

***Approved Proposed Budget
Fiscal Year 2024***

***Hemingway Point
Community Development District***

April 26, 2023



Hemingway Point

Community Development District

General Fund

Description	Adopted Budget FY 2023	Actual thru 3/31/23	Projected Next 6 Months	Total Projected at 9/30/23	Proposed Budget FY 2024
Revenues					
Maintenance Assessments	\$223,250	\$219,430	\$3,820	\$223,250	\$253,746
Misc. Income	\$0	\$7	\$0	\$7	\$0
Carry Forward Surplus	\$32,289	\$38,355	\$0	\$38,355	\$26,098
Total Revenues	\$255,539	\$257,792	\$3,820	\$261,612	\$279,844
Expenditures					
<i>Administrative</i>					
Supervisor Fees/FICA Taxes	\$10,334	\$1,722	\$2,153	\$3,875	\$10,334
Engineering Fees	\$2,500	\$0	\$2,500	\$2,500	\$2,500
Dissemination Agent	\$2,500	\$1,250	\$1,250	\$2,500	\$2,500
Assessment Roll	\$1,000	\$1,000	\$0	\$1,000	\$1,000
Attorney Fees	\$15,000	\$5,278	\$7,916	\$13,194	\$15,000
Annual Audit	\$4,600	\$4,600	\$0	\$4,600	\$4,800
Trustee Fees	\$8,000	\$8,000	\$0	\$8,000	\$8,000
Management Fees	\$37,080	\$18,540	\$18,540	\$37,080	\$39,305
Computer Time	\$250	\$125	\$125	\$250	\$500
Telephone	\$50	\$0	\$50	\$50	\$50
Postage	\$1,250	\$37	\$250	\$287	\$1,250
Printing & Binding	\$750	\$132	\$500	\$632	\$750
Insurance	\$7,686	\$6,886	\$0	\$6,886	\$7,715
Legal Advertising	\$1,000	\$70	\$750	\$820	\$1,000
Other Current Charges	\$850	\$293	\$293	\$587	\$850
Website Compliance	\$1,000	\$500	\$500	\$1,000	\$1,060
Office Supplies	\$200	\$6	\$50	\$56	\$150
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Property Taxes	\$0	\$8,126	\$0	\$8,126	\$8,500
Total Administrative	\$94,225	\$56,740	\$32,725	\$79,616	\$105,439
<i>Maintenance</i>					
Field Management	\$12,000	\$6,000	\$6,000	\$12,000	\$12,720
Security/Pool Attendants	\$30,000	\$7,539	\$15,077	\$22,616	\$22,000
Phone/Internet	\$1,800	\$1,183	\$1,183	\$2,367	\$2,500
Electric	\$6,000	\$2,989	\$2,989	\$5,979	\$7,500
Water	\$4,500	\$3,248	\$3,248	\$6,497	\$6,500
Property Insurance	\$4,580	\$4,198	\$0	\$4,198	\$6,500
Repairs & Maintenance	\$22,500	\$3,000	\$15,000	\$18,000	\$20,000
Landscape Maintenance	\$22,500	\$9,600	\$9,600	\$19,200	\$21,000
Tree Trimming	\$7,500	\$0	\$7,500	\$7,500	\$7,500
Janitorial Service & Supplies	\$5,000	\$2,178	\$3,049	\$5,226	\$4,750
Pool Maintenance	\$7,200	\$5,134	\$5,990	\$11,124	\$12,000
Operating Supplies	\$4,500	\$76	\$4,500	\$4,576	\$4,500
Pressure Washing/Painting	\$4,000	\$0	\$8,000	\$8,000	\$8,000
Landscape Lighting & Replacement	\$5,000	\$0	\$5,000	\$5,000	\$5,000
Pest Control	\$0	\$655	\$0	\$655	\$660
Contingencies/Reserve	\$22,028	\$7,962	\$15,000	\$22,962	\$33,275
Total Maintenance	\$159,108	\$53,762	\$102,136	\$155,898	\$174,405
Total Expenditures	\$253,333	\$110,502	\$134,861	\$235,514	\$279,844
Assigned Fund Balance	\$2,206	\$147,290	(\$131,041)	\$26,098	(\$0)

Assessment Table

Maintenance Assessments:	FY2023	FY2024
Gross Assessment	\$235,000.00	\$267,100.89
Less: Disc & Col (5%)	(\$11,750.00)	(\$13,355.04)
Net Assessment	\$223,250.00	\$253,745.85
# Units	321	321
Per Unit Gross Assessment	\$732.09	\$832.09
Proposed Increase	\$0.00	\$100.00

REVENUES:

Maintenance Assessments

The District will levy a Non-Ad Valorem assessment on all the platted lots within the District to pay all the operating & maintenance expenses for the Fiscal Year in accordance with the adopted budget.

