

Towne Park
Community Development District

Proposed Budget
FY2023



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Towne Park
Community Development District
Proposed Budget
General Fund

	Adopted Budget FY 2022	Actual Thru 2/28/21	Projected Next 7 Months	Total Projected 9/30/22	Proposed Budget FY 2023
Revenues					
Assessments	\$ 860,473	\$ 787,993	\$ 72,480	\$ 860,473	\$ 860,473
Other Income	\$ 2,400	\$ 1,360	\$ 700	\$ 2,060	\$ 2,400
Total Revenues	\$ 862,873	\$ 789,353	\$ 73,180	\$ 862,533	\$ 862,873
Expenditures					
<i>Administrative:</i>					
Supervisor Fees	\$ 12,000	\$ 2,400	\$ 7,000	\$ 9,400	\$ 12,000
Engineering Fees	\$ 10,000	\$ 984	\$ 9,016	\$ 10,000	\$ 10,000
Attorney	\$ 50,000	\$ 7,690	\$ 21,000	\$ 28,690	\$ 40,000
Annual Audit	\$ 7,500	\$ -	\$ 4,000	\$ 4,000	\$ 4,000
Assessment Roll Services	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Reamortization Schedules	\$ 625	\$ 550	\$ -	\$ 550	\$ 625
Arbitrage	\$ 2,700	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 10,000	\$ 4,167	\$ 5,833	\$ 10,000	\$ 10,000
Trustee Fees	\$ 23,867	\$ 19,608	\$ 4,259	\$ 23,867	\$ 23,867
Management Fees	\$ 36,050	\$ 15,021	\$ 21,029	\$ 36,050	\$ 42,500
Information Technology	\$ 1,800	\$ 750	\$ 1,050	\$ 1,800	\$ 1,800
Website Maintenance	\$ 2,400	\$ 500	\$ 700	\$ 1,200	\$ 1,200
Telephone	\$ 200	\$ -	\$ 200	\$ 200	\$ 200
Copies	\$ 500	\$ 346	\$ 292	\$ 637	\$ 800
Insurance	\$ 6,300	\$ 5,907	\$ -	\$ 5,907	\$ 7,088
Printing & Binding	\$ 1,000	\$ 24	\$ 583	\$ 607	\$ 1,000
Legal Advertising	\$ 7,000	\$ 666	\$ 6,334	\$ 7,000	\$ 2,500
Other Current Charges	\$ 5,000	\$ 261	\$ 2,917	\$ 3,177	\$ 3,500
Office Supplies	\$ 200	\$ 12	\$ 117	\$ 128	\$ 200
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 182,317	\$ 64,059	\$ 84,330	\$ 148,389	\$ 166,455
<i>Operations & Maintenance</i>					
Field Expenditures					
Property Insurance	\$ 30,000	\$ 19,771	\$ -	\$ 19,771	\$ 20,258
Field Management	\$ 15,000	\$ 6,250	\$ 8,750	\$ 15,000	\$ 15,450
Landscape Maintenance	\$ 265,000	\$ 103,492	\$ 144,891	\$ 248,384	\$ 263,665
Landscape Enhancements/Replacement	\$ 35,000	\$ 1,725	\$ 20,417	\$ 22,142	\$ 35,000
Pond Maintenance	\$ 32,000	\$ 13,405	\$ 18,767	\$ 32,172	\$ 32,172
Electric	\$ 5,400	\$ 2,211	\$ 3,101	\$ 5,312	\$ 5,400
Streetlighting	\$ 20,000	\$ -	\$ 11,667	\$ 11,667	\$ 20,000
Water & Sewer	\$ 2,500	\$ 442	\$ 616	\$ 1,058	\$ 2,500
Irrigation Repairs	\$ 10,000	\$ 8,563	\$ 5,833	\$ 14,396	\$ 12,500
General Repairs & Maintenance	\$ 15,000	\$ 400	\$ 8,750	\$ 9,150	\$ 15,000
Contingency	\$ 10,000	\$ 2,122	\$ 5,833	\$ 7,955	\$ 10,000
Subtotal Field Expenses	\$ 439,900	\$ 158,381	\$ 228,625	\$ 387,006	\$ 431,945

Towne Park
Community Development District
Proposed Budget
General Fund

	Adopted Budget FY 2022	Actual Thru 2/28/21	Projected Next 7 Months	Total Projected 9/30/22	Proposed Budget FY 2023
Amenity Expenditures					
Electric	\$ 21,000	\$ 4,626	\$ 10,500	\$ 15,126	\$ 18,000
Water	\$ 7,500	\$ 3,906	\$ 3,500	\$ 7,406	\$ 7,500
Internet & Phone	\$ 2,600	\$ 722	\$ 1,834	\$ 2,556	\$ 3,200
Playground & Equipment Lease	\$ 23,593	\$ 9,830	\$ 13,762	\$ 23,593	\$ 23,593
Pool Service Contract	\$ 33,600	\$ 13,750	\$ 19,250	\$ 33,000	\$ 33,000
Janitorial Services	\$ 19,560	\$ 5,713	\$ 13,847	\$ 19,560	\$ 18,500
Security Services	\$ 30,000	\$ 3,596	\$ 19,717	\$ 23,312	\$ 33,800
Pest Control	\$ 4,500	\$ 375	\$ 525	\$ 900	\$ 4,500
Amenity Access Management	\$ 5,000	\$ 2,083	\$ 2,917	\$ 5,000	\$ 5,000
Amenity Repair & Maintenance	\$ 15,000	\$ 2,434	\$ 8,750	\$ 11,184	\$ 15,000
Contingency	\$ 10,000	\$ 2,563	\$ 2,917	\$ 5,479	\$ 5,000
Subtotal Amenity Expenses	\$ 172,353	\$ 49,599	\$ 97,518	\$ 147,117	\$ 167,093
Total Operations & Maintenance	\$ 612,253	\$ 207,980	\$ 326,143	\$ 534,123	\$ 599,038
Other Expenditures					
Transfer Out - Capital Reserve	\$ 68,303	\$ -	\$ 90,000	\$ 90,000	\$ 97,380
Total Other Expenditures	\$ 68,303	\$ -	\$ 90,000	\$ 90,000	\$ 97,380
Total Expenditures	\$ 862,873	\$ 272,039	\$ 500,473	\$ 772,512	\$ 862,873
Excess Revenues/(Expenditures)	\$ -	\$ 517,314	\$ (427,293)	\$ 90,021	\$ -

