\$20,033.94
<b>Total</b>	<b>680</b>						
		Gross Assessments	\$778,402.16	Gross Assessments	\$844,856.22	Gross Assessments	\$66,454.05
		Less: Discounts 4%	(\$31,136.09)	Less: Discounts 4%	(\$33,794.25)	Less: Discounts 4%	(\$2,658.16)
		Less: Comm 3.5%	(\$27,244.08)	Less: Comm 3.5%	(\$29,569.97)	Less: Comm 3.5%	(\$2,325.89)
		Net Assessments	\$720,022.00	Net Assessments	\$781,492.00	Net Assessments	\$61,470.00

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**REVENUES:**

**Assessments-On Tax Roll**

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 Rentals**

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.

**Miscellaneous Revenues**

This revenue is for any income that is not mentioned above.

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**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 Taxes**

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

**District 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.

**District Counsel 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.

**District Management Fees**

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

**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.

**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.

**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.

**ADMINISTRATIVE: (continued)**

**District 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.

**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.

**Annual Audit**

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

**Arbitrage Rebate**

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

**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.

**General Liability and Public Officials 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.

**Bank Fees and Other 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.

**COMMUNITY OPERATIONS:**

**Property Insurance**

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

**Field Management & Administration (Vesta)**

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	\$3,037.50	\$36,450.00

**Security Off Duty (JSO)**

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

**Security Camera Monitoring (Envera/High-Tech)**

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 - Entrance 1- Pond Run Rd	\$329.27	\$3,951.24
Envera - Entrance 2 -Yellow Bluff Rd	\$230.61	\$2,767.32
Envera - Utility	\$388.21	\$4,658.52
Repairs		\$5,000.00
Total		\$16,377.08

**Landscape Maintenance (LawnBoy)**

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.	\$4,415.00	\$52,980

**Mulch**

Cost to replace mulch throughout the district.

**Fertilization (AgrowPro)**

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

**Irrigation Repairs and Maintenance**

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

**Lake Maintenance (The Lake Doctor)**

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

**COMMUNITY OPERATIONS: (CONTINUED)**

**Utilities-Cable (Comcast)**

The District uses Comcast for internet at entrance gate.

**Utilities-Electric (JEA)**

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

**COMMUNITY OPERATIONS: (CONTUNIED)**

**Utilities-Irrigation (JEA)**

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>
<b>Commercial Irrigation:</b>	
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

**Community Repairs and Maintenance**

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

**Community Operations Contingency**

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

**Capital Improvement Plan**

Represents for Capital Improvement Projects defined by the Reserve Study/CIP.

**Capital Reserve Funding**

Funds set aside for future replacements of capital related items.

**AMENITY OPERATIONS:**

**Amenity Manager (Vesta)**

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



**AMENITY OPERATIONS: (CONTINUED)**

**Pool Maintenance (Vesta)**

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	\$2,708.33	\$32,500

**Facility / Pool Monitoring Service (Vesta)**

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

<u>Vendor</u>	<u>Monthly</u>	<u>Annually</u>
Vesta Property Service	\$997.92	\$11,975

**Janitorial Maintenance (Vesta)**

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	\$2,704.17	\$32,450

**Janitorial Supplies (Vesta)**

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	\$331.50	\$3,978

**Amenity Website (Vesta)**

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

**Seasonal Office Staffing (Vesta)**

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

**Security Camera Monitoring (Envera)**

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
Hich-Tech - Alarm access control	\$ 60.00	\$720.00
Total		\$12,860.52

**Pool Chemicals (PoolSure)**

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>
PoolSure	\$1,250	\$15,000

**AMENITY OPERATIONS: (CONTINUED)**

**License / Permit Fees**

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

**Utilities-Cable (Comcast)**

The District uses Comcast for cable/TV and internet.

**Utilities-Electric (JEA)**

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 (JEA)**

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>
<b>Water:</b> 16529 Tisons Bluff Road	67891772
<b>Sewer:</b> 16529 Tisons Bluff Road	67891772

**Refuse Service (Republic Service)**

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

**Pest Control**

Represents pest control costs.

**Amenity Repairs and Maintenance**

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

**Fitness Equipment Maintenance**

Represents maintenance to fitness equipment costs.

**Special Events**

Monthly events and organized functions provided for all residents.

