

Tison's Landing
Community Development District

Adopted Budget
FY 2025



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Tison's Landing
Community Development District
Adopted Budget
General Fund

Description	Adopted FY2024	Actuals Thru 5/31/24	Projected Next 4 Months	Projected Thru 9/30/24	Adopted FY 2025
REVENUES:					
Special Assessments - On Roll	\$ 781,492	\$ 781,577	\$ 1,470	\$ 783,047	\$ 854,540
Clubhouse Rentals	2,000	4,790	1,000	5,790	2,000
Interest income	4,000	19,981	8,842	28,822	10,000
Other Income	-	689	-	689	-
Carry Forward Surplus	-	-	-	-	-
TOTAL REVENUES	\$ 787,492	\$ 807,037	\$ 11,312	\$ 818,348	\$ 866,540

EXPENDITURES:

Administrative:

Supervisor Fees	\$ 12,000	\$ 5,600	\$ 3,000	\$ 8,600	\$ 12,000
FICA Taxes	918	428	230	658	918
District Engineer Fees	3,000	-	3,000	3,000	3,000
District Counsel Fees	15,000	16,786	8,214	25,000	15,000
Annual Audit	3,200	3,200	-	3,200	3,200
Assessment Administration	2,500	2,500	-	2,500	2,500
Arbitrage Rebate	1,200	-	1,200	1,200	1,200
Dissemination Agent	1,000	667	333	1,000	1,000
Trustee Fees	3,725	-	3,725	3,725	3,725
District Management Fees	45,000	30,000	15,000	45,000	45,000
Information Technology	1,400	933	467	1,400	1,600
District Website Administration	1,400	933	467	1,400	1,600
Telephone	350	63	287	350	350
Postage & Delivery	1,000	105	895	1,000	1,000
General Liability and Public Officials Insurance	11,340	10,203	-	10,203	11,733
Printing & Binding	2,000	287	143	430	2,000
Legal Advertising	1,000	2,152	440	2,592	2,500
Bank Fees and Other Charges	1,000	404	202	606	1,000
Office Supplies	500	1	25	26	500
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 107,708	\$ 74,438	\$ 37,627	\$ 112,065	\$ 110,001