Product Type	Assessable Units	ERU/Unit	Total ERUs	Net Assessment	Net Per Unit	Gross Per Unit
Phase 2A Single-Family (Platted) (TP Estates Phase 2A)	148	1.00	148	\$87,827.59	\$593.43	\$638.10
Phase 2B Single-Family (Platted) (TP Estates Phase 2B)	130	1.00	130	\$77,145.86	\$593.43	\$638.10
Phase 3A Single-Family (Platted) (Riverstone Phase 1)	433	1.00	433	\$256,955.04	\$593.43	\$638.10
Phase 3B Single-Family (Platted) (Riverstone Phase 2)	277	1.00	277	\$164,380.01	\$593.43	\$638.10
Phase 3C Single-Family (Platted) (Riverstone Phases 3 and 4)	186	1.00	186	\$110,377.92	\$593.43	\$638.10
Riverstone Phases 5 & 6 (Platted)	276	1.00	276	\$163,786.58	\$593.43	\$638.10
	1450		1450	\$860,473.00		

Towne Park Community Development District General Fund Budget

Revenues:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for operating expenditures during the fiscal year.

Other Income

Represents miscellaneous funds the District may receive such as amenity rental fees.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

Engineering Fees

The District's engineer, Rayl Engineering, Inc., provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, KE Law Group, provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District is currently contracted with McDirmit Davis for these services.

Assessment Administration

The District has contracted with Governmental Management Services-Central Florida, LLC, to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Reamortization Schedules

Represents the cost of having revised amortization schedules issued on the District's bonds when extraordinary redemptions are made.

Towne Park Community Development District General Fund Budget

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon the Series 2016 2A, Series 2018 2B, Series 2018 3A, Series 2019 3B, Series 2019 3C and Series 2020 3D bonds. Governmental Management Services-Central Florida, LLC, provides these services.

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds to USBank.

Description	Annually
Series 2016 2A	\$3,717
Series 2018 2B & 3A	\$8,027
Series 2019 3B	\$4,041
Series 2019 3C	\$4,041
Series 2020 3D	\$4,041
Total	\$23,867

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc. Governmental Management Services-Central Florida, LLC, provides these services.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services-Central Florida, LLC, provides these services.

Description	Annually
Website Maintenance – GMS	\$1,200
Total	\$1,200

Telephone

Telephone and fax machine.

Towne Park Community Development District General Fund Budget

Copies

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Printing & Binding

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Field Expenditures

Property Insurance

The District's property insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Field Management

The District is contracted with Governmental Management Services-Central Florida, LLC for onsite field management of contracts for the District such as landscape and lake maintenance. Services include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Towne Park Community Development District General Fund Budget

Landscape Maintenance

The District has contracts with Prince & Sons, Inc. to provide landscaping services throughout the District. These services include mowing, edging, trimming, cleanup, detailing and pruning as well as maintenance of the irrigation systems.

Description	Monthly	Annually
Maintenance	\$19,053.33	\$228,640
Mulch		\$29,025
Annuals		\$6,000
Total		\$263,665

Landscape Enhancements/Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

Pond Maintenance

The District has contracted with The Lake Doctors for the care and maintenance of its ponds which includes shoreline grass, brush and vegetation control.

Description	Monthly	Annually
Maintenance - 16 Ponds	\$2,681	\$32,172
Total		\$32,172

Electric

Represents current and estimated electric charges of common areas throughout the District.

Streetlights

Represents the cost to maintain streetlights currently in place within the District Boundaries.

Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas. These can include pressure washing, and repairs to fences, monuments, lighting, and other assets.

Towne Park Community Development District General Fund Budget

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

Amenity Expenditures

Amenity - Electric

Represents estimated electric charges for the District’s amenity facilities.

Amenity – Water

Represents estimated water charges for the District’s amenity facilities.

Internet & Phone

Internet service will be added for use at the Amenity Center.

Playground & Equipment Lease

The District has entered into a leasing agreement with Navitas Inc. and WHFS, LLC, for playground & equipment installed in the community.

Pool Service Contract

Resort Pool Services has been contracted to provide regular cleaning and treatments of the District’s two pools.

Description	Monthly	Annually
Playground Lease - Navitas	\$1,687	\$20,250
Playground Lease – WHFS	\$278	\$3,343
Total		\$23,593

Janitorial Services

Represents the costs to provide janitorial services for the District’s amenity facilities. These services are provided by E & A Cleaning, Inc., at a per clean rate for each amenity facility.

Description	Monthly	Annually
Pool Maintenance – Amenity #1	\$1,300	\$15,600
Pool Maintenance – Amenity #2	\$1,450	\$17,400
Total		\$33,000

Towne Park Community Development District General Fund Budget

Security Services

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities.

