

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 3/31/25 | Projected Next 6 Months | Projected Thru 9/30/25 | Approved Proposed FY 2026 |
|-------------|-----------------------------|-------------------------|----------------------------|---------------------------|---------------------------------|
|-------------|-----------------------------|-------------------------|----------------------------|---------------------------|---------------------------------|

REVENUES:

| | | | | | |
|-------------------------------|-------------------|-------------------|------------------|-------------------|-------------------|
| Special Assessments - On Roll | \$ 854,540 | \$ 850,710 | \$ 3,830 | \$ 854,540 | \$ 854,540 |
| Clubhouse Rentals | 2,000 | 3,620 | 1,000 | 4,620 | 2,000 |
| Interest income | 10,000 | 14,393 | 15,892 | 30,285 | 16,000 |
| Other Income | - | - | 50 | 50 | - |
| TOTAL REVENUES | \$ 866,540 | \$ 868,722 | \$ 20,772 | \$ 889,494 | \$ 872,540 |

EXPENDITURES:

Administrative:

| | | | | | |
|--|-------------------|------------------|------------------|-------------------|-------------------|
| Supervisor Fees | \$ 12,000 | \$ 4,000 | \$ 6,000 | \$ 10,000 | \$ 12,000 |
| FICA Taxes | 918 | 306 | 459 | 765 | 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 | 600 | 400 | 1,000 | 1,000 |
| Trustee Fees | 3,725 | - | 3,725 | 3,725 | 3,725 |
| District Management Fees | 45,000 | 22,500 | 22,500 | 45,000 | 46,350 |
| Information Technology | 1,600 | 800 | 800 | 1,600 | 1,800 |
| District Website Administration | 1,600 | 800 | 800 | 1,600 | 1,800 |
| Telephone | 350 | 55 | 295 | 350 | 350 |
| Postage & Delivery | 1,000 | 2 | 667 | 669 | 1,000 |
| General Liability and Public Officials Insurance | 11,733 | 10,910 | - | 10,910 | 12,001 |
| Printing & Binding | 2,000 | 102 | 1,898 | 2,000 | 2,000 |
| Legal Advertising | 2,500 | 610 | 1,890 | 2,500 | 2,500 |
| Bank Fees and Other Charges | 1,000 | 200 | 800 | 1,000 | 1,000 |
| Office Supplies | 500 | 0 | 333 | 333 | 500 |
| Dues, Licenses & Subscriptions | 175 | 175 | - | 175 | 175 |
| TOTAL ADMINISTRATIVE | \$ 110,001 | \$ 53,051 | \$ 53,476 | \$ 106,527 | \$ 112,119 |

Operations & Maintenance

Community Operations

| | | | | | |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|
| Property Insurance | \$ 24,738 | \$ 22,201 | \$ - | \$ 22,201 | \$ 24,421 |
| Field Management & Administration (Vesta) | 37,179 | 18,590 | 18,590 | 37,179 | 38,294 |
| Security Off Duty (JSO) | 2,500 | - | 2,500 | 2,500 | 2,500 |
| Security Camera Monitoring (Envera) | 16,377 | 5,889 | 3,888 | 9,777 | 16,377 |
| Landscape Maintenance (LawnBoy) | 59,690 | 26,544 | 26,544 | 53,088 | 60,212 |
| Landscape Mulch | 15,000 | - | 15,000 | 15,000 | 15,000 |
| Landscape Fertilization (AgrowPro) | 19,332 | 9,666 | 9,666 | 19,332 | 19,332 |
| Irrigation Repairs and Maintenance | 10,000 | 3,423 | 6,578 | 10,000 | 10,000 |
| Landscape Repairs and Maintenance | 7,000 | 2,229 | 4,771 | 7,000 | 7,000 |
| Lake Maintenance (The Lake Doctor) | 11,428 | 4,824 | 4,824 | 9,648 | 11,200 |
| Utilities-Cable (Comcast) | 1,680 | 740 | 740 | 1,480 | 1,680 |
| Utilities-Electric (JEA) | 1,800 | 660 | 720 | 1,380 | 1,800 |
| Utilities-Irrigation (JEA) | 30,000 | 6,597 | 9,000 | 15,597 | 24,000 |
| Community Repairs and Maintenance | 20,000 | 2,482 | 17,518 | 20,000 | 20,000 |
| Community Operations Contingency | 5,000 | - | 5,000 | 5,000 | 3,105 |
| Capital Improvement Plan | 22,500 | - | 81,371 | 81,371 | 22,500 |
| Total Community Operations | \$ 284,224 | \$ 103,845 | \$ 206,709 | \$ 310,554 | \$ 277,421 |

