

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

***Approved Proposed Budget***  
***FY 2026***



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**Tison's Landing**  
**Community Development District**  
**Approved Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Approved Proposed Budget FY 2026
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**REVENUES:**

Special Assessments - On Roll	\$ 854,540	\$ 853,695	\$ 845	\$ 854,540	\$ 854,540
Clubhouse Rentals	2,000	5,207	1,000	6,207	2,000
Interest income	10,000	17,326	10,833	28,159	16,000
Other Income	-	136	-	136	-
<b>TOTAL REVENUES</b>	<b>\$ 866,540</b>	<b>\$ 876,363</b>	<b>\$ 12,678</b>	<b>\$ 889,042</b>	<b>\$ 872,540</b>

**EXPENDITURES:**

**Administrative:**

Supervisor Fees	\$ 12,000	\$ 4,400	\$ 5,000	\$ 9,400	\$ 12,000
FICA Taxes	918	337	383	719	918
District Engineer Fees	3,000	845	2,155	3,000	3,000
District Counsel Fees	15,000	5,446	9,555	15,000	15,000
Annual Audit	3,200	3,200	-	3,200	3,300
Assessment Administration	2,500	2,500	-	2,500	2,500
Arbitrage Rebate	1,200	-	1,200	1,200	1,200
Dissemination Agent	1,000	933	417	1,350	1,000
Trustee Fees	3,725	-	3,725	3,725	3,725
District Management Fees	45,000	26,250	18,750	45,000	46,350
Information Technology	1,600	933	667	1,600	1,800
District Website Administration	1,600	933	667	1,600	1,800
Telephone	350	76	274	350	350
Postage & Delivery	1,000	2	417	419	1,000
General Liability and Public Officials Insurance	11,733	10,910	-	10,910	12,661
Printing & Binding	2,000	147	1,853	2,000	2,000
Legal Advertising	2,500	714	1,786	2,500	2,500
Bank Fees and Other Charges	1,000	351	410	761	1,000
Office Supplies	500	0	208	208	500
Dues, Licenses & Subscriptions	175	175	-	175	175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 110,001</b>	<b>\$ 58,153</b>	<b>\$ 47,465</b>	<b>\$ 105,617</b>	<b>\$ 112,779</b>

***Operations & Maintenance***

**Community Operations**

Property Insurance	\$ 24,738	\$ 22,201	\$ -	\$ 22,201	\$ 23,977
Field Management & Administration (Vesta)	37,179	21,688	15,491	37,179	38,294
Security Off Duty (JSO)	2,500	-	2,500	2,500	2,500
Security Camera Monitoring (Envera)	16,377	6,537	3,240	9,777	16,377
Landscape Maintenance (LawnBoy)	59,690	30,968	22,120	53,088	60,608
Landscape Mulch	15,000	-	15,000	15,000	15,000
Landscape Fertilization (AgrowPro)	19,332	11,277	8,055	19,332	19,332
Irrigation Repairs and Maintenance	10,000	4,115	5,886	10,000	10,000
Landscape Repairs and Maintenance	7,000	2,601	4,400	7,000	7,000
Lake Maintenance (The Lake Doctor)	11,428	5,628	4,020	9,648	11,200
Utilities-Cable (Comcast)	1,680	863	617	1,480	1,680
Utilities-Electric (JEA)	1,800	750	615	1,365	1,800
Utilities-Irrigation (JEA)	30,000	7,275	5,000	12,275	24,000
Community Repairs and Maintenance	20,000	2,731	17,269	20,000	20,000
Community Operations Contingency	5,000	-	5,000	5,000	2,493
Capital Improvement Plan	22,500	-	85,983	85,983	22,500
<b>Total Community Operations</b>	<b>\$ 284,224</b>	<b>\$ 116,633</b>	<b>\$ 195,195</b>	<b>\$ 311,828</b>	<b>\$ 276,761</b>