Pest Control

The District is contracted with Floralawn for pest control treatments to its amenity facilities.

Amenity Access Management

Represents the cost of managing access to the District's amenity facilities.

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities and equipment.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

Other Expenditures:

Transfer Out – Capital Reserves

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

Towne Park
Community Development District
Proposed Budget
Series 2016 2A Debt Service Fund

	Adopted Budget FY 2022	Actuals Thru 2/28/21	Projected Next 7 Months	Total Projected 9/30/22	Proposed Budget FY 2023
Revenues					
Assessments	\$ 111,715	\$ 102,304	\$ 9,411	\$ 111,715	\$ 111,715
Interest	\$ -	\$ 4	\$ -	\$ 4	\$ -
Carry Forward Surplus	\$ 84,530	\$ 85,556	\$ -	\$ 85,556	\$ 85,756
Total Revenues	\$ 196,245	\$ 187,864	\$ 9,411	\$ 197,275	\$ 197,471
Expenditures					
Interest - 11/1	\$ 41,144	\$ 41,144	\$ -	\$ 41,144	\$ 40,375
Principal - 11/1	\$ 25,000	\$ 25,000	\$ -	\$ 25,000	\$ 30,000
Special Call - 11/1	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
Interest - 5/1	\$ 40,519	\$ -	\$ 40,375	\$ 40,375	\$ 39,625
Total Expenditures	\$ 106,663	\$ 71,144	\$ 40,375	\$ 111,519	\$ 110,000
Excess Revenues/(Expenditures)	\$ 89,582	\$ 116,720	\$ (30,964)	\$ 85,756	\$ 87,471
				Interest - 11/1/23	\$39,625
				Principal - 11/1/23	\$30,000
					<u>\$69,625</u>

Towne Park
Community Development District
Series 2016 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/22	\$ 1,435,000.00	\$ 30,000.00	\$ 40,375.00	\$ 110,750.00
05/01/23	\$ 1,405,000.00	\$ -	\$ 39,625.00	
11/01/23	\$ 1,405,000.00	\$ 30,000.00	\$ 39,625.00	\$ 109,250.00
05/01/24	\$ 1,375,000.00	\$ -	\$ 38,875.00	
11/01/24	\$ 1,375,000.00	\$ 30,000.00	\$ 38,875.00	\$ 107,750.00
05/01/25	\$ 1,345,000.00	\$ -	\$ 38,125.00	
11/01/25	\$ 1,345,000.00	\$ 35,000.00	\$ 38,125.00	\$ 111,250.00
05/01/26	\$ 1,310,000.00	\$ -	\$ 37,250.00	
11/01/26	\$ 1,310,000.00	\$ 35,000.00	\$ 37,250.00	\$ 109,500.00
05/01/27	\$ 1,275,000.00	\$ -	\$ 36,375.00	
11/01/27	\$ 1,275,000.00	\$ 35,000.00	\$ 36,375.00	\$ 107,750.00
05/01/28	\$ 1,240,000.00	\$ -	\$ 35,500.00	
11/01/28	\$ 1,240,000.00	\$ 40,000.00	\$ 35,500.00	\$ 111,000.00
05/01/29	\$ 1,200,000.00	\$ -	\$ 34,500.00	
11/01/29	\$ 1,200,000.00	\$ 40,000.00	\$ 34,500.00	\$ 109,000.00
05/01/30	\$ 1,160,000.00	\$ -	\$ 33,350.00	
11/01/30	\$ 1,160,000.00	\$ 40,000.00	\$ 33,350.00	\$ 106,700.00
05/01/31	\$ 1,120,000.00	\$ -	\$ 32,200.00	
11/01/31	\$ 1,120,000.00	\$ 45,000.00	\$ 32,200.00	\$ 109,400.00
05/01/32	\$ 1,075,000.00	\$ -	\$ 30,906.25	
11/01/32	\$ 1,075,000.00	\$ 45,000.00	\$ 30,906.25	\$ 106,812.50
05/01/33	\$ 1,030,000.00	\$ -	\$ 29,612.50	
11/01/33	\$ 1,030,000.00	\$ 50,000.00	\$ 29,612.50	\$ 109,225.00
05/01/34	\$ 980,000.00	\$ -	\$ 28,175.00	
11/01/34	\$ 980,000.00	\$ 55,000.00	\$ 28,175.00	\$ 111,350.00
05/01/35	\$ 925,000.00	\$ -	\$ 26,593.75	
11/01/35	\$ 925,000.00	\$ 55,000.00	\$ 26,593.75	\$ 108,187.50
05/01/36	\$ 870,000.00	\$ -	\$ 25,012.50	
11/01/36	\$ 870,000.00	\$ 60,000.00	\$ 25,012.50	\$ 110,025.00
05/01/37	\$ 810,000.00	\$ -	\$ 23,287.50	
11/01/37	\$ 810,000.00	\$ 60,000.00	\$ 23,287.50	\$ 106,575.00
05/01/38	\$ 750,000.00	\$ -	\$ 21,562.50	
11/01/38	\$ 750,000.00	\$ 65,000.00	\$ 21,562.50	\$ 108,125.00
05/01/39	\$ 685,000.00	\$ -	\$ 19,693.75	
11/01/39	\$ 685,000.00	\$ 70,000.00	\$ 19,693.75	\$ 109,387.50
05/01/40	\$ 615,000.00	\$ -	\$ 17,681.25	
11/01/40	\$ 615,000.00	\$ 75,000.00	\$ 17,681.25	\$ 110,362.50
05/01/41	\$ 540,000.00	\$ -	\$ 15,525.00	