EXPENDITURES:

Administrative:

Supervisor Fees

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon 4 supervisors attending the estimated 12 meetings. Also included is 7.65% FICA taxes.

Engineering Fees

The District's engineer will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc.

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.

Assessment Roll

The costs associated with preparing, processing and administering the annual assessment place on the County's tax roll.

Attorney Fees

The District's legal counsel will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

Trustee Fees

The District bonds are held and administered by a Trustee at Wells Fargo Bank. This represents the bank's annual fee.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services – South Florida, LLC.

Computer Time

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

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Insurance

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.

Legal Advertising

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

Administrative: (continued)

Other Current Charges

Bank charges and any other miscellaneous expenses that incurred during the year.

Website Compliance

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

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Capital Outlay

Represents any minor capital expenditures the District may need to make during the Fiscal Year such as a file cabinet for District files.

Maintenance:

Security/Pool Attendant

Security will be determined by the Board of Supervisors.

Phone/Internet

The District has an account with **Comcast** for phone and internet service to the Clubhouse.

Electric

The District has the following accounts with **Florida Power & Light:**

Acct 04890-39180	11850 SW 252 nd Terrace – Clubhouse
Acct 16670-96067	11880 SW 248 th Street – Guard House

Water

The District has the following account with **Miami-Dade Water & Sewer Department:**

Acct 2198944399	11850 SW 252 nd Terrace – Clubhouse
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Property Insurance

The District has a policy with Egis Insurance & Risk Advisors to cover the Clubhouse and contents.

Repair and Maintenance

Repairs and maintenance within the district.

Janitorial Service & Supplies

The District will enter into an agreement for the cleaning of the Clubhouse.

Pool Maintenance

The District has an agreement with **Florida's Bright & Blue Pools** for the maintenance of the pool and fountains (2). The currently contract is \$520.00 per month which includes complete pool and fountain services with chemical, 3 visits per week.

Landscape Maintenance

The District has an agreement with **Nicoya Landscaping, Inc.**

Tree Trimming

The District has an agreement with **Nicoya Landscaping, Inc.**

Operating Supplies

Represents any additional supplies needed for the maintenance of the Clubhouse and Guardhouse.

Contingencies

Represents any unforeseen expenditures.

Hemingway Point

Community Development District

Debt Service Fund
Series 2013

Description	Adopted Budget FY 2023	Actual thru 3/31/23	Projected Next 6 Months	Total Projected at 9/30/23	Proposed Budget FY 2024
Revenues					
Special Assessments	\$165,900	\$162,160	\$0	\$162,160	\$165,900
Interest Income	\$0	\$6,307	\$50	\$6,357	\$0
Carry Forward Surplus ⁽¹⁾	\$155,313	\$155,262	\$0	\$155,262	\$160,523
Total Revenues	\$321,213	\$323,729	\$50	\$323,779	\$326,424
Expenditures					
Series 2013					
Maturity 2022					
Interest 11/1	\$1,181	\$1,181	\$0	\$1,181	\$0
Principal 11/1	\$45,000	\$45,000	\$0	\$45,000	\$0
Interest 5/1	\$0	\$0	\$0	\$0	\$0
Maturity 2032					
Interest 11/1	\$19,219	\$19,219	\$0	\$19,219	\$19,219
Principal 11/1	\$0	\$0	\$0	\$0	\$45,000
Interest 5/1	\$19,219	\$0	\$19,219	\$19,219	\$17,813
Maturity 2042					
Interest 11/1	\$39,319	\$39,319	\$0	\$39,319	\$39,319
Interest 5/1	\$39,319	\$0	\$39,319	\$39,319	\$39,319
Total Expenditures	\$163,257	\$104,719	\$58,537	\$163,256	\$160,669
EXCESS REVENUES	\$157,957	\$219,011	(\$58,487)	\$160,523	\$165,755

⁽¹⁾ Carry forward is net of Reserve Fund requirement.

