

Tison's Landing
Community Development District

Adopted Budget
FY 2026



Table of Contents

1-2	<u>General Fund</u>
3-7	<u>Narratives</u>
8	<u>Capital Reserve Fund</u>
9-11	<u>Debt Service Fund Series 2016</u>
12	<u>Assessment Schedule</u>

Tison's Landing
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Adopted 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	5,897	-	5,897	2,000
Interest income	10,000	20,188	10,617	30,805	16,000
Other Income	-	136	-	136	-
TOTAL REVENUES	\$ 866,540	\$ 879,916	\$ 11,462	\$ 891,377	\$ 872,540

EXPENDITURES:

Administrative:

Supervisor Fees	\$ 12,000	\$ 5,400	\$ 4,000	\$ 9,400	\$ 12,000
FICA Taxes	918	413	306	719	918
District Engineer Fees	3,000	845	2,155	3,000	3,000
District Counsel Fees	15,000	6,742	8,258	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	1,017	333	1,350	1,000
Trustee Fees	3,725	-	3,725	3,725	3,725
District Management Fees	45,000	30,000	15,000	45,000	46,350
Information Technology	1,600	1,067	533	1,600	1,800
District Website Administration	1,600	1,067	533	1,600	1,800
Telephone	350	117	164	281	350
Postage & Delivery	1,000	3	50	53	1,000
General Liability and Public Officials Insurance	11,733	10,910	-	10,910	12,661
Printing & Binding	2,000	191	1,809	2,000	2,000
Legal Advertising	2,500	817	1,683	2,500	2,500
Bank Fees and Other Charges	1,000	439	328	767	1,000
Office Supplies	500	0	167	167	500
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 110,001	\$ 64,903	\$ 40,245	\$ 105,148	\$ 112,779

Operations & Maintenance

Community Operations

Property Insurance	\$ 24,738	\$ 22,201	\$ -	\$ 22,201	\$ 23,977
Field Management & Administration (Vesta)	37,179	24,786	12,393	37,179	38,294
Security Off Duty (JSO)	2,500	-	2,500	2,500	2,500
Security Camera Monitoring (Envera)	16,377	7,185	2,592	9,777	16,377
Landscape Maintenance (LawnBoy)	59,690	35,392	17,696	53,088	60,608
Landscape Mulch	15,000	-	15,000	15,000	15,000
Landscape Fertilization (AgrowPro)	19,332	12,888	6,444	19,332	19,332
Irrigation Repairs and Maintenance	10,000	4,115	5,886	10,000	10,000
Landscape Repairs and Maintenance	7,000	2,972	4,028	7,000	7,000
Lake Maintenance (The Lake Doctor)	11,428	6,432	3,216	9,648	11,200
Utilities-Cable (Comcast)	1,680	987	493	1,480	1,680
Utilities-Electric (JEA)	1,800	839	492	1,331	1,800
Utilities-Irrigation (JEA)	30,000	8,421	4,000	12,421	24,000
Community Repairs and Maintenance	20,000	3,814	16,186	20,000	20,000
Community Operations Contingency	5,000	-	5,000	5,000	2,493
Capital Improvement Plan	22,500	-	88,161	88,161	22,500
Total Community Operations	\$ 284,224	\$ 130,032	\$ 184,086	\$ 314,119	\$ 276,761

Tison's Landing
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
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Amenity Operations

Amenity Manager (Vesta)	\$ 102,210	\$ 68,140	\$ 34,070	\$ 102,210	\$ 105,276
Pool Maintenance (Vesta)	33,150	22,100	11,050	33,150	34,145
Janitorial Maintenance (Vesta)	33,099	22,066	11,033	33,099	34,092
Janitorial Supplies (Vesta)	4,058	2,705	1,353	4,058	4,058
Amenity Website (Vesta)	3,000	2,000	1,000	3,000	3,090
Seasonal Office Staffing (Vesta) (Pool Monitors)	13,753	9,169	4,584	13,753	13,580
Security Camera Monitoring (Envera/High-Tech)	13,761	8,297	5,464	13,761	13,761
Pool Chemicals (Hawkins)	15,000	8,098	6,902	15,000	15,000
License / Permit Fees	600	-	600	600	600
Utilities-Cable (Comcast)	6,600	4,076	2,052	6,128	6,600
Utilities-Electric (JEA)	17,410	6,831	3,800	10,631	15,000
Utilities-Water/Sewer (JEA)	12,000	11,103	897	12,000	12,000
Refuse Services (Republic Services)	7,200	5,968	3,600	9,568	11,400
Pest Control	1,000	350	250	600	600
Amenity Repairs and Maintenance	15,400	8,030	7,370	15,400	15,400
Fitness Equipment Maintenance	1,000	930	660	1,590	2,000
Special Events	23,500	12,676	10,824	23,500	23,500
Amenity Supplies	5,000	1,108	3,892	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	\$ 198,136	\$ 111,401	\$ 309,537	\$ 316,799
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TOTAL EXPENDITURES	\$ 703,966	\$ 393,071	\$ 335,732	\$ 728,803	\$ 706,340
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Other Sources/(Uses)

Capital Reserve-Transfer Out	(162,574)	(162,574)	-	(162,574)	(166,200)
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TOTAL OTHER SOURCES/(USES)	\$(162,574)	\$(162,574)	\$-	\$(162,574)	\$(166,200)
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EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 324,271	\$ (324,270)	\$ -	\$ -
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Neighborhood	Assessable Units	Gross Assessment	FY25 Gross Per Unit	FY26 Gross Per Unit	Increase / (Decrease)
Single Family - 50'-65'	182	\$ 247,259.44	\$ 1,358.57	\$ 1,358.57	\$ -
Single Family - 50'-65'	111	\$ 150,801.09	\$ 1,358.57	\$ 1,358.57	\$ -
Single Family - 50'-65'	68	\$ 92,382.65	\$ 1,358.57	\$ 1,358.57	\$ -
Single Family - 50'-65'	177	\$ 240,466.60	\$ 1,358.57	\$ 1,358.57	\$ -
Single Family - 50'-65'	142	\$ 192,916.71	\$ 1,358.57	\$ 1,358.57	\$ -
TOTAL	680	\$ 923,826			