**Tison's Landing**  
**Community Development District**  
**Approved Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Approved Proposed Budget FY 2026
<b><u>Amenity Operations</u></b>					
Amenity Manager (Vesta)	\$ 102,210	\$ 59,623	\$ 42,588	\$ 102,210	\$ 105,276
Pool Maintenance (Vesta)	33,150	19,338	13,813	33,150	34,145
Janitorial Maintenance (Vesta)	33,099	19,308	13,791	33,099	34,092
Janitorial Supplies (Vesta)	4,058	2,367	1,691	4,058	4,058
Amenity Website (Vesta)	3,000	1,750	1,250	3,000	3,090
Seasonal Office Staffing (Vesta) (Pool Monitors)	13,753	8,023	5,730	13,753	13,580
Security Camera Monitoring (Envera/High-Tech)	13,761	8,027	5,734	13,761	13,761
Pool Chemicals (Hawkins)	15,000	6,463	8,537	15,000	15,000
License / Permit Fees	600	-	600	600	600
Utilities-Cable (Comcast)	6,600	3,563	2,565	6,128	6,600
Utilities-Electric (JEA)	17,410	5,935	4,750	10,685	15,000
Utilities-Water/Sewer (JEA)	12,000	8,386	3,614	12,000	12,000
Refuse Services (Republic Services)	7,200	4,498	4,500	8,998	11,400
Pest Control	1,000	350	250	600	600
Amenity Repairs and Maintenance	15,400	7,399	8,001	15,400	15,400
Fitness Equipment Maintenance	1,000	930	660	1,590	2,000
Special Events	23,500	11,164	12,336	23,500	23,500
Amenity Supplies	5,000	819	4,181	5,000	4,698
Amenity Operations Contingency	2,000	-	2,000	2,000	2,000
Capital Outlay	-	4,490	-	4,490	-
<b>Total Amenity Operations</b>	<b>\$ 309,740</b>	<b>\$ 172,431</b>	<b>\$ 136,591</b>	<b>\$ 309,022</b>	<b>\$ 316,799</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 703,966</b>	<b>\$ 347,217</b>	<b>\$ 379,250</b>	<b>\$ 726,467</b>	<b>\$ 706,340</b>
<b><u>Other Sources/(Uses)</u></b>					
Capital Reserve-Transfer Out	(162,574)	(162,574)	-	(162,574)	(166,200)
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$(162,574)</b>	<b>\$(162,574)</b>	<b>\$-</b>	<b>\$(162,574)</b>	<b>\$(166,200)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ -</b>	<b>\$ 366,572</b>	<b>\$ (366,572)</b>	<b>\$ -</b>	<b>\$ -</b>

**Tison's Landing**  
**Community Development District**  
**Budget Narrative**  
**FY 2026**

**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 12 meetings.

**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-NF, 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.

**Arbitrage Rebate**

The District is required to annually have an arbitrage rebate calculation on the District's Series 2016 A1 and A2 Special Assessment Revenue Refunding Bonds. Currently the District has contracted with Grau & Associates, an independent certified public accounting firm, to calculate the rebate liability and submit a report to the District.

**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-NF, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

**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 – NF, LLC.

**Tison's Landing**  
**Community Development District**  
**Budget Narrative**  
**FY 2026**

**Expenditures - Administrative (continued)**

**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-NF, 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 Vesta 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 3%.

<b>Vendor</b>		<b>Monthly fee</b>	<b>Annual</b>
Vesta Property Service		\$3,191.20	\$38,294

**Security Off Duty (JSO)**

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

**Security Camera Monitoring (Envera)**

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

<b>Vendor</b>		<b>Monthly fee</b>	<b>Annual</b>
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
<b>Total</b>			<b>\$16,377</b>

# Tison's Landing

## Community Development District

### Budget Narrative

#### FY 2026

#### Expenditures – Operations (continued)

##### 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	\$4,634.00	\$55,608
Contingency		\$5,000
		<u>\$60,608</u>

##### Landscape Mulch

Cost to replace mulch throughout the district

##### Landscape Fertilization (AgrowPro)

The District currently has a contract AgrowPro 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	\$825.00	\$9,900
Contingency	\$108.33	\$1,300
<b>Total</b>		<u><b>\$11,200</b></u>

##### 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

##### 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

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

# Tison's Landing

## Community Development District

### Budget Narrative

#### FY 2026

#### Expenditures – Operations (continued)

##### 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

##### 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	\$8,773.03	\$105,276

##### Pool Maintenance (Vesta)

The District's management company (Vesta Property Service) is currently maintaining the pool at the Amenity Center. Proposed increase of 3%.