Towne Park
Community Development District
Series 2016 Special Assessment Bonds
Amortization Schedule

Date	Balance	Prinicipal	Interest	Total
11/01/41	\$ 540,000.00	\$ 80,000.00	\$ 15,525.00	\$ 111,050.00
05/01/42	\$ 460,000.00	-	\$ 13,225.00	
11/01/42	\$ 460,000.00	\$ 85,000.00	\$ 13,225.00	\$ 111,450.00
05/01/43	\$ 375,000.00	-	\$ 10,781.25	
11/01/43	\$ 375,000.00	\$ 85,000.00	\$ 10,781.25	\$ 106,562.50
05/01/44	\$ 290,000.00	-	\$ 8,337.50	
11/01/44	\$ 290,000.00	\$ 90,000.00	\$ 8,337.50	\$ 106,675.00
05/01/45	\$ 200,000.00	-	\$ 5,750.00	
11/01/45	\$ 200,000.00	\$ 95,000.00	\$ 5,750.00	\$ 106,500.00
05/01/46	\$ 105,000.00	-	\$ 3,018.75	
11/01/46	\$ 105,000.00	\$ 105,000.00	\$ 3,018.75	\$ 111,037.50
		\$ 1,435,000.00	\$ 1,250,300.00	\$ 2,725,675.00

Towne Park
Community Development District
Proposed Budget
Series 2018 2B Debt Service Fund

	Adopted Budget FY 2022	Actuals Thru 2/28/21	Projected Next 7 Months	Total Projected 9/30/22	Proposed Budget FY 2023
Revenues					
Assessments	\$ 130,304	\$ 119,327	\$ 10,976	\$ 130,304	\$ 130,304
Interest	\$ -	\$ 3	\$ -	\$ 3	\$ -
Carry Forward Surplus	\$ 61,580	\$ 63,601	\$ -	\$ 63,601	\$ 72,001
Total Revenues	\$ 191,883	\$ 182,931	\$ 10,976	\$ 193,908	\$ 202,305
Expenditures					
Interest - 11/1	\$ 46,022	\$ 46,022	\$ -	\$ 46,022	\$ 45,384
Special Call - 11/1	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
Interest - 5/1	\$ 46,022	\$ -	\$ 45,884	\$ 45,884	\$ 45,384
Principal - 5/1	\$ 25,000	\$ -	\$ 25,000	\$ 25,000	\$ 30,000
Total Expenditures	\$ 117,044	\$ 51,022	\$ 70,884	\$ 121,906	\$ 120,769
Excess Revenues/(Expenditures)	\$ 74,839	\$ 131,909	\$ (59,908)	\$ 72,001	\$ 81,536

Interest - 11/1/23 \$44,784

Towne Park
Community Development District
Series 2018 Special Assessment Bonds 2B
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/22	\$ 1,685,000.00	\$ -	\$ 45,384.38	\$ 116,268.75
05/01/23	\$ 1,685,000.00	\$ 30,000.00	\$ 45,384.38	\$ -
11/01/23	\$ 1,655,000.00	\$ -	\$ 44,784.38	\$ 120,168.75
05/01/24	\$ 1,655,000.00	\$ 30,000.00	\$ 44,784.38	\$ -
11/01/24	\$ 1,625,000.00	\$ -	\$ 44,034.38	\$ 118,818.75
05/01/25	\$ 1,625,000.00	\$ 30,000.00	\$ 44,034.38	\$ -
11/01/25	\$ 1,595,000.00	\$ -	\$ 43,284.38	\$ 117,318.75
05/01/26	\$ 1,595,000.00	\$ 35,000.00	\$ 43,284.38	\$ -
11/01/26	\$ 1,560,000.00	\$ -	\$ 42,409.38	\$ 120,693.75
05/01/27	\$ 1,560,000.00	\$ 35,000.00	\$ 42,409.38	\$ -
11/01/27	\$ 1,525,000.00	\$ -	\$ 41,534.38	\$ 118,943.75
05/01/28	\$ 1,525,000.00	\$ 35,000.00	\$ 41,534.38	\$ -
11/01/28	\$ 1,490,000.00	\$ -	\$ 40,659.38	\$ 117,193.75
05/01/29	\$ 1,490,000.00	\$ 40,000.00	\$ 40,659.38	\$ -
11/01/29	\$ 1,450,000.00	\$ -	\$ 39,584.38	\$ 120,243.75
05/01/30	\$ 1,450,000.00	\$ 40,000.00	\$ 39,584.38	\$ -
11/01/30	\$ 1,410,000.00	\$ -	\$ 38,509.38	\$ 118,093.75
05/01/31	\$ 1,410,000.00	\$ 45,000.00	\$ 38,509.38	\$ -
11/01/31	\$ 1,365,000.00	\$ -	\$ 37,300.00	\$ 120,809.38
05/01/32	\$ 1,365,000.00	\$ 45,000.00	\$ 37,300.00	\$ -
11/01/32	\$ 1,320,000.00	\$ -	\$ 36,090.63	\$ 118,390.63
05/01/33	\$ 1,320,000.00	\$ 50,000.00	\$ 36,090.63	\$ -
11/01/33	\$ 1,270,000.00	\$ -	\$ 34,746.88	\$ 120,837.50
05/01/34	\$ 1,270,000.00	\$ 50,000.00	\$ 34,746.88	\$ -
11/01/34	\$ 1,220,000.00	\$ -	\$ 33,403.13	\$ 118,150.00
05/01/35	\$ 1,220,000.00	\$ 55,000.00	\$ 33,403.13	\$ -
11/01/35	\$ 1,165,000.00	\$ -	\$ 31,925.00	\$ 120,328.13
05/01/36	\$ 1,165,000.00	\$ 55,000.00	\$ 31,925.00	\$ -
11/01/36	\$ 1,110,000.00	\$ -	\$ 30,446.88	\$ 117,371.88
05/01/37	\$ 1,110,000.00	\$ 60,000.00	\$ 30,446.88	\$ -
11/01/37	\$ 1,050,000.00	\$ -	\$ 28,834.38	\$ 119,281.25
05/01/38	\$ 1,050,000.00	\$ 65,000.00	\$ 28,834.38	\$ -
11/01/38	\$ 985,000.00	\$ -	\$ 27,087.50	\$ 120,921.88
05/01/39	\$ 985,000.00	\$ 65,000.00	\$ 27,087.50	\$ -
11/01/39	\$ 920,000.00	\$ -	\$ 25,300.00	\$ 117,387.50
05/01/40	\$ 920,000.00	\$ 70,000.00	\$ 25,300.00	\$ -
11/01/40	\$ 850,000.00	\$ -	\$ 23,375.00	\$ 118,675.00
05/01/41	\$ 850,000.00	\$ 75,000.00	\$ 23,375.00	\$ -
11/01/41	\$ 775,000.00	\$ -	\$ 21,312.50	\$ 119,687.50
05/01/42	\$ 775,000.00	\$ 80,000.00	\$ 21,312.50	\$ -
11/01/42	\$ 695,000.00	\$ -	\$ 19,112.50	\$ 120,425.00
05/01/43	\$ 695,000.00	\$ 85,000.00	\$ 19,112.50	\$ -
11/01/43	\$ 610,000.00	\$ -	\$ 16,775.00	\$ 120,887.50