**Amenity Supplies**

Miscellaneous supplies needed for the Clubhouse.

**Amenity Operations 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 2023	Actual Thru 5/31/2023	Projected Next 4 Months	Total Projected 9/30/2023	Adopted Budget FY 2024
<b>Revenues</b>					
Carry Forward Surplus	\$75,937	\$56,609	\$0	\$56,609	\$53,142
Interest Income	\$100	\$1,600	\$1,000	\$2,600	\$3,055
Capital Reserve-Transfer In	\$40,000	\$40,000	\$29,866	\$69,866	\$82,500
<b>Total Revenues</b>	<b>\$116,037</b>	<b>\$98,209</b>	<b>\$30,866</b>	<b>\$129,075</b>	<b>\$138,697</b>
<b>Expenditures</b>					
Capital Outlay	\$75,133	\$11,832	\$63,301	\$75,133	\$22,740
Miscellaneous	\$800	\$248	\$552	\$800	\$800
<b>Total Expenditures</b>	<b>\$75,933</b>	<b>\$12,080</b>	<b>\$63,853</b>	<b>\$75,933</b>	<b>\$23,540</b>
<b>Excess of revenues over/(under) expenditures</b>	<b>\$40,104</b>	<b>\$86,129</b>	<b>(\$32,987)</b>	<b>\$53,142</b>	<b>\$115,157</b>

### Capital Reserve Study

#### General

Description	FY 2024-Study (Pg. 11)
Reserves Beginning of Year	\$96,709
Contributions	\$76,361
Interest Income	\$2,255
Expenditures	(\$22,740)
Anticipated Balance	\$152,585

### Budget Fiscal Year 2024

Description	Budget FY2024
Reserves Beginning of Year	\$53,142
Contributions	\$82,500
Interest Income	\$2,255
Expenditures	(\$22,740)
Anticipated Balance	\$115,157

<b>Variance Reserve Study Vs Actual</b>	<b>(\$37,428)</b>
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# 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 2023	Actual Thru 5/31/2023	Projected Next 4 Months	Total Projected 9/30/2023	Adopted Budget FY 2024
<b>Revenues</b>					
Carry Forward Surplus <sup>(1)</sup>	\$85,399	\$126,557	\$0	\$126,557	\$128,947
Special Assessments - On Roll	\$382,996	\$382,115	\$725	\$382,840	\$381,936
Interest Income	\$0	\$10,920	\$800	\$11,720	\$2,000
<b>Total Revenues</b>	<b>\$468,395</b>	<b>\$519,592</b>	<b>\$1,525</b>	<b>\$521,117</b>	<b>\$512,883</b>
<b>Expenditures</b>					
<b>Series 2016-1</b>					
Interest - 11/01	\$55,816	\$55,816	\$0	\$55,816	\$53,697
Interest - 05/01	\$55,816	\$55,816	\$0	\$55,816	\$53,697
Principal - 05/01	\$185,000	\$185,000	\$0	\$185,000	\$190,000
Special Call 05/01	\$0	\$5,000	\$0	\$5,000	\$0
<b>Series 2016-2</b>					
Interest - 11/01	\$20,328	\$20,328	\$0	\$20,328	\$19,153
Special Call 11/01	\$0	\$5,000	\$0	\$5,000	\$0
Interest - 05/01	\$20,328	\$20,210	\$0	\$20,210	\$19,153
Principal - 05/01	\$40,000	\$40,000	\$0	\$40,000	\$40,000
Special Call 05/01	\$0	\$5,000	\$0	\$5,000	\$0
<b>Total Expenditures</b>	<b>\$377,288</b>	<b>\$392,170</b>	<b>\$0</b>	<b>\$392,170</b>	<b>\$375,699</b>
<b>Excess of revenues over/(under) expenditures</b>	<b>\$91,108</b>	<b>\$127,422</b>	<b>\$1,525</b>	<b>\$128,947</b>	<b>\$137,184</b>

<sup>(1)</sup> Carry forward surplus is net of reserve fund.