Tison's Landing
Community Development District
Adopted Budget
General Fund

Description	Adopted FY2024	Actuals Thru 5/31/24	Projected Next 4 Months	Projected Thru 9/30/24	Adopted FY 2025
Operations & Maintenance					
Community Operations					
Property Insurance	\$ 23,214	\$ 20,615	\$ -	\$ 20,615	\$ 24,738
Field Management & Administration (Vesta)	36,450	24,300	12,150	36,450	37,179
Security Off Duty (JSO)	2,500	-	2,500	2,500	2,500
Security Camera Monitoring (Envera)	16,376	5,260	11,116	16,376	16,377
Landscape Maintenance (LawnBoy)	52,980	35,392	17,696	53,088	59,690
Landscape Mulch	15,000	8,250	6,750	15,000	15,000
Landscape Fertilization (AgrowPro)	19,332	12,888	6,444	19,332	19,332
Irrigation Repairs and Maintenance	10,000	10,034	1,000	11,034	10,000
Landscape Repairs and Maintenance	7,000	7,385	-	7,385	7,000
Lake Maintenance (The Lake Doctor)	11,428	6,432	4,516	10,948	11,428
Utilities-Cable (Comcast)	1,680	987	492	1,479	1,680
Utilities-Electric (JEA)	1,800	540	660	1,200	1,800
Utilities-Irrigation (JEA)	30,000	12,066	12,934	25,000	30,000
Community Repairs and Maintenance	20,000	5,800	14,200	20,000	20,000
Community Operations Contingency	5,000	-	5,000	5,000	5,000
Capital Improvement Plan	22,500	-	22,500	22,500	22,500
Capital Reserve Funding	82,500	82,500	46,913	129,413	162,574
Total Community Operations	\$ 357,760	\$ 232,447	\$ 164,872	\$ 397,319	\$ 446,798
Amenity Operations					
Amenity Manager (Vesta)	\$ 100,206	\$ 66,804	\$ 33,402	\$ 100,206	\$ 102,210
Pool Maintenance (Vesta)	32,500	21,667	10,833	32,500	33,150
Facility / Pool Monitoring Service (Vesta)	11,975	-	11,975	11,975	-
Janitorial Maintenance (Vesta)	32,450	21,633	10,817	32,450	33,099
Janitorial Supplies (Vesta)	3,978	2,652	1,326	3,978	4,058
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)	12,862	8,939	4,587	13,526	13,761
Pool Chemicals (Hawkins)	15,000	5,574	5,200	10,774	15,000
License / Permit Fees	600	-	600	600	600
Utilities-Cable (Comcast)	6,000	4,037	2,040	6,077	6,600
Utilities-Electric (JEA)	22,000	7,060	6,940	14,000	17,410
Utilities-Water/Sewer (JEA)	12,000	6,379	5,621	12,000	12,000
Refuse Services (Republic Services)	7,200	4,243	1,800	6,043	7,200
Pest Control	2,000	85	340	425	1,000
Amenity Repairs and Maintenance	15,000	5,602	9,398	15,000	15,400
Fitness Equipment Maintenance	1,000	1,658	500	2,158	1,000
Special Events	23,500	18,658	4,842	23,500	23,500
Amenity Supplies	5,000	1,191	3,809	5,000	5,000
Amenity Operations Contingency	2,000	-	2,000	2,000	2,000
Total Amenity Operations	\$ 322,024	\$ 187,350	\$ 121,614	\$ 308,964	\$ 309,740
TOTAL EXPENDITURES	\$ 787,492	\$ 494,235	\$ 324,114	\$ 818,349	\$ 866,540
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 312,802	\$ (312,802)	\$ -	\$ -

Tison's Landing
Community Development District
Budget Narrative
Fiscal Year 2025

REVENUES

Special Assessments-Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Clubhouse Rentals Revenues

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

Interest

The District earns interest on the monthly average collected balance for each of their investment accounts.

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 6

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

District Engineering Fees

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

District Counsel Fees

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Assessment Roll Administration

GMS SF, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

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 bonds will be held and administered by a Trustee. This represents the trustee annual fee.

District Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Tison's Landing
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures - Administrative (continued)

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services – South Florida, LLC.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Telephone

New internet and Wi-Fi service for Office.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Bank Fees and Other Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Expenditures – 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.

Vendor	Monthly fee	Annual
Vesta Property Service	\$3,098.25	\$37,179

Security Off Duty (JSO)

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

Tison's Landing
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures – Operations (continued)

Security Camera Monitoring (Envera)

The District has a contract with Envera services. Monthly active video monitoring and service/maintenance.

Vendor		Monthly fee	Annual
Envera	Entrance 1 Pond Run Rd	\$229	\$2,748
Envera	Entrance 2 Yellow Bluff	\$131	\$1,572
Envera	Utility	\$288	\$3,457
Envera	Repairs	\$717	\$8,600
	Total		\$16,377

Landscape Maintenance (LawnBoy)

The District currently has a landscape maintenance contract with LawnBoy Lawn Services, Inc. The budgeted amount is based upon the following:

Vendor		Monthly fee	Annual
LawnBoy Services, Inc		\$4,591.67	\$55,100

Landscape Mulch

Cost to replace mulch throughout the district

Landscape Fertilization (AgrowPro)

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

Vendor		Monthly fee	Annual
AgrowPro		\$1,610.98	\$19,332

Irrigation Repairs and Maintenance

Cost of routine repairs and maintenance of the District's landscape.

Landscape 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:

Vendor		Monthly fee	Annual
The Lake Doctor		\$844.00	\$10,128
Contingency		\$108.33	\$1,300
	Total		\$11,428

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.