Net Assessment	\$ 854,539.50
Plus Collection Fees & Discounts (7.5%)	\$ 69,286.99
Gross Assessment	<u>\$ 923,826.49</u>

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	\$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
Total		<u>\$11,200</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
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 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
<u>REVENUES:</u>					
Interest Income	\$ 3,353	5,016	\$ 2,390	\$ 7,406	\$ 4,235
Carry Forward Balance	95,340	71,459	-	71,459	125,712
TOTAL REVENUES	\$ 98,693	\$ 76,475	\$ 2,390	\$ 78,865	\$ 129,947
<u>EXPENDITURES:</u>					
<u>Capital Outlay</u>					
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	
Chairs/Tables		12,933	-	12,933	
Miscellaneous Service	-	506	300	806	-
TOTAL EXPENDITURES	\$ 52,000	\$ 67,603	\$ 48,125	\$ 115,727	\$ 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	\$ 171,447	\$ (45,735)	\$ 125,712	\$ 273,724

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	125,712
Contributions	166,200
Interest Income	4,235
Expenditures	(22,423)
Anticipated Balance	273,724

Variance Reserve Study Vs Actual	(\$12,867)
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Tison's Landing

Community Development District

Adopted Budget

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

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
REVENUES:					
Special Assessments-On Roll	\$ 381,936	\$ 381,558	\$ 378	\$ 381,936	\$ 381,936
Interest Earnings	7,500	13,316	2,684	16,000	7,500
Carry Forward Surplus ⁽¹⁾	148,125	118,519	-	118,519	82,314
TOTAL REVENUES	\$ 537,560	\$ 513,393	\$ 3,062	\$ 516,455	\$ 471,749
EXPENDITURES:					
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	\$ 15,863
Special Call - 11/1	-	5,000	-	5,000	-
Interest - 05/01	18,213	18,095	-	18,095	15,863
Principal - 05/01	45,000	45,000	-	45,000	45,000
Special Call - 05/01	-	50,000	-	50,000	-
TOTAL EXPENDITURES	\$ 379,259	\$ 434,141	\$ -	\$ 434,141	\$ 374,489
TOTAL EXPENDITURES	\$ 379,259	\$ 434,141	\$ -	\$ 434,141	\$ 374,489
EXCESS REVENUES (EXPENDITURES)	\$ 158,302	\$ 79,252	\$ 3,062	\$ 82,314	\$ 97,261

⁽¹⁾ Carry Forward is Net of Reserve Requirement

2016-1 Interest Due 11/1/26	\$ 46,007
2016-2 Interest Due 11/1/26	14,805
	<u>\$ 60,812</u>

#REF!	Assessable Units	Gross Assessment	FY25 Gross Per Unit	FY26 Gross Per Unit	Increase / (Decrease)
Single Family - 50'-65'	175	\$ 73,087.00	\$ 417.64	\$ 417.64	\$ -
Single Family - 50'-65'	111	\$ 46,759.86	\$ 421.26	\$ 421.26	\$ -
Single Family - 50'-65'	68	\$ 29,690.84	\$ 436.63	\$ 436.63	\$ -
Single Family - 50'-65'	177	\$ 128,965.74	\$ 728.62	\$ 728.62	\$ -
Single Family - 50'-65'	142	\$ 134,400.16	\$ 946.48	\$ 946.48	\$ -
TOTAL	673	\$ 412,904			
Net Assessment		\$ 381,935.83			
Plus Collection Fees & Discounts (7.5%)		\$ 30,967.77			
Gross Assessment		<u>\$ 412,903.60</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%	95,000	18,095	
11/01/25	675,000	4.700%	-	15,863	128,958
05/01/26	675,000	4.700%	45,000	15,863	
11/01/26	630,000	4.700%	-	14,805	75,668
05/01/27	630,000	4.700%	45,000	14,805	
11/01/27	585,000	4.700%	-	13,748	73,553
05/01/28	585,000	4.700%	45,000	13,748	
11/01/28	540,000	4.700%	-	12,690	71,438
05/01/29	540,000	4.700%	50,000	12,690	
11/01/29	490,000	4.700%	-	11,515	74,205
05/01/30	490,000	4.700%	50,000	11,515	
11/01/30	440,000	4.700%	-	10,340	71,855
05/01/31	440,000	4.700%	55,000	10,340	
11/01/31	385,000	4.700%	-	9,048	74,388
05/01/32	385,000	4.700%	55,000	9,048	
11/01/32	330,000	4.700%	-	7,755	71,803
05/01/33	330,000	4.700%	60,000	7,755	
11/01/33	270,000	4.700%	-	6,345	74,100
05/01/34	270,000	4.700%	65,000	6,345	
11/01/34	205,000	4.700%	-	4,818	76,163
05/01/35	205,000	4.700%	65,000	4,818	
11/01/35	140,000	4.700%	-	3,290	73,108
05/01/36	140,000	4.700%	70,000	3,290	
11/01/36	70,000	4.700%	-	1,645	74,935
05/01/37	70,000	4.700%	70,000	1,645	71,645
Total			\$ 1,135,000	\$ 611,074	\$ 1,746,074

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									