Vendor	Monthly fee	Annual
Vesta Property Service	\$2,845.38	\$34,145

##### Janitorial Maintenance (Vesta)

The district's management company (Vesta Property Service) provides weekly cleaning of the clubhouse, restrooms, and pool area. Proposed an increase of 3%.

Vendor	Monthly fee	Annual
Vesta Property Service	\$2,841.00	\$34,092

##### 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. Proposed an increase of 3%.

Vendor	Monthly fee	Annual
Vesta Property Service	\$257.50	\$3,090

##### Seasonal Office Staffing (Vesta)

Additional staffing for 12 hours during the high season (26 weeks) (Pool Monitors). Proposed an increase of 3%.

Vendor	Monthly fee	Annual
Vesta Property Service	\$1,131.67	\$13,580

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

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

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



**Tison's Landing**  
**Community Development District**  
**Budget Narrative**  
**FY 2026**

**Expenditures – Amenity Operations (continued)**

**Pool Chemicals (Hawkins)**

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

<b>Vendor</b>	<b>Monthly fee</b>	<b>Annual</b>
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.

<b>Location</b>		<b>Meter #</b>
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.

<b>Location</b>		<b>Meter #</b>
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.

**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 FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Approved Proposed Budget FY 2026
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**REVENUES:**

Interest Income	\$ 3,353	4,348	\$ 2,390	\$ 6,738	\$ 4,235
Carry Forward Balance	95,340	71,459	-	71,459	138,057

<b>TOTAL REVENUES</b>	<b>\$ 98,693</b>	<b>\$ 75,807</b>	<b>\$ 2,390</b>	<b>\$ 78,197</b>	<b>\$ 142,292</b>
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**EXPENDITURES:**

**Capital Outlay**

Capital Outlay	\$ 52,000	\$ -	\$ -	\$ -	\$ 22,423
Christmas Décor	-	9,640	-	9,640	-
Well Motor	-	12,640	-	12,640	-
Kiddie Pool	-	31,883	47,825	79,708	-
Miscellaneous Service	-	426	300	726	-

<b>TOTAL EXPENDITURES</b>	<b>\$ 52,000</b>	<b>\$ 54,589</b>	<b>\$ 48,125</b>	<b>\$ 102,714</b>	<b>\$ 22,423</b>
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**Other Sources/(Uses)**

Capital Reserve-Transfer In	\$ 162,574	\$ 162,574	\$ -	\$ 162,574	\$ 166,200
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<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$162,574</b>	<b>\$162,574</b>	<b>\$-</b>	<b>\$162,574</b>	<b>\$166,200</b>
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<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 209,267</b>	<b>\$ 183,792</b>	<b>\$ (45,735)</b>	<b>\$ 138,057</b>	<b>\$ 286,069</b>
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**Capital Reserve Study**

**General**

Decsription	FY 2026- Reserve Study
Reserves Beginning of Year	\$226,883
Contributions	77,896
Interest Income	4,235
Expenditures	(22,423)
Anticipated Balance	\$286,591

**Budget Fiscal Year 2026**

Decsription	Budget FY 2026
Reserves Beginning of Year	138,057
Contributions	166,200
Interest Income	4,235
Expenditures	(22,423)
Anticipated Balance	286,069

<b>Variance Reserve Study Vs Actual</b>	<b>(\$522)</b>
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# Tison's Landing