11/1/24 Interest \$57,130.62
11/1/24 Principal \$50,000.00
\$107,130.62

Gross Assessment	\$174,632.00
Less: Disc & Col (5%)	(\$8,731.60)
Net Assessment	\$165,900.40
# Units (Phase One Project)	167
Per Unit Net Assessment	\$993.42
Per Unit Gross Assessment	\$1,045.70

Hemingway Point

Community Development District

Series 2013 (Phase One Project)

Amortization Schedule
2032 Maturity

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	TOTAL
1-Nov-23	\$615,000.00	6.250%	\$19,218.75	\$45,000.00	\$64,218.75
1-May-24	\$570,000.00	6.250%	\$17,812.50	\$0.00	
1-Nov-24	\$570,000.00	6.250%	\$17,812.50	\$50,000.00	\$85,625.00
1-May-25	\$520,000.00	6.250%	\$16,250.00	\$0.00	
1-Nov-25	\$520,000.00	6.250%	\$16,250.00	\$50,000.00	\$82,500.00
1-May-26	\$470,000.00	6.250%	\$14,687.50	\$0.00	
1-Nov-26	\$470,000.00	6.250%	\$14,687.50	\$55,000.00	\$84,375.00
1-May-27	\$415,000.00	6.250%	\$12,968.75	\$0.00	
1-Nov-27	\$415,000.00	6.250%	\$12,968.75	\$60,000.00	\$85,937.50
1-May-28	\$355,000.00	6.250%	\$11,093.75	\$0.00	
1-Nov-28	\$355,000.00	6.250%	\$11,093.75	\$65,000.00	\$87,187.50
1-May-29	\$290,000.00	6.250%	\$9,062.50	\$0.00	
1-Nov-29	\$290,000.00	6.250%	\$9,062.50	\$65,000.00	\$83,125.00
1-May-30	\$225,000.00	6.250%	\$7,031.25	\$0.00	
1-Nov-30	\$225,000.00	6.250%	\$7,031.25	\$70,000.00	\$84,062.50
1-May-31	\$155,000.00	6.250%	\$4,843.75	\$0.00	
1-Nov-31	\$155,000.00	6.250%	\$4,843.75	\$75,000.00	\$84,687.50
1-May-32	\$80,000.00	6.250%	\$2,500.00	\$0.00	
1-Nov-32	\$80,000.00	6.250%	\$2,500.00	\$80,000.00	\$85,000.00
		Total	\$211,718.75	\$615,000.00	\$826,718.75

Hemingway Point

Community Development District

Series 2013 (Phase One Project)

Amortization Schedule
2042 Maturity

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	TOTAL
1-Nov-23	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	\$39,318.75
1-May-24	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	
1-Nov-24	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	\$78,637.50
1-May-25	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	
1-Nov-25	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	\$78,637.50
1-May-26	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	
1-Nov-26	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	\$78,637.50
1-May-27	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	
1-Nov-27	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	\$78,637.50
1-May-28	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	
1-Nov-28	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	\$78,637.50
1-May-29	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	
1-Nov-29	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	\$78,637.50
1-May-30	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	
1-Nov-30	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	\$78,637.50
1-May-31	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	
1-Nov-31	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	\$78,637.50
1-May-32	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	
1-Nov-32	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	\$78,637.50
1-May-33	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	
1-Nov-33	\$1,165,000.00	6.750%	\$39,318.75	\$85,000.00	\$163,637.50
1-May-34	\$1,080,000.00	6.750%	\$36,450.00	\$0.00	
1-Nov-34	\$1,080,000.00	6.750%	\$36,450.00	\$90,000.00	\$162,900.00
1-May-35	\$990,000.00	6.750%	\$33,412.50	\$0.00	
1-Nov-35	\$990,000.00	6.750%	\$33,412.50	\$95,000.00	\$161,825.00
1-May-36	\$895,000.00	6.750%	\$30,206.25	\$0.00	
1-Nov-36	\$895,000.00	6.750%	\$30,206.25	\$105,000.00	\$165,412.50
1-May-37	\$790,000.00	6.750%	\$26,662.50	\$0.00	
1-Nov-37	\$790,000.00	6.750%	\$26,662.50	\$110,000.00	\$163,325.00
1-May-38	\$680,000.00	6.750%	\$22,950.00	\$0.00	
1-Nov-38	\$680,000.00	6.750%	\$22,950.00	\$120,000.00	\$165,900.00
1-May-39	\$560,000.00	6.750%	\$18,900.00	\$0.00	
1-Nov-39	\$560,000.00	6.750%	\$18,900.00	\$125,000.00	\$162,800.00
1-May-40	\$435,000.00	6.750%	\$14,681.25	\$0.00	
1-Nov-40	\$435,000.00	6.750%	\$14,681.25	\$135,000.00	\$164,362.50
1-May-41	\$300,000.00	6.750%	\$10,125.00	\$0.00	
1-Nov-41	\$300,000.00	6.750%	\$10,125.00	\$145,000.00	\$165,250.00
1-May-42	\$155,000.00	6.750%	\$5,231.25	\$0.00	
1-Nov-42	\$155,000.00	6.750%	\$5,231.25	\$155,000.00	\$165,462.50
		Total	\$1,222,931.25	\$1,165,000.00	\$2,387,931.25