Location		Meter #
16365 N Main St Apt SG01	Electric	95045373

Tison's Landing

Community Development District

Budget Narrative

Fiscal Year 2025

Expenditures – Operations (continued)
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Utilities-Electric (JEA)

The District has utility accounts with JEA for water, sewer and commercial irrigation. The budget is based on previous year's spending

Location		Meter #
15635 Tisons Bluff Road	Irrigation	67370623
15681 Tisons Bluff Road	Irrigation	67370625
16123 Tisons Bluff Road	Irrigation	83726295
16151 Dowing Creek Dr	Irrigation	74534584
16211 Dowing Creek Dr	Irrigation	74458033
16303 Hunters Hollow TL	Irrigation	67370633
16316 Magnolia Grove Wy	Irrigation	67370626
16331 Tisons Bluff Road	Irrigation	67370634
16343 Tisons Bluff Road	Irrigation	67370632
16356 Magnolia Grove Wy Apt IR01	Irrigation	67370624
261 Bradford Lake Cr	Irrigation	81523391
79 Bradford Lake Cr	Irrigation	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.

Expenditures – Amenity Operations
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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%.

Vendor	Monthly fee	Annual
Vesta Property Service	\$8,517.50	\$102,210

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%.

Vendor	Monthly fee	Annual
Vesta Property Service	\$2,762.50	\$33,150

Facility / Pool Monitoring Service (Vesta)

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

Vendor	Monthly fee	Annual
Vesta Property Service	\$1,047.83	\$12,574

Janitorial Maintenance (Vesta)

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

Vendor	Monthly fee	Annual
Vesta Property Service	\$2,758.25	\$33,099

Tison's Landing

Community Development District

Budget Narrative

Fiscal Year 2025

Expenditures – Amenity Operations (continued)
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Janitorial Supplies (Vesta)

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

Vendor	Monthly fee	Annual
Vesta Property Service	\$338.17	\$4,058

Amenity Website (Vesta)

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

Vendor	Monthly fee	Annual
Vesta Property Service	\$250.00	\$3,000

Seasonal Office Staffing (Vesta)

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

Security Camera Monitoring (Envera/High-Tech)

The District has a contract with Envera services. Monthly active video monitoring and service/maintenance

Vendor	Amenity	Monthly fee	Annual
Envera	Amenity	\$1,086.71	\$13,041
High-Tech	Alarm access control	\$60.00	\$720
Total			\$13,761

Pool Chemicals (PoolSure)

The District's has contract with Poolsure for the placement of chemicals in the Amenity Center Swimming Pool.

Vendor	Monthly fee	Annual
Hawkins	\$1,250	\$15,000

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.

Location	Electric	Meter #
16529 Tisons Bluff Road	Electric	6221889

Utilities-Waster/Sewer (JEA)

The District has utility accounts with JEA for water, sewer and commercial irrigation. The budget is based on previous year's spending.

Location	Water	Meter #
16529 Tisons Bluff Road	Water	67891772
16529 Tisons Bluff Road	Sewer	67891772

Refuse 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.

Tison's Landing
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures – Amenity Operations (continued)

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
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY2024	Actuals Thru 5/31/24	Projected Next 4 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
REVENUES:					
Interest Income	\$ 3,055	3,928	\$ 1,300	\$ 5,228	\$ 3,353
Capital Reserve-Transfer In	82,500	82,500	46,913	129,413	162,574
Carry Forward Balance	53,142	60,546	-	60,546	95,340
TOTAL REVENUES	\$ 138,697	\$ 146,974	\$ 48,213	\$ 195,187	\$ 261,267

EXPENDITURES:

Capital Outlay

Chain Link Fence 4 Ft	\$ 1,540	\$ -	\$ 1,540	\$ 1,540	\$ -
Fitness Equipment Allowance	2,000	-	2,000	2,000	-
Patio/Pool Furniture Allowance	4,000	-	4,000	4,000	-
Heat Pump 1	6,400	-	6,400	6,400	-
Heat Pump 2	6,400	-	6,400	6,400	-
Water Coolers-Fitness	2,400	-	2,400	2,400	-
Filtration	-	10,050	-	10,050	-
Plumbing Repair Suc Lines		7,165		7,165	-
Landscape Enhancement		59,092		59,092	-
Miscellaneous	800	346	454	800	52,000
TOTAL EXPENDITURES	\$ 23,540	\$ 76,653	\$ 23,194	\$ 99,847	\$ 52,000
EXCESS REVENUES (EXPENDITURES)	\$ 115,157	\$ 70,321	\$ 25,019	\$ 95,340	\$ 209,267

Capital Reserve Study

General

Description	FY 2025- Reserve Study
Reserves Beginning of Year	\$152,585
Contributions	\$77,125
Interest Income	\$3,353
Expenditures	(\$6,180)
Anticipated Balance	\$226,883

Budget Fiscal Year 2025

Description	Budget FY 2025
Reserves Beginning of Year	95,340
Contributions	162,574
Interest Income	3,353
Expenditures	(52,000)
Anticipated Balance	209,267

Variance Reserve Study Vs Actual

(\$17,616)

Tison's Landing
Community Development District
Adopted Budget

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

Description	Adopted Budget FY2024	Actuals Thru 5/31/24	Projected Next 4 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
<u>REVENUES:</u>					
Special Assessments-On Roll	\$ 381,936	\$ 380,020	\$ 2,713	\$ 382,733	\$ 381,936
Interest Earnings	2,000	8,143	4,000	12,143	7,500
Carry Forward Surplus ⁽¹⁾	128,947	-	128,947	128,947	148,125
TOTAL REVENUES	\$ 512,883	\$ 388,163	\$ 135,660	\$ 523,823	\$ 537,560
<u>EXPENDITURES:</u>					
Series 2016-1					
Interest - 11/01	\$ 53,697	\$ 53,697	\$ -	\$ 53,697	\$ 51,417
Interest - 05/01	53,697	53,697	-	53,697	51,417
Principal - 05/01	190,000	190,000	-	190,000	195,000
Series 2016-2					
Interest - 11/01	\$ 19,153	\$ 19,153	\$ -	\$ 19,153	\$ 18,213
Interest - 05/01	19,153	19,153	-	19,153	18,213
Principal - 05/01	40,000	40,000	-	40,000	45,000
TOTAL EXPENDITURES	\$ 375,699	\$ 375,699	\$ -	\$ 375,699	\$ 379,259
TOTAL EXPENDITURES	\$ 375,699	\$ 375,699	\$ -	\$ 375,699	\$ 379,259
EXCESS REVENUES (EXPENDITURES)	\$ 137,184	\$ 12,465	\$ 135,660	\$ 148,125	\$ 158,302

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25	\$17,155
Principal Due 5/1/26	\$45,000
	<u>\$62,155</u>

Tison's Landing
Community Development District
AMORTIZATION SCHEDULE

Debt Service Series 2016-1 Special Assessment Revenue Refunding and Improvement Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	\$ 3,070,000	2.400%	\$ -	\$ 51,417	\$ 51,417
05/01/25	3,070,000	2.600%	195,000	51,417	
11/01/25	2,875,000	2.600%	-	48,882	295,299
05/01/26	2,875,000	2.875%	200,000	48,882	
11/01/26	2,675,000	2.875%	-	46,007	294,889
05/01/27	2,675,000	3.000%	205,000	46,007	
11/01/27	2,470,000	3.000%	-	42,932	293,939
05/01/28	2,470,000	3.125%	210,000	42,932	
11/01/28	2,260,000	3.125%	-	39,651	292,583
05/01/29	2,260,000	3.375%	215,000	39,651	
11/01/29	2,045,000	3.375%	-	36,023	290,673
05/01/30	2,045,000	3.375%	225,000	36,023	
11/01/30	1,820,000	3.375%	-	32,226	293,248
05/01/31	1,820,000	3.375%	235,000	32,226	
11/01/31	1,585,000	3.375%	-	28,260	295,486
05/01/32	1,585,000	3.375%	240,000	28,260	
11/01/32	1,345,000	3.375%	-	24,210	292,470
05/01/33	1,345,000	3.600%	250,000	24,210	
11/01/33	1,095,000	3.600%	-	19,710	293,920
05/01/34	1,095,000	3.600%	260,000	19,710	
11/01/34	835,000	3.600%	-	15,030	294,740
05/01/35	835,000	3.600%	270,000	15,030	
11/01/35	565,000	3.600%	-	10,170	295,200
05/01/36	565,000	3.600%	275,000	10,170	
11/01/36	290,000	3.600%	-	5,220	290,390
05/01/37	290,000	3.600%	290,000	5,220	295,220
Total			\$ 3,070,000	\$ 799,473	\$ 3,869,473

