

Tison's Landing
Community Development District

Approved Proposed Budget
FY 2027



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

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
REVENUES:					
Special Assessments - On Roll	\$ 854,540	\$ 841,991	\$ 12,549	\$ 854,540	\$ 854,540
Clubhouse Rentals	2,000	1,680	3,320	5,000	5,000
Interest Income	16,000	15,329	4,671	20,000	16,000
Other Income	-	300	-	300	-
TOTAL REVENUES	\$ 872,540	\$ 859,300	\$ 20,540	\$ 879,840	\$ 875,540

EXPENDITURES:

Administrative:

Supervisor Fees	\$ 12,000	\$ 4,600	\$ 6,000	\$ 10,600	\$ 12,000
FICA Taxes	918	352	459	811	918
District Engineer Fees	3,000	1,582	1,418	3,000	3,000
District Counsel Fees	15,000	4,641	10,360	15,000	15,000
Annual Audit	3,300	3,300	100	3,400	3,400
Assessment Administration	2,500	2,500	-	2,500	2,575
Arbitrage Rebate	1,200	-	550	550	550
Dissemination Agent	1,000	600	400	1,000	1,030
Amortization Fees	-	-	-	-	100
Trustee Fees	3,725	-	3,725	3,725	4,098
District Management Fees	46,350	23,175	23,175	46,350	47,741
Information Technology	1,800	900	900	1,800	1,854
District Website Administration	1,800	900	900	1,800	1,854
Telephone	350	84	266	350	350
Postage & Delivery	1,000	63	937	1,000	1,000
General Liability and Public Officials Insurance	12,661	11,559	-	11,559	12,715
Printing & Binding	2,000	135	865	1,000	1,000
Legal Advertising	2,500	621	1,879	2,500	2,500
Bank Fees and Other Charges	1,000	479	721	1,200	1,320
Office Supplies	500	-	500	500	500
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 112,779	\$ 55,665	\$ 53,155	\$ 108,820	\$ 113,679

Operations & Maintenance

Community Operations

Property Insurance	\$ 23,977	\$ 21,473	\$ -	\$ 21,473	\$ 23,620
Field Management & Administration (Vesta)	38,294	19,147	19,147	38,294	39,443
Security Off Duty (JSO)	2,500	-	2,500	2,500	2,500
Security Camera Monitoring (Envera)	16,377	4,529	11,848	16,377	16,377
Landscape Maintenance (LawnBoy)	60,608	30,033	30,033	60,066	63,069
Landscape Mulch	15,000	-	15,000	15,000	15,000
Landscape Fertilization (AgrowPro)	19,332	11,166	11,166	22,332	22,332
Irrigation Repairs and Maintenance	10,000	2,766	7,234	10,000	10,000
Landscape Repairs and Maintenance	7,000	5,019	1,981	7,000	7,000
Lake Maintenance (The Lake Doctor)	11,200	4,950	6,250	11,200	11,497
Utilities-Cable (Comcast)	1,680	740	740	1,480	1,680
Utilities-Electric (JEA)	1,800	491	1,309	1,800	1,800
Utilities-Irrigation (JEA)	24,000	7,530	16,470	24,000	24,000
Community Repairs and Maintenance	20,000	1,563	18,437	20,000	20,000
Community Operations Contingency	2,493	58	2,435	2,493	2,493
Capital Improvement Plan	22,500	-	22,500	22,500	-
Total Community Operations	\$ 276,761	\$ 109,465	\$ 167,050	\$ 276,515	\$ 260,811