Towne Park
Community Development District
Series 2018 Special Assessment Bonds 2B
Amortization Schedule

Date	Balance	Prinicipal	Interest	Total
05/01/44	\$ 610,000.00	\$ 90,000.00	\$ 16,775.00	\$ -
11/01/44	\$ 520,000.00	\$ -	\$ 14,300.00	\$ 121,075.00
05/01/45	\$ 520,000.00	\$ 90,000.00	\$ 14,300.00	\$ -
11/01/45	\$ 430,000.00	\$ -	\$ 11,825.00	\$ 116,125.00
05/01/46	\$ 430,000.00	\$ 100,000.00	\$ 11,825.00	\$ -
11/01/46	\$ 330,000.00	\$ -	\$ 9,075.00	\$ 120,900.00
05/01/47	\$ 330,000.00	\$ 105,000.00	\$ 9,075.00	\$ -
11/01/47	\$ 225,000.00	\$ -	\$ 6,187.50	\$ 120,262.50
05/01/48	\$ 225,000.00	\$ 110,000.00	\$ 6,187.50	\$ -
11/01/48	\$ 115,000.00	\$ -	\$ 3,162.50	\$ 119,350.00
05/01/49	\$ 115,000.00	\$ 115,000.00	\$ 3,162.50	\$ 118,162.50
		\$ 1,685,000.00	\$ 1,580,887.50	\$ 3,336,771.88

Towne Park
Community Development District
Proposed Budget
Series 2018 3A Debt Service Fund

	Adopted Budget FY 2022	Actuals Thru 2/28/21	Projected Next 7 Months	Total Projected 9/30/22	Proposed Budget FY 2023
Revenues					
Assessments	\$ 525,011	\$ 480,786	\$ 44,226	\$ 525,011	\$ 525,011
Interest	\$ -	\$ 12	\$ -	\$ 12	\$ -
Carry Forward Surplus	\$ 220,388	\$ 227,575	\$ -	\$ 227,575	\$ 233,736
Total Revenues	\$ 745,400	\$ 708,373	\$ 44,226	\$ 752,598	\$ 758,747
Expenditures					
Interest - 11/1	\$ 197,000	\$ 197,000	\$ -	\$ 197,000	\$ 194,463
Special Call - 11/1	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
Interest - 5/1	\$ 197,000	\$ -	\$ 196,863	\$ 196,863	\$ 194,463
Principal - 5/1	\$ 120,000	\$ -	\$ 120,000	\$ 120,000	\$ 125,000
Total Expenditures	\$ 514,000	\$ 202,000	\$ 316,863	\$ 518,863	\$ 513,925
Excess Revenues/(Expenditures)	\$ 231,400	\$ 506,373	\$ (272,637)	\$ 233,736	\$ 244,822