## Community Development District

### Approved Proposed Budget

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

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Approved Proposed Budget FY 2026
<b><u>REVENUES:</u></b>					
Special Assessments-On Roll	\$ 381,936	\$ 381,558	\$ 378	\$ 381,936	\$ 381,936
Interest Earnings	7,500	11,198	4,802	16,000	7,500
Carry Forward Surplus <sup>(1)</sup>	148,125	118,519	-	118,519	132,314
<b>TOTAL REVENUES</b>	<b>\$ 537,560</b>	<b>\$ 511,275</b>	<b>\$ 5,180</b>	<b>\$ 516,455</b>	<b>\$ 521,749</b>
<b><u>EXPENDITURES:</u></b>					
<b>Series 2016-1</b>					
Interest - 11/01	\$ 51,417	\$ 51,417	\$ -	\$ 51,417	\$ 48,882
Interest - 05/01	51,417	-	51,417	51,417	48,882
Principal - 05/01	195,000	-	195,000	195,000	200,000
<b>Series 2016-2</b>					
Interest - 11/01	\$ 18,213	\$ 18,213	\$ -	\$ 18,213	\$ 17,038
Special Call - 11/1	-	5,000	-	5,000	-
Interest - 05/01	18,213	-	18,095	18,095	17,038
Principal - 05/01	45,000	-	45,000	45,000	45,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 379,259</b>	<b>\$ 74,629</b>	<b>\$ 309,512</b>	<b>\$ 384,141</b>	<b>\$ 376,839</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 379,259</b>	<b>\$ 74,629</b>	<b>\$ 309,512</b>	<b>\$ 384,141</b>	<b>\$ 376,839</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 158,302</b>	<b>\$ 436,646</b>	<b>\$ (304,332)</b>	<b>\$ 132,314</b>	<b>\$ 144,911</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

2016-1 Interest Due 11/1/26	\$ 46,007
2016-2 Interest Due 11/1/26	15,980
	<u>\$ 61,987</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
11/01/16	\$ 4,520,000	2.000%	\$ -	\$ 29,271	\$ 29,271
05/01/17	4,520,000	2.000%	165,000	66,693	
11/01/17	4,355,000	2.000%	10,000	65,043	306,736
05/01/18	4,345,000	2.000%	170,000	64,863	
11/01/18	4,175,000	2.000%	5,000	63,163	303,026
05/01/19	4,170,000	2.000%	170,000	63,113	
11/01/19	4,000,000	2.000%	10,000	61,413	304,526
05/01/20	3,990,000	2.000%	175,000	61,251	
11/01/20	3,815,000	2.000%	-	59,500	295,751
05/01/21	3,815,000	2.000%	180,000	59,501	
11/01/21	3,635,000	2.000%	5,000	57,701	302,201
05/01/22	3,630,000	2.000%	180,000	57,616	
11/01/22	3,450,000	2.000%	-	55,816	293,433
05/01/23	3,450,000	2.200%	190,000	55,816	
11/01/23	3,260,000	2.200%	-	53,697	299,513
05/01/24	3,260,000	2.400%	190,000	53,697	
11/01/24	3,070,000	2.400%	-	51,417	295,114
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
<b>Total</b>			<b>\$ 4,520,000</b>	<b>\$ 1,727,627</b>	<b>\$ 6,247,627</b>