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Approved Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
<u>Amenity Operations</u>					
Amenity Manager (Vesta)	\$ 105,276	\$ 52,638	\$ 52,638	\$ 105,276	\$ 108,434
Pool Maintenance (Vesta)	34,145	17,073	17,073	34,145	35,169
Janitorial Maintenance (Vesta)	34,092	17,046	17,046	34,092	35,115
Janitorial Supplies (Vesta)	4,058	2,029	2,029	4,058	4,180
Amenity Website (Vesta)	3,090	1,545	1,545	3,090	3,183
Seasonal Office Staffing (Vesta) (Pool Monitors)	13,580	6,790	6,790	13,580	13,987
Security Camera Monitoring (Envera/High-Tech)	13,761	6,880	6,880	13,761	13,761
Pool Chemicals (Hawkins)	15,000	5,791	14,209	20,000	20,000
License / Permit Fees	600	248	352	600	600
Utilities-Cable (Comcast)	6,600	3,120	3,480	6,600	6,600
Utilities-Electric (JEA)	15,000	4,316	7,684	12,000	15,000
Utilities-Water/Sewer (JEA)	12,000	8,793	9,207	18,000	20,000
Refuse Services (Waste Management)	11,400	1,051	1,349	2,400	2,400
Pest Control	600	556	444	1,000	1,000
Amenity Repairs and Maintenance	15,400	9,872	5,528	15,400	17,000
Fitness Equipment Maintenance	2,000	803	1,197	2,000	2,000
Special Events	23,500	13,843	9,657	23,500	23,500
Amenity Supplies	4,698	1,549	3,149	4,698	5,000
Amenity Operations Contingency	2,000	-	2,000	2,000	2,000
Capital Outlay	-	1,490	-	1,490	-
Total Amenity Operations	\$ 316,799	\$ 155,433	\$ 162,257	\$ 317,690	\$ 328,929
TOTAL EXPENDITURES	\$ 706,340	\$ 320,564	\$ 382,461	\$ 703,024	\$ 703,419
<u>Other Sources/(Uses)</u>					
Capital Reserve-Transfer Out	(166,200)	(166,200)	(10,615)	(176,815)	(172,121)
TOTAL OTHER SOURCES/(USES)	\$ (166,200)	\$ (166,200)	\$ (10,615)	\$ (176,815)	\$ (172,121)
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 372,536	\$ (372,536)	\$ -	\$ -

Neighborhood	Assessable Units	Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase / (Decrease)
Single Family - 50'-65'	182	\$ 247,259.56	\$ 1,358.57	\$ 1,358.57	\$ -
Single Family - 50'-65'	111	\$ 150,801.16	\$ 1,358.57	\$ 1,358.57	\$ -
Single Family - 50'-65'	68	\$ 92,382.69	\$ 1,358.57	\$ 1,358.57	\$ -
Single Family - 50'-65'	177	\$ 240,466.72	\$ 1,358.57	\$ 1,358.57	\$ -
Single Family - 50'-65'	142	\$ 192,916.80	\$ 1,358.57	\$ 1,358.57	\$ -
TOTAL GROSS	680	\$ 923,826.93			
Minus Collection Fees & Discounts (7.5%)		69,287.02			
Net Assessment		<u>\$ 854,539.91</u>			

Tison's Landing
Community Development District
Budget Narrative
FY 2027

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.

Amortization Fees

Fees for updating amortization schedules after a special call was made.

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.

Tison's Landing
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Budget Narrative
FY 2027

Expenditures - Administrative (continued)

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.

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	\$3,286.92	\$39,443

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Community Development District
Budget Narrative
FY 2027

Expenditures – Operations (continued)

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

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		\$5,255.76	\$63,069

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		\$1,860.98	\$22,332

Irrigation Repairs and Maintenance

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

Landscape Repairs and Maintenance

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

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		\$849.75	\$10,197
Contingency		\$108.33	\$1,300
	Total		\$11,497

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

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Budget Narrative
FY 2027

Expenditures – Operations (continued)

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

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	\$9,036.19	\$108,434

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	\$2,930.78	\$35,169

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	\$2,926.23	\$35,115

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Community Development District
Budget Narrative
FY 2027

Expenditures – Amenity Operations (continued)

Janitorial Supplies (Vesta)

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

Vendor	Monthly fee	Annual
Vesta Property Service	\$348.31	\$4,180

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	\$265.23	\$3,183

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	\$1,165.62	\$13,987

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

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	\$1,667	\$20,000

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.