Interest - 11/1/23 \$191,963

Towne Park
Community Development District
Series 2018 Special Assessment Bonds 3A
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/22	\$ 7,220,000.00	\$ -	\$ 194,462.50	\$ 511,325.00
05/01/23	\$ 7,220,000.00	\$ 125,000.00	\$ 194,462.50	\$ -
11/01/23	\$ 7,095,000.00	\$ -	\$ 191,962.50	\$ 511,425.00
05/01/24	\$ 7,095,000.00	\$ 130,000.00	\$ 191,962.50	\$ -
11/01/24	\$ 6,965,000.00	\$ -	\$ 188,712.50	\$ 510,675.00
05/01/25	\$ 6,965,000.00	\$ 135,000.00	\$ 188,712.50	\$ -
11/01/25	\$ 6,830,000.00	\$ -	\$ 185,337.50	\$ 509,050.00
05/01/26	\$ 6,830,000.00	\$ 145,000.00	\$ 185,337.50	\$ -
11/01/26	\$ 6,685,000.00	\$ -	\$ 181,712.50	\$ 512,050.00
05/01/27	\$ 6,685,000.00	\$ 150,000.00	\$ 181,712.50	\$ -
11/01/27	\$ 6,535,000.00	\$ -	\$ 177,962.50	\$ 509,675.00
05/01/28	\$ 6,535,000.00	\$ 160,000.00	\$ 177,962.50	\$ -
11/01/28	\$ 6,375,000.00	\$ -	\$ 173,962.50	\$ 511,925.00
05/01/29	\$ 6,375,000.00	\$ 170,000.00	\$ 173,962.50	\$ -
11/01/29	\$ 6,205,000.00	\$ -	\$ 169,393.75	\$ 513,356.25
05/01/30	\$ 6,205,000.00	\$ 175,000.00	\$ 169,393.75	\$ -
11/01/30	\$ 6,030,000.00	\$ -	\$ 164,690.63	\$ 509,084.38
05/01/31	\$ 6,030,000.00	\$ 185,000.00	\$ 164,690.63	\$ -
11/01/31	\$ 5,845,000.00	\$ -	\$ 159,718.75	\$ 509,409.38
05/01/32	\$ 5,845,000.00	\$ 195,000.00	\$ 159,718.75	\$ -
11/01/32	\$ 5,650,000.00	\$ -	\$ 154,478.13	\$ 509,196.88
05/01/33	\$ 5,650,000.00	\$ 210,000.00	\$ 154,478.13	\$ -
11/01/33	\$ 5,440,000.00	\$ -	\$ 148,834.38	\$ 513,312.50
05/01/34	\$ 5,440,000.00	\$ 220,000.00	\$ 148,834.38	\$ -
11/01/34	\$ 5,220,000.00	\$ -	\$ 142,921.88	\$ 511,756.25
05/01/35	\$ 5,220,000.00	\$ 230,000.00	\$ 142,921.88	\$ -
11/01/35	\$ 4,990,000.00	\$ -	\$ 136,740.63	\$ 509,662.50
05/01/36	\$ 4,990,000.00	\$ 245,000.00	\$ 136,740.63	\$ -
11/01/36	\$ 4,745,000.00	\$ -	\$ 130,156.25	\$ 511,896.88
05/01/37	\$ 4,745,000.00	\$ 260,000.00	\$ 130,156.25	\$ -
11/01/37	\$ 4,485,000.00	\$ -	\$ 123,168.75	\$ 513,325.00
05/01/38	\$ 4,485,000.00	\$ 270,000.00	\$ 123,168.75	\$ -
11/01/38	\$ 4,215,000.00	\$ -	\$ 115,912.50	\$ 509,081.25
05/01/39	\$ 4,215,000.00	\$ 285,000.00	\$ 115,912.50	\$ -
11/01/39	\$ 3,930,000.00	\$ -	\$ 108,075.00	\$ 508,987.50
05/01/40	\$ 3,930,000.00	\$ 305,000.00	\$ 108,075.00	\$ -
11/01/40	\$ 3,625,000.00	\$ -	\$ 99,687.50	\$ 512,762.50
05/01/41	\$ 3,625,000.00	\$ 320,000.00	\$ 99,687.50	\$ -
11/01/41	\$ 3,305,000.00	\$ -	\$ 90,887.50	\$ 510,575.00
05/01/42	\$ 3,305,000.00	\$ 340,000.00	\$ 90,887.50	\$ -
11/01/42	\$ 2,965,000.00	\$ -	\$ 81,537.50	\$ 512,425.00
05/01/43	\$ 2,965,000.00	\$ 355,000.00	\$ 81,537.50	\$ -
11/01/43	\$ 2,610,000.00	\$ -	\$ 71,775.00	\$ 508,312.50

Towne Park
Community Development District
Series 2018 Special Assessment Bonds 3A
Amortization Schedule

Date	Balance	Prinicipal	Interest	Total
05/01/44	\$ 2,610,000.00	\$ 380,000.00	\$ 71,775.00	\$ -
11/01/44	\$ 2,230,000.00	\$ -	\$ 61,325.00	\$ 513,100.00
05/01/45	\$ 2,230,000.00	\$ 400,000.00	\$ 61,325.00	\$ -
11/01/45	\$ 1,830,000.00	\$ -	\$ 50,325.00	\$ 511,650.00
05/01/46	\$ 1,830,000.00	\$ 420,000.00	\$ 50,325.00	\$ -
11/01/46	\$ 1,410,000.00	\$ -	\$ 38,775.00	\$ 509,100.00
05/01/47	\$ 1,410,000.00	\$ 445,000.00	\$ 38,775.00	\$ -
11/01/47	\$ 965,000.00	\$ -	\$ 26,537.50	\$ 510,312.50
05/01/48	\$ 965,000.00	\$ 470,000.00	\$ 26,537.50	\$ -
11/01/48	\$ 495,000.00	\$ -	\$ 13,612.50	\$ 510,150.00
05/01/49	\$ 495,000.00	\$ 495,000.00	\$ 13,612.50	\$ 508,612.50
		\$ 7,220,000.00	\$ 6,765,331.25	\$ 14,302,193.75

Towne Park
Community Development District
Proposed Budget
Series 2019 3B Debt Service Fund