**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
11/01/16	\$ 1,135,000	4.700%	\$ -	\$ 11,706	\$ 11,706
05/01/17	1,135,000	4.700%	50,000	26,673	
11/01/17	1,085,000	4.700%	-	25,498	102,170
05/01/18	1,085,000	4.700%	45,000	25,498	
11/01/18	1,040,000	4.700%	-	24,440	94,938
05/01/19	1,040,000	4.700%	40,000	24,440	
11/01/19	1,000,000	4.700%	5,000	23,500	92,940
05/01/20	995,000	4.700%	45,000	23,383	
11/01/20	950,000	4.700%	-	22,325	90,708
05/01/21	950,000	4.700%	45,000	22,325	
11/01/21	905,000	4.700%	-	21,268	88,593
05/01/22	905,000	4.700%	45,000	21,268	
11/01/22	860,000	4.700%	-	20,210	86,478
05/01/23	860,000	4.700%	45,000	20,210	
11/01/23	815,000	4.700%	-	19,153	84,363
05/01/24	815,000	4.700%	40,000	19,153	
11/01/24	775,000	4.700%	5,000	18,213	82,365
05/01/25	770,000	4.700%	45,000	18,095	
11/01/25	725,000	4.700%	-	17,038	80,133
05/01/26	725,000	4.700%	45,000	17,038	
11/01/26	680,000	4.700%	-	15,980	78,018
05/01/27	680,000	4.700%	50,000	15,980	
11/01/27	630,000	4.700%	-	14,805	80,785
05/01/28	630,000	4.700%	50,000	14,805	
11/01/28	580,000	4.700%	-	13,630	78,435
05/01/29	580,000	4.700%	55,000	13,630	
11/01/29	525,000	4.700%	-	12,338	80,968
05/01/30	525,000	4.700%	55,000	12,338	
11/01/30	470,000	4.700%	-	11,045	78,383
05/01/31	470,000	4.700%	60,000	11,045	
11/01/31	410,000	4.700%	-	9,635	80,680
05/01/32	410,000	4.700%	60,000	9,635	
11/01/32	350,000	4.700%	-	8,225	77,860
05/01/33	350,000	4.700%	65,000	8,225	
11/01/33	285,000	4.700%	-	6,698	79,923
05/01/34	285,000	4.700%	65,000	6,698	
11/01/34	220,000	4.700%	-	5,170	76,868
05/01/35	220,000	4.700%	70,000	5,170	
11/01/35	150,000	4.700%	-	3,525	78,695
05/01/36	150,000	4.700%	75,000	3,525	
11/01/36	75,000	4.700%	-	1,763	80,288
05/01/37	75,000	4.700%	75,000	1,763	76,763
<b>Total</b>			<b>\$ 1,135,000</b>	<b>\$ 627,054</b>	<b>\$ 1,762,054</b>

**Tison's Landing**  
**Community Development District**  
**Non-Ad Valorem Assessments Comparison**  
**2025-2026**

Neighborhood	O&M Units	Bonds 2016 Units	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2026	FY2025	Increase/ (decrease)	FY 2026	FY2025	Increase/ (decrease)	FY 2026	FY2025	Increase/ (decrease)
Single Family - 50'-65'	182	175	<b>\$1,358.57</b>	\$1,358.57	<b>\$0.00</b>	<b>\$417.64</b>	\$417.64	<b>\$0.00</b>	<b>\$1,776.21</b>	\$1,776.21	<b>\$0.00</b>
Single Family - 50'-65'	111	111	<b>\$1,358.57</b>	\$1,358.57	<b>\$0.00</b>	<b>\$421.26</b>	\$421.26	<b>\$0.00</b>	<b>\$1,779.83</b>	\$1,779.83	<b>\$0.00</b>
Single Family - 50'-65'	68	68	<b>\$1,358.57</b>	\$1,358.57	<b>\$0.00</b>	<b>\$436.63</b>	\$436.63	<b>\$0.00</b>	<b>\$1,795.20</b>	\$1,795.20	<b>\$0.00</b>
Single Family - 50'-65'	177	177	<b>\$1,358.57</b>	\$1,358.57	<b>\$0.00</b>	<b>\$728.62</b>	\$728.62	<b>\$0.00</b>	<b>\$2,087.19</b>	\$2,087.19	<b>\$0.00</b>
Single Family - 50'-65'	142	142	<b>\$1,358.57</b>	\$1,358.57	<b>\$0.00</b>	<b>\$946.48</b>	\$946.48	<b>\$0.00</b>	<b>\$2,305.05</b>	\$2,305.05	<b>\$0.00</b>
Total	680	673									