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

| Description | Adopted Budget FY2025 | Actuals Thru 3/31/25 | Projected Next 6 Months | Projected Thru 9/30/25 | Approved Proposed FY 2026 |
|--|-----------------------------|-------------------------|----------------------------|---------------------------|---------------------------------|
| <u>Amenity Operations</u> | | | | | |
| Amenity Manager (Vesta) | \$ 102,210 | \$ 51,105 | \$ 51,105 | \$ 102,210 | \$ 105,276 |
| Pool Maintenance (Vesta) | 33,150 | 16,575 | 16,575 | 33,150 | 34,145 |
| Janitorial Maintenance (Vesta) | 33,099 | 16,550 | 16,550 | 33,099 | 34,092 |
| Janitorial Supplies (Vesta) | 4,058 | 2,029 | 2,029 | 4,058 | 4,058 |
| Amenity Website (Vesta) | 3,000 | 1,500 | 1,500 | 3,000 | 3,090 |
| Seasonal Office Staffing (Vesta) (Pool Monitors) | 13,753 | 6,876 | 6,876 | 13,753 | 13,580 |
| Security Camera Monitoring (Envera/High-Tech) | 13,761 | 6,880 | 6,880 | 13,761 | 13,761 |
| Pool Chemicals (Hawkins) | 15,000 | 5,257 | 9,743 | 15,000 | 15,000 |
| License / Permit Fees | 600 | - | 600 | 600 | 600 |
| Utilities-Cable (Comcast) | 6,600 | 3,050 | 3,078 | 6,128 | 6,600 |
| Utilities-Electric (JEA) | 17,410 | 5,102 | 5,700 | 10,802 | 15,000 |
| Utilities-Water/Sewer (JEA) | 12,000 | 7,892 | 4,108 | 12,000 | 12,000 |
| Refuse Services (Republic Services) | 7,200 | 4,299 | 5,400 | 9,699 | 11,400 |
| Pest Control | 1,000 | 300 | 300 | 600 | 600 |
| Amenity Repairs and Maintenance | 15,400 | 6,771 | 8,629 | 15,400 | 15,400 |
| Fitness Equipment Maintenance | 1,000 | 930 | 660 | 1,590 | 2,000 |
| Special Events | 23,500 | 8,469 | 15,031 | 23,500 | 23,500 |
| Amenity Supplies | 5,000 | 719 | 4,281 | 5,000 | 4,698 |
| Amenity Operations Contingency | 2,000 | - | 2,000 | 2,000 | 2,000 |
| Capital Outlay | - | 4,490 | - | 4,490 | - |
| Total Amenity Operations | \$ 309,740 | \$ 148,794 | \$ 161,046 | \$ 309,839 | \$ 316,799 |
| TOTAL EXPENDITURES | \$ 703,966 | \$ 305,690 | \$ 421,230 | \$ 726,920 | \$ 706,340 |
| <u>Other Sources/(Uses)</u> | | | | | |
| Capital Reserve-Transfer Out | (162,574) | (162,574) | - | (162,574) | (166,200) |
| TOTAL OTHER SOURCES/(USES) | \$(162,574) | \$(162,574) | \$- | \$(162,574) | \$(166,200) |
| EXCESS REVENUES (EXPENDITURES) | \$ - | \$ 400,458 | \$ (400,458) | \$ - | \$ - |

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%.

| Vendor | | Monthly fee | Annual |
|------------------------|--|--------------------|---------------|
| 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.

| 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 |

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 | \$5,017.67 | \$60,212 |

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 |
| Total | | \$11,200 |

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 |
| Total | | | \$13,761 |

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.

| 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 | | 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 | | 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.