	Adopted Budget FY 2022	Actuals Thru 2/28/21	Projected Next 7 Months	Total Projected 9/30/22	Proposed Budget FY 2023
Revenues					
Assessments	\$ 335,844	\$ 307,553	\$ 28,291	\$ 335,844	\$ 335,844
Interest	\$ -	\$ 8	\$ -	\$ 8	\$ -
Carry Forward Surplus	\$ 140,744	\$ 142,811	\$ -	\$ 142,811	\$ 146,019
Total Revenues	\$ 476,588	\$ 450,372	\$ 28,291	\$ 478,663	\$ 481,863
Expenditures					
Interest - 11/1	\$ 118,282	\$ 118,822	\$ -	\$ 118,822	\$ 117,159
Interest - 5/1	\$ 118,822	\$ -	\$ 118,822	\$ 118,822	\$ 117,159
Principal - 5/1	\$ 95,000	\$ -	\$ 95,000	\$ 95,000	\$ 100,000
Total Expenditures	\$ 332,104	\$ 118,822	\$ 213,822	\$ 332,644	\$ 334,319
Excess Revenues/(Expenditures)	\$ 144,484	\$ 331,550	\$ (185,531)	\$ 146,019	\$ 147,544

Interest - 11/1/23 \$115,409

Towne Park
Community Development District
Series 2019 Special Assessment Bonds 3B
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/22	\$ 5,295,000.00	\$ -	\$ 117,159.38	\$ 330,981.25
05/01/23	\$ 5,295,000.00	\$ 100,000.00	\$ 117,159.38	
11/01/23	\$ 5,195,000.00	\$ -	\$ 115,409.38	\$ 332,568.75
05/01/24	\$ 5,195,000.00	\$ 105,000.00	\$ 115,409.38	
11/01/24	\$ 5,090,000.00	\$ -	\$ 113,571.88	\$ 333,981.25
05/01/25	\$ 5,090,000.00	\$ 110,000.00	\$ 113,571.88	
11/01/25	\$ 4,980,000.00	\$ -	\$ 111,371.88	\$ 334,943.75
05/01/26	\$ 4,980,000.00	\$ 115,000.00	\$ 111,371.88	
11/01/26	\$ 4,865,000.00	\$ -	\$ 109,071.88	\$ 335,443.75
05/01/27	\$ 4,865,000.00	\$ 120,000.00	\$ 109,071.88	
11/01/27	\$ 4,745,000.00	\$ -	\$ 106,671.88	\$ 335,743.75
05/01/28	\$ 4,745,000.00	\$ 120,000.00	\$ 106,671.88	
11/01/28	\$ 4,625,000.00	\$ -	\$ 104,271.88	\$ 330,943.75
05/01/29	\$ 4,625,000.00	\$ 125,000.00	\$ 104,271.88	
11/01/29	\$ 4,500,000.00	\$ -	\$ 101,771.88	\$ 331,043.75
05/01/30	\$ 4,500,000.00	\$ 135,000.00	\$ 101,771.88	
11/01/30	\$ 4,365,000.00	\$ -	\$ 99,071.88	\$ 335,843.75
05/01/31	\$ 4,365,000.00	\$ 140,000.00	\$ 99,071.88	
11/01/31	\$ 4,225,000.00	\$ -	\$ 96,009.38	\$ 335,081.25
05/01/32	\$ 4,225,000.00	\$ 145,000.00	\$ 96,009.38	
11/01/32	\$ 4,080,000.00	\$ -	\$ 92,837.50	\$ 333,846.88
05/01/33	\$ 4,080,000.00	\$ 150,000.00	\$ 92,837.50	
11/01/33	\$ 3,930,000.00	\$ -	\$ 89,556.25	\$ 332,393.75
05/01/34	\$ 3,930,000.00	\$ 160,000.00	\$ 89,556.25	
11/01/34	\$ 3,770,000.00	\$ -	\$ 86,056.25	\$ 335,612.50
05/01/35	\$ 3,770,000.00	\$ 165,000.00	\$ 86,056.25	
11/01/35	\$ 3,605,000.00	\$ -	\$ 82,446.88	\$ 333,503.13
05/01/36	\$ 3,605,000.00	\$ 170,000.00	\$ 82,446.88	
11/01/36	\$ 3,435,000.00	\$ -	\$ 78,728.13	\$ 331,175.00
05/01/37	\$ 3,435,000.00	\$ 180,000.00	\$ 78,728.13	
11/01/37	\$ 3,255,000.00	\$ -	\$ 74,790.63	\$ 333,518.75
05/01/38	\$ 3,255,000.00	\$ 190,000.00	\$ 74,790.63	
11/01/38	\$ 3,065,000.00	\$ -	\$ 70,634.38	\$ 335,425.00
05/01/39	\$ 3,065,000.00	\$ 195,000.00	\$ 70,634.38	
11/01/39	\$ 2,870,000.00	\$ -	\$ 66,368.75	\$ 332,003.13
05/01/40	\$ 2,870,000.00	\$ 205,000.00	\$ 66,368.75	
11/01/40	\$ 2,665,000.00	\$ -	\$ 61,628.13	\$ 332,996.88
05/01/41	\$ 2,665,000.00	\$ 215,000.00	\$ 61,628.13	
11/01/41	\$ 2,450,000.00	\$ -	\$ 56,656.25	\$ 333,284.38
05/01/42	\$ 2,450,000.00	\$ 225,000.00	\$ 56,656.25	
11/01/42	\$ 2,225,000.00	\$ -	\$ 51,453.13	\$ 333,109.38
05/01/43	\$ 2,225,000.00	\$ 235,000.00	\$ 51,453.13	
11/01/43	\$ 1,990,000.00	\$ -	\$ 46,018.75	\$ 332,471.88

Towne Park
Community Development District
Series 2019 Special Assessment Bonds 3B
Amortization Schedule