Hemingway Point
Community Development District

Series 2013 (Phase One Project)

Amortization Schedule
2042 Maturity

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	TOTAL
1-Nov-23	\$1,780,000.00	6.750%	\$58,537.50	\$45,000.00	\$103,537.50
1-May-24	\$1,735,000.00	6.750%	\$57,131.25	\$0.00	
1-Nov-24	\$1,735,000.00	6.750%	\$57,131.25	\$50,000.00	\$164,262.50
1-May-25	\$1,685,000.00	6.750%	\$55,568.75	\$0.00	
1-Nov-25	\$1,685,000.00	6.750%	\$55,568.75	\$50,000.00	\$161,137.50
1-May-26	\$1,635,000.00	6.750%	\$54,006.25	\$0.00	
1-Nov-26	\$1,635,000.00	6.750%	\$54,006.25	\$55,000.00	\$163,012.50
1-May-27	\$1,580,000.00	6.750%	\$52,287.50	\$0.00	
1-Nov-27	\$1,580,000.00	6.750%	\$52,287.50	\$60,000.00	\$164,575.00
1-May-28	\$1,520,000.00	6.750%	\$50,412.50	\$0.00	
1-Nov-28	\$1,520,000.00	6.750%	\$50,412.50	\$65,000.00	\$165,825.00
1-May-29	\$1,455,000.00	6.750%	\$48,381.25	\$0.00	
1-Nov-29	\$1,455,000.00	6.750%	\$48,381.25	\$65,000.00	\$161,762.50
1-May-30	\$1,390,000.00	6.750%	\$46,350.00	\$0.00	
1-Nov-30	\$1,390,000.00	6.750%	\$46,350.00	\$70,000.00	\$162,700.00
1-May-31	\$1,320,000.00	6.750%	\$44,162.50	\$0.00	
1-Nov-31	\$1,320,000.00	6.750%	\$44,162.50	\$75,000.00	\$163,325.00
1-May-32	\$1,245,000.00	6.750%	\$41,818.75	\$0.00	
1-Nov-32	\$1,245,000.00	6.750%	\$41,818.75	\$80,000.00	\$163,637.50
1-May-33	\$1,165,000.00	6.750%	\$39,318.75	\$0.00	
1-Nov-33	\$1,165,000.00	6.750%	\$251,037.50	\$85,000.00	\$375,356.25
1-May-34	\$1,080,000.00	6.750%	\$36,450.00	\$0.00	
1-Nov-34	\$1,080,000.00	6.750%	\$36,450.00	\$90,000.00	\$162,900.00
1-May-35	\$990,000.00	6.750%	\$33,412.50	\$0.00	
1-Nov-35	\$990,000.00	6.750%	\$33,412.50	\$95,000.00	\$161,825.00
1-May-36	\$895,000.00	6.750%	\$30,206.25	\$0.00	
1-Nov-36	\$895,000.00	6.750%	\$30,206.25	\$105,000.00	\$165,412.50
1-May-37	\$790,000.00	6.750%	\$26,662.50	\$0.00	
1-Nov-37	\$790,000.00	6.750%	\$26,662.50	\$110,000.00	\$163,325.00
1-May-38	\$680,000.00	6.750%	\$22,950.00	\$0.00	
1-Nov-38	\$680,000.00	6.750%	\$22,950.00	\$120,000.00	\$165,900.00
1-May-39	\$560,000.00	6.750%	\$18,900.00	\$0.00	
1-Nov-39	\$560,000.00	6.750%	\$18,900.00	\$125,000.00	\$162,800.00
1-May-40	\$435,000.00	6.750%	\$14,681.25	\$0.00	
1-Nov-40	\$435,000.00	6.750%	\$14,681.25	\$135,000.00	\$164,362.50
1-May-41	\$300,000.00	6.750%	\$10,125.00	\$0.00	
1-Nov-41	\$300,000.00	6.750%	\$10,125.00	\$145,000.00	\$165,250.00
1-May-42	\$155,000.00	6.750%	\$5,231.25	\$0.00	
1-Nov-42	\$155,000.00	6.750%	\$5,231.25	\$155,000.00	\$165,462.50
		Total	\$1,646,368.75	\$1,780,000.00	\$3,426,368.75