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 3/31/25 | Projected Next 6 Months | Projected Thru 9/30/25 | Approved Proposed FY 2026 |
|---------------------------------------|-----------------------------|-------------------------|----------------------------|---------------------------|---------------------------------|
| <u>REVENUES:</u> | | | | | |
| Interest Income | \$ 3,353 | 3,666 | \$ 3,666 | \$ 7,332 | \$ 4,235 |
| Carry Forward Balance | 95,340 | 71,459 | - | 71,459 | 189,090 |
| TOTAL REVENUES | \$ 98,693 | \$ 75,125 | \$ 3,666 | \$ 78,791 | \$ 193,325 |
| <u>EXPENDITURES:</u> | | | | | |
| <u>Capital Outlay</u> | | | | | |
| Capital Outlay | \$ 52,000 | \$ - | \$ 29,720 | \$ 29,720 | \$ 22,423 |
| Christmas Décor | - | 9,640 | - | 9,640 | - |
| Well Motor | - | 12,640 | - | 12,640 | - |
| Miscellaneous Service | - | 275 | - | 275 | - |
| TOTAL EXPENDITURES | \$ 52,000 | \$ 22,555 | \$ 29,720 | \$ 52,275 | \$ 22,423 |
| <u>Other Sources/(Uses)</u> | | | | | |
| Capital Reserve-Transfer In | \$ 162,574 | \$ 162,574 | \$ - | \$ 162,574 | \$ 166,200 |
| TOTAL OTHER SOURCES/(USES) | \$162,574 | \$162,574 | \$- | \$162,574 | \$166,200 |
| EXCESS REVENUES (EXPENDITURES) | \$ 209,267 | \$ 215,144 | \$ (26,054) | \$ 189,090 | \$ 337,102 |

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 | 189,090 |
| Contributions | 166,200 |
| Interest Income | 4,235 |
| Expenditures | (22,423) |
| Anticipated Balance | 337,102 |

Variance Reserve Study Vs Actual

\$50,511

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 3/31/25 | Projected Next 6 Months | Projected Thru 9/30/25 | Approved Proposed FY 2026 |
|---------------------------------------|-----------------------------|-------------------------|----------------------------|---------------------------|---------------------------------|
| <u>REVENUES:</u> | | | | | |
| Special Assessments-On Roll | \$ 381,936 | \$ 380,224 | \$ 1,712 | \$ 381,936 | \$ 381,936 |
| Interest Earnings | 7,500 | 9,020 | 6,980 | 16,000 | 7,500 |
| Carry Forward Surplus ⁽¹⁾ | 148,125 | 118,519 | - | 118,519 | 132,314 |
| TOTAL REVENUES | \$ 537,560 | \$ 507,762 | \$ 8,692 | \$ 516,455 | \$ 521,749 |
| <u>EXPENDITURES:</u> | | | | | |
| Series 2016-1 | | | | | |
| 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 |
| Series 2016-2 | | | | | |
| 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 |
| TOTAL EXPENDITURES | \$ 379,259 | \$ 74,629 | \$ 309,512 | \$ 384,141 | \$ 376,839 |
| TOTAL EXPENDITURES | \$ 379,259 | \$ 74,629 | \$ 309,512 | \$ 384,141 | \$ 376,839 |
| EXCESS REVENUES (EXPENDITURES) | \$ 158,302 | \$ 433,133 | \$ (300,819) | \$ 132,314 | \$ 144,911 |

⁽¹⁾ 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 |
| Total | | | \$ 4,520,000 | \$ 1,727,627 | \$ 6,247,627 |

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 |
| Total | | | \$ 1,135,000 | \$ 627,054 | \$ 1,762,054 |

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 | \$1,358.57 | \$1,358.57 | \$0.00 | \$417.64 | \$417.64 | \$0.00 | \$1,776.21 | \$1,776.21 | \$0.00 |
| Single Family - 50'-65' | 111 | 111 | \$1,358.57 | \$1,358.57 | \$0.00 | \$421.26 | \$421.26 | \$0.00 | \$1,779.83 | \$1,779.83 | \$0.00 |
| Single Family - 50'-65' | 68 | 68 | \$1,358.57 | \$1,358.57 | \$0.00 | \$436.63 | \$436.63 | \$0.00 | \$1,795.20 | \$1,795.20 | \$0.00 |
| Single Family - 50'-65' | 177 | 177 | \$1,358.57 | \$1,358.57 | \$0.00 | \$728.62 | \$728.62 | \$0.00 | \$2,087.19 | \$2,087.19 | \$0.00 |
| Single Family - 50'-65' | 142 | 142 | \$1,358.57 | \$1,358.57 | \$0.00 | \$946.48 | \$946.48 | \$0.00 | \$2,305.05 | \$2,305.05 | \$0.00 |
| Total | 680 | 673 | | | | | | | | | |