Interest 11/1/2024 - 2016-1	\$51,417
Interest 11/1/2024 - 2016-2	\$18,213
<b>Total</b>	<b>\$69,629</b>

Assessments	Lot Size					Total	Total Gross
	50'	55	60'	65	Total		
<b>Phase I</b>	<b>Units</b>						
Single Family	15	21	66	73	175	\$73,087.00	
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	
<b>Phase II</b>							
Single Family	15	24	3	13	55	\$23,169.30	
Single Family	26	17	2	4	49	\$21,394.87	
Single Family	94	63	0	0	157	\$114,393.34	
Single Family	0	0	45	79	124	\$117,363.52	
	Total					673	
<b>Total Gross assessments</b>						<b>\$412,903.60</b>	
Less: Disc. & Coll. (7.5%)						\$30,967.77	
<b>Total Net Assessment (Maximum Annual Debt)</b>						<b>\$381,935.83</b>	

# 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
11/01/23	\$3,260,000.00	2.200%	\$0.00	\$53,696.88	\$0.00
05/01/24	\$3,260,000.00	2.400%	\$190,000.00	\$53,696.88	\$297,393.75
11/01/24	\$3,070,000.00	2.400%	\$0.00	\$51,416.88	\$0.00
05/01/25	\$3,070,000.00	2.600%	\$195,000.00	\$51,416.88	\$297,833.75
11/01/25	\$2,875,000.00	2.600%	\$0.00	\$48,881.88	\$0.00
05/01/26	\$2,875,000.00	2.875%	\$200,000.00	\$48,881.88	\$297,763.75
11/01/26	\$2,675,000.00	2.875%	\$0.00	\$46,006.88	\$0.00
05/01/27	\$2,675,000.00	3.000%	\$205,000.00	\$46,006.88	\$297,013.75
11/01/27	\$2,470,000.00	3.000%	\$0.00	\$42,931.88	\$0.00
05/01/28	\$2,470,000.00	3.125%	\$210,000.00	\$42,931.88	\$295,863.75
11/01/28	\$2,260,000.00	3.125%	\$0.00	\$39,650.63	\$0.00
05/01/29	\$2,260,000.00	3.375%	\$215,000.00	\$39,650.63	\$294,301.25
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			\$3,260,000.00	\$906,866.25	\$4,166,866.25

# 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
11/01/23	\$815,000.00	4.700%	\$0.00	\$19,152.50	\$0.00
05/01/24	\$815,000.00	4.700%	\$40,000.00	\$19,152.50	\$78,305.00
11/01/24	\$775,000.00	4.700%	\$0.00	\$18,212.50	\$0.00
05/01/25	\$775,000.00	4.700%	\$45,000.00	\$18,212.50	\$81,425.00
11/01/25	\$730,000.00	4.700%	\$0.00	\$17,155.00	\$0.00
05/01/26	\$730,000.00	4.700%	\$45,000.00	\$17,155.00	\$79,310.00
11/01/26	\$685,000.00	4.700%	\$0.00	\$16,097.50	\$0.00
05/01/27	\$685,000.00	4.700%	\$50,000.00	\$16,097.50	\$82,195.00
11/01/27	\$635,000.00	4.700%	\$0.00	\$14,922.50	\$0.00
05/01/28	\$635,000.00	4.700%	\$50,000.00	\$14,922.50	\$79,845.00
11/01/28	\$585,000.00	4.700%	\$0.00	\$13,747.50	\$0.00
05/01/29	\$585,000.00	4.700%	\$55,000.00	\$13,747.50	\$82,495.00
11/01/29	\$530,000.00	4.700%	\$0.00	\$12,455.00	\$0.00
05/01/30	\$530,000.00	4.700%	\$55,000.00	\$12,455.00	\$79,910.00
11/01/30	\$475,000.00	4.700%	\$0.00	\$11,162.50	\$0.00
05/01/31	\$475,000.00	4.700%	\$60,000.00	\$11,162.50	\$82,325.00
11/01/31	\$415,000.00	4.700%	\$0.00	\$9,752.50	\$0.00
05/01/32	\$415,000.00	4.700%	\$60,000.00	\$9,752.50	\$79,505.00
11/01/32	\$355,000.00	4.700%	\$0.00	\$8,342.50	\$0.00
05/01/33	\$355,000.00	4.700%	\$65,000.00	\$8,342.50	\$81,685.00
11/01/33	\$290,000.00	4.700%	\$0.00	\$6,815.00	\$0.00
05/01/34	\$290,000.00	4.700%	\$65,000.00	\$6,815.00	\$78,630.00
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			\$815,000.00	\$317,250.00	\$1,132,250.00