Hemingway Point
Community Development District

Debt Service Fund

Series 2014

Description	Adopted Budget FY 2023	Actual thru 3/31/23	Projected Next 6 Months	Total Projected at 9/30/23	Proposed Budget FY 2024
Revenues					
Special Assessments	\$170,480	\$166,283	\$4,197	\$170,480	\$170,480
Interest Income	\$0	\$3,833	\$850	\$4,683	\$0
Carry Forward Surplus ⁽¹⁾	\$135,125	\$130,162	\$0	\$130,162	\$136,116
Total Revenues	\$305,605	\$300,278	\$5,047	\$305,325	\$306,596
Expenditures					
Series 2014					
Interest 11/1	\$57,741	\$57,741	\$0	\$57,741	\$56,469
Principal 11/1	\$55,000	\$0	\$55,000	\$55,000	\$55,000
Interest 5/1	\$56,469	\$0	\$56,469	\$56,469	\$55,197
Total Expenditures	\$169,210	\$57,741	\$111,469	\$169,210	\$166,666
EXCESS REVENUES	\$136,396	\$242,538	(\$106,422)	\$136,116	\$139,930

⁽¹⁾ Carry forward is net of Reserve Fund requirement.

11/1/24 Interest	\$	55,197.00
11/1/24 Principal	\$	55,000.00
	\$	110,197.00

Gross Assessment	\$179,453.12
Less: Disc & Col (5%)	(\$8,972.66)
Net Assessment	\$170,480.46
# Units (Phase One Project)	154
Per Unit Net Assessment	\$1,107.02
Per Unit Gross Assessment	\$1,165.28

Hemingway Point

Community Development District

Series 2014 (Phase Two Project)