Tison's Landing
Community Development District
Budget Narrative
FY 2027

Expenditures – Amenity Operations (continued)
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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 FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
REVENUES:					
Interest Income	\$ 4,235	\$ 3,792	\$ 2,208	\$ 6,000	\$ 5,175
Carry Forward Balance	125,712	122,578	-	122,578	251,050
TOTAL REVENUES	\$ 129,947	\$ 126,370	\$ 2,208	\$ 128,578	\$ 256,225
EXPENDITURES:					
Capital Outlay					
Capital Outlay	\$ 22,423	\$ 51,273	\$ 2,189	\$ 53,462	\$ 20,262
Miscellaneous Services	-	521	360	881	1,000
TOTAL EXPENDITURES	\$ 22,423	\$ 51,794	\$ 2,549	\$ 54,343	\$ 21,262
Other Sources/(Uses)					
Capital Reserve-Transfer In	\$ 166,200	\$ 166,200	\$ 10,615	\$ 176,815	\$ 172,121
TOTAL OTHER SOURCES/(USES)	\$ 166,200	\$ 166,200	\$ 10,615	\$ 176,815	\$ 172,121
EXCESS REVENUES (EXPENDITURES)	\$ 273,724	\$ 240,776	\$ 10,274	\$ 251,050	\$ 407,084

Capital Reserve Study

General

Description	FY 2027- Reserve Study
Reserves Beginning of Year	\$ 286,592
Contributions	78,675
Interest Income	5,175
Expenditures	(20,262)
Anticipated Balance	\$350,180

Budget Fiscal Year 2027

Description	Budget FY 2027
Reserves Beginning of Year	\$ 251,050
Contributions	172,121
Interest Income	5,175
Expenditures	(21,262)
Anticipated Balance	407,084

Variance Reserve Study Vs Actual	\$56,904
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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 FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
REVENUES:					
Special Assessments-On Roll	\$ 381,936	\$ 376,327	\$ 5,609	\$ 381,936	\$ 381,936
Interest Earnings	7,500	7,186	2,814	10,000	6,500
Carry Forward Surplus ⁽¹⁾	82,314	84,267	-	84,267	86,832
TOTAL REVENUES	\$ 471,749	\$ 467,780	\$ 8,423	\$ 476,203	\$ 475,267
EXPENDITURES:					
Series 2016-1					
Interest - 11/01	\$ 48,882	\$ 48,882	\$ -	\$ 48,882	\$ 46,007
Interest - 05/01	48,882	-	48,882	48,882	46,007
Principal - 05/01	200,000	-	200,000	200,000	205,000
Series 2016-2					
Interest - 11/01	\$ 15,863	\$ 15,863	\$ -	\$ 15,863	\$ 14,570
Special Call - 11/1	-	5,000	-	5,000	-
Interest - 05/01	15,863	-	15,745	15,745	14,570
Principal - 05/01	45,000	-	50,000	50,000	45,000
Special Call - 05/01	-	-	5,000	5,000	-
TOTAL EXPENDITURES	\$ 374,489	\$ 69,744	\$ 319,627	\$ 389,371	\$ 371,154
TOTAL EXPENDITURES	\$ 374,489	\$ 69,744	\$ 319,627	\$ 389,371	\$ 371,154
EXCESS REVENUES (EXPENDITURES)	\$ 97,261	\$ 398,036	\$ (311,204)	\$ 86,832	\$ 104,114

⁽¹⁾ Carry Forward is Net of Reserve Requirement

2016-1 Interest Due 11/1/27	\$ 42,932
2016-2 Interest Due 11/1/27	13,513
	\$ 56,444

Neighborhood	Assessable Units	Gross Assessment	FY26 Gross Per Unit	FY27 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 GROSS	673	\$ 412,903.60			
Minus Collection Fees & Discounts (7.5%)		30,967.77			
Net Assessment		\$ 381,935.83			