Tison's Landing
Community Development District
AMORTIZATION SCHEDULE

Debt Service Series 2016-2 Special Assessment Revenue Refunding and Improvement Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	\$ 775,000	4.700%	\$ -	\$ 18,213	\$ 18,213
05/01/25	775,000	4.700%	45,000	18,213	
11/01/25	730,000	4.700%	-	17,155	80,368
05/01/26	730,000	4.700%	45,000	17,155	
11/01/26	685,000	4.700%	-	16,098	78,253
05/01/27	685,000	4.700%	50,000	16,098	
11/01/27	635,000	4.700%	-	14,923	81,020
05/01/28	635,000	4.700%	50,000	14,923	
11/01/28	585,000	4.700%	-	13,748	78,670
05/01/29	585,000	4.700%	55,000	13,748	
11/01/29	530,000	4.700%	-	12,455	81,203
05/01/30	530,000	4.700%	55,000	12,455	
11/01/30	475,000	4.700%	-	11,163	78,618
05/01/31	475,000	4.700%	60,000	11,163	
11/01/31	415,000	4.700%	-	9,753	80,915
05/01/32	415,000	4.700%	60,000	9,753	
11/01/32	355,000	4.700%	-	8,343	78,095
05/01/33	355,000	4.700%	65,000	8,343	
11/01/33	290,000	4.700%	-	6,815	80,158
05/01/34	290,000	4.700%	65,000	6,815	
11/01/34	225,000	4.700%	-	5,288	77,103
05/01/35	225,000	4.700%	70,000	5,288	
11/01/35	155,000	4.700%	-	3,643	78,930
05/01/36	155,000	4.700%	75,000	3,643	
11/01/36	80,000	4.700%	-	1,880	80,523
05/01/37	80,000	4.700%	80,000	1,880	81,880
Total			\$ 775,000	\$ 278,945	\$ 1,053,945

Tison's Landing
Community Development District
Non-Ad Valorem Assessments Comparison
2024-2025

Neighborhood	O&M Units	Bonds 2016 Units	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2025	FY2024	Increase/ (decrease)	FY 2025	FY2024	Increase/ (decrease)	FY 2025	FY2024	Increase/ (decrease)
	Phase I/II	Phase I/II									
Single Family - 50'-65'	182	175	\$1,358.57	\$1,242.44	\$116.13	\$417.64	\$417.64	\$0.00	\$1,776.21	\$1,660.08	\$116.13
Single Family - 50'-65'	111	111	\$1,358.57	\$1,242.44	\$116.13	\$421.26	\$421.26	\$0.00	\$1,779.83	\$1,663.70	\$116.13
Single Family - 50'-65'	68	68	\$1,358.57	\$1,242.44	\$116.13	\$436.63	\$436.63	\$0.00	\$1,795.20	\$1,679.07	\$116.13
Single Family - 50'-65'	177	177	\$1,358.57	\$1,242.44	\$116.13	\$728.62	\$728.62	\$0.00	\$2,087.19	\$1,971.06	\$116.13
Single Family - 50'-65'	142	142	\$1,358.57	\$1,242.44	\$116.13	\$946.48	\$946.48	\$0.00	\$2,305.05	\$2,188.92	\$116.13
Total	680	673									