Amortization Schedule
2044 Maturity

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	TOTAL
1-May-15	\$2,500,000.00	4.625%	\$75,374.50	\$0.00	
1-Nov-15	\$2,500,000.00	4.625%	\$57,812.50	\$35,000.00	\$168,187.00
1-May-16	\$2,465,000.00	5.250%	\$63,984.50	\$0.00	
1-Nov-16	\$2,465,000.00	5.250%	\$63,984.50	\$40,000.00	\$167,969.00
1-May-17	\$2,425,000.00	4.625%	\$63,059.50	\$0.00	
1-Nov-17	\$2,425,000.00	4.625%	\$63,059.50	\$40,000.00	\$166,119.00
1-May-18	\$2,385,000.00	4.625%	\$62,134.50	\$0.00	
1-Nov-18	\$2,385,000.00	4.625%	\$62,134.50	\$45,000.00	\$169,269.00
1-May-19	\$2,340,000.00	4.625%	\$61,094.00	\$0.00	
1-Nov-19	\$2,340,000.00	4.625%	\$61,094.00	\$45,000.00	\$167,188.00
1-May-20	\$2,295,000.00	4.625%	\$60,053.00	\$0.00	
1-Nov-20	\$2,295,000.00	4.625%	\$60,053.00	\$50,000.00	\$170,106.00
1-May-21	\$2,245,000.00	4.625%	\$58,897.00	\$0.00	
1-Nov-21	\$2,245,000.00	4.625%	\$58,897.00	\$50,000.00	\$167,794.00
1-May-22	\$2,195,000.00	4.625%	\$57,740.50	\$0.00	
1-Nov-22	\$2,195,000.00	4.625%	\$57,740.50	\$55,000.00	\$170,481.00
1-May-23	\$2,140,000.00	4.625%	\$56,469.00	\$0.00	
1-Nov-23	\$2,140,000.00	4.625%	\$56,469.00	\$55,000.00	\$167,938.00
1-May-24	\$2,085,000.00	4.625%	\$55,197.00	\$0.00	
1-Nov-24	\$2,085,000.00	4.625%	\$55,197.00	\$55,000.00	\$165,394.00
1-May-25	\$2,030,000.00	4.625%	\$53,925.00	\$0.00	
1-Nov-25	\$2,030,000.00	4.625%	\$53,925.00	\$60,000.00	\$167,850.00
1-May-26	\$1,970,000.00	4.625%	\$52,425.00	\$0.00	
1-Nov-26	\$1,970,000.00	4.625%	\$52,425.00	\$65,000.00	\$169,850.00
1-May-27	\$1,905,000.00	4.625%	\$50,800.00	\$0.00	
1-Nov-27	\$1,905,000.00	4.625%	\$50,800.00	\$65,000.00	\$166,600.00
1-May-28	\$1,840,000.00	4.625%	\$49,175.00	\$0.00	
1-Nov-28	\$1,840,000.00	4.625%	\$49,175.00	\$70,000.00	\$168,350.00
1-May-29	\$1,770,000.00	4.625%	\$47,425.00	\$0.00	
1-Nov-29	\$1,770,000.00	4.625%	\$47,425.00	\$75,000.00	\$169,850.00
1-May-30	\$1,695,000.00	4.625%	\$45,550.00	\$0.00	
1-Nov-30	\$1,695,000.00	4.625%	\$45,550.00	\$75,000.00	\$166,100.00
1-May-31	\$1,620,000.00	4.625%	\$43,675.00	\$0.00	
1-Nov-31	\$1,620,000.00	4.625%	\$43,675.00	\$80,000.00	\$167,350.00
1-May-32	\$1,540,000.00	4.625%	\$41,675.00	\$0.00	
1-Nov-32	\$1,540,000.00	4.625%	\$41,675.00	\$85,000.00	\$168,350.00
1-May-33	\$1,455,000.00	4.625%	\$39,550.00	\$0.00	
1-Nov-33	\$1,455,000.00	4.625%	\$39,550.00	\$90,000.00	\$169,100.00
1-May-34	\$1,365,000.00	5.400%	\$37,300.00	\$0.00	
1-Nov-34	\$1,365,000.00	5.500%	\$37,300.00	\$95,000.00	\$169,600.00
1-May-35	\$1,270,000.00	5.500%	\$34,925.00	\$0.00	
1-Nov-35	\$1,270,000.00	5.500%	\$34,925.00	\$100,000.00	\$169,850.00
1-May-36	\$1,170,000.00	5.500%	\$32,175.00	\$0.00	
1-Nov-36	\$1,170,000.00	5.500%	\$32,175.00	\$105,000.00	\$169,350.00
1-May-37	\$1,065,000.00	5.500%	\$29,287.50	\$0.00	
1-Nov-37	\$1,065,000.00	5.500%	\$29,287.50	\$110,000.00	\$168,575.00
1-May-38	\$955,000.00	5.500%	\$26,262.50	\$0.00	
1-Nov-38	\$955,000.00	5.500%	\$26,262.50	\$115,000.00	\$167,525.00
1-May-39	\$840,000.00	5.500%	\$23,100.00	\$0.00	
1-Nov-39	\$840,000.00	5.500%	\$23,100.00	\$120,000.00	\$166,200.00
1-May-40	\$720,000.00	5.500%	\$19,800.00	\$0.00	
1-Nov-40	\$720,000.00	5.500%	\$19,800.00	\$130,000.00	\$169,600.00
1-May-41	\$590,000.00	5.500%	\$16,225.00	\$0.00	
1-Nov-41	\$590,000.00	5.500%	\$16,225.00	\$135,000.00	\$167,450.00
1-May-42	\$455,000.00	5.500%	\$12,512.50	\$0.00	
1-Nov-42	\$455,000.00	5.500%	\$12,512.50	\$145,000.00	\$170,025.00
1-May-43	\$310,000.00	5.500%	\$8,525.00	\$0.00	
1-Nov-43	\$310,000.00	5.500%	\$8,525.00	\$150,000.00	\$167,050.00
1-May-44	\$160,000.00	5.500%	\$4,400.00	\$0.00	
1-Nov-44	\$160,000.00	5.500%	\$4,400.00	\$160,000.00	\$168,800.00
Total			\$2,547,870.00	\$2,500,000.00	\$5,047,870.00