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%	5,000	15,863	133,958
05/01/26	670,000	4.700%	50,000	15,745	
11/01/26	620,000	4.700%	-	14,570	80,315
05/01/27	620,000	4.700%	45,000	14,570	
11/01/27	575,000	4.700%	-	13,513	73,083
05/01/28	575,000	4.700%	45,000	13,513	
11/01/28	530,000	4.700%	-	12,455	70,968
05/01/29	530,000	4.700%	50,000	12,455	
11/01/29	480,000	4.700%	-	11,280	73,735
05/01/30	480,000	4.700%	50,000	11,280	
11/01/30	430,000	4.700%	-	10,105	71,385
05/01/31	430,000	4.700%	55,000	10,105	
11/01/31	375,000	4.700%	-	8,813	73,918
05/01/32	375,000	4.700%	55,000	8,813	
11/01/32	320,000	4.700%	-	7,520	71,333
05/01/33	320,000	4.700%	60,000	7,520	
11/01/33	260,000	4.700%	-	6,110	73,630
05/01/34	260,000	4.700%	60,000	6,110	
11/01/34	200,000	4.700%	-	4,700	70,810
05/01/35	200,000	4.700%	65,000	4,700	
11/01/35	135,000	4.700%	-	3,173	72,873
05/01/36	135,000	4.700%	65,000	3,173	
11/01/36	70,000	4.700%	-	1,645	69,818
05/01/37	70,000	4.700%	70,000	1,645	71,645
Total			\$ 1,135,000	\$ 606,726	\$ 1,741,726

Tison's Landing
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

Neighborhood	Debt Level	O&M Units	Bonds 2016 Units	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
				FY 2027	FY2026	Increase/(decrease)	FY 2027	FY2026	Increase/(decrease)	FY 2027	FY2026	Increase/(decrease)
Single Family - 50'	\$5,239.00	20	15	\$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'	\$5,279.00	33	33	\$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'	\$5,480.00	32	32	\$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'	\$9,133.00	101	101	\$1,358.57	\$1,358.57	\$0.00	\$728.62	\$728.62	\$0.00	\$2,087.19	\$2,087.19	\$0.00
Single Family - 55'	\$5,239.00	21	21	\$1,358.57	\$1,358.57	\$0.00	\$417.64	\$417.64	\$0.00	\$1,776.21	\$1,776.21	\$0.00
Single Family - 55'	\$5,279.00	33	33	\$1,358.57	\$1,358.57	\$0.00	\$421.26	\$421.26	\$0.00	\$1,779.83	\$1,779.83	\$0.00
Single Family - 55'	\$5,480.00	21	21	\$1,358.57	\$1,358.57	\$0.00	\$436.63	\$436.63	\$0.00	\$1,795.20	\$1,795.20	\$0.00
Single Family - 55'	\$9,133.00	76	76	\$1,358.57	\$1,358.57	\$0.00	\$728.62	\$728.62	\$0.00	\$2,087.19	\$2,087.19	\$0.00
Single Family - 60'	\$5,239.00	67	66	\$1,358.57	\$1,358.57	\$0.00	\$417.64	\$417.64	\$0.00	\$1,776.21	\$1,776.21	\$0.00
Single Family - 60'	\$5,279.00	10	10	\$1,358.57	\$1,358.57	\$0.00	\$421.26	\$421.26	\$0.00	\$1,779.83	\$1,779.83	\$0.00
Single Family - 60'	\$5,480.00	5	5	\$1,358.57	\$1,358.57	\$0.00	\$436.63	\$436.63	\$0.00	\$1,795.20	\$1,795.20	\$0.00
Single Family - 60'	\$11,873.00	56	56	\$1,358.57	\$1,358.57	\$0.00	\$946.48	\$946.48	\$0.00	\$2,305.05	\$2,305.05	\$0.00
Single Family - 65'	\$5,239.00	74	73	\$1,358.57	\$1,358.57	\$0.00	\$417.64	\$417.64	\$0.00	\$1,776.21	\$1,776.21	\$0.00
Single Family - 65'	\$5,279.00	35	35	\$1,358.57	\$1,358.57	\$0.00	\$421.26	\$421.26	\$0.00	\$1,779.83	\$1,779.83	\$0.00
Single Family - 65'	\$5,480.00	10	10	\$1,358.57	\$1,358.57	\$0.00	\$436.63	\$436.63	\$0.00	\$1,795.20	\$1,795.20	\$0.00
Single Family - 65'	\$11,873.00	86	86	\$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									