Date	Balance	Principal	Interest	Total
05/01/44	\$ 1,990,000.00	\$ 245,000.00	\$ 46,018.75	
11/01/44	\$ 1,745,000.00	\$ -	\$ 40,353.13	\$ 331,371.88
05/01/45	\$ 1,745,000.00	\$ 260,000.00	\$ 40,353.13	
11/01/45	\$ 1,485,000.00	\$ -	\$ 34,340.63	\$ 334,693.75
05/01/46	\$ 1,485,000.00	\$ 270,000.00	\$ 34,340.63	
11/01/46	\$ 1,215,000.00	\$ -	\$ 28,096.88	\$ 332,437.50
05/01/47	\$ 1,215,000.00	\$ 285,000.00	\$ 28,096.88	
11/01/47	\$ 930,000.00	\$ -	\$ 21,506.25	\$ 334,603.13
05/01/48	\$ 930,000.00	\$ 295,000.00	\$ 21,506.25	
11/01/48	\$ 635,000.00	\$ -	\$ 14,684.38	\$ 331,190.63
05/01/49	\$ 635,000.00	\$ 310,000.00	\$ 14,684.38	
11/01/49	\$ 325,000.00	\$ -	\$ 7,515.63	\$ 332,200.00
05/01/50	\$ 325,000.00	\$ 325,000.00	\$ 7,515.63	\$ 332,515.63
		\$ 5,295,000.00	\$ 4,156,106.25	\$ 9,664,928.13

Towne Park
Community Development District
Proposed Budget
Series 2019 3C Debt Service Fund

	Adopted Budget FY 2022	Actuals Thru 2/28/21	Projected Next 7 Months	Total Projected 9/30/22	Proposed Budget FY 2023
Revenues					
Assessments	\$ 228,506	\$ 206,527	\$ 21,979	\$ 228,506	\$ 225,524
Interest	\$ -	\$ 5	\$ -	\$ 5	\$ -
Carry Forward Surplus	\$ 115,247	\$ 128,773	\$ -	\$ 128,773	\$ 87,052
Total Revenues	\$ 343,753	\$ 335,305	\$ 21,979	\$ 357,284	\$ 312,577
Expenditures					
Interest - 11/1	\$ 80,616	\$ 80,616	\$ -	\$ 80,616	\$ 78,438
Special Call - 11/1	\$ -	\$ 45,000	\$ -	\$ 45,000	\$ -
Interest - 5/1	\$ 80,616	\$ -	\$ 79,616	\$ 79,616	\$ 78,438
Principal - 5/1	\$ 65,000	\$ -	\$ 65,000	\$ 65,000	\$ 70,000
Total Expenditures	\$ 226,233	\$ 125,616	\$ 144,616	\$ 270,232	\$ 226,876
Excess Revenues/(Expenditures)	\$ 117,521	\$ 209,689	\$ (122,636)	\$ 87,052	\$ 85,701

Interest - 11/1/23 \$77,169

Towne Park
Community Development District
Series 2019 Special Assessment Bonds 3C
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/22	\$ 3,540,000.00	\$ -	\$ 78,437.50	\$ 223,053.13
05/01/23	\$ 3,540,000.00	\$ 70,000.00	\$ 78,437.50	\$ -
11/01/23	\$ 3,470,000.00	\$ -	\$ 77,168.75	\$ 225,606.25
05/01/24	\$ 3,470,000.00	\$ 70,000.00	\$ 77,168.75	\$ -
11/01/24	\$ 3,400,000.00	\$ -	\$ 75,900.00	\$ 223,068.75
05/01/25	\$ 3,400,000.00	\$ 75,000.00	\$ 75,900.00	\$ -
11/01/25	\$ 3,325,000.00	\$ -	\$ 74,540.63	\$ 225,440.63
05/01/26	\$ 3,325,000.00	\$ 75,000.00	\$ 74,540.63	\$ -
11/01/26	\$ 3,250,000.00	\$ -	\$ 73,040.63	\$ 222,581.25
05/01/27	\$ 3,250,000.00	\$ 80,000.00	\$ 73,040.63	\$ -
11/01/27	\$ 3,170,000.00	\$ -	\$ 71,440.63	\$ 224,481.25
05/01/28	\$ 3,170,000.00	\$ 80,000.00	\$ 71,440.63	\$ -
11/01/28	\$ 3,090,000.00	\$ -	\$ 69,840.63	\$ 221,281.25
05/01/29	\$ 3,090,000.00	\$ 85,000.00	\$ 69,840.63	\$ -
11/01/29	\$ 3,005,000.00	\$ -	\$ 68,140.63	\$ 222,981.25
05/01/30	\$ 3,005,000.00	\$ 90,000.00	\$ 68,140.63	\$ -
11/01/30	\$ 2,915,000.00	\$ -	\$ 66,340.63	\$ 224,481.25
05/01/31	\$ 2,915,000.00	\$ 90,000.00	\$ 66,340.63	\$ -
11/01/31	\$ 2,825,000.00	\$ -	\$ 64,540.63	\$ 220,881.25
05/01/32	\$ 2,825,000.00	\$ 95,000.00	\$ 64,540.63	\$ -
11/01/32	\$ 2,730,000.00	\$ -	\$ 62,426.88	\$ 221,967.50
05/01/33	\$ 2,730,000.00	\$ 100,000.00	\$ 62,426.88	\$ -
11/01/33	\$ 2,630,000.00	\$ -	\$ 60,201.88	\$ 222,628.75
05/01/34	\$ 2,630,000.00	\$ 105,000.00	\$ 60,201.88	\$ -
11/01/34	\$ 2,525,000.00	\$ -	\$ 57,865.63	\$ 223,067.50
05/01/35	\$ 2,525,000.00	\$ 110,000.00	\$ 57,865.63	\$ -
11/01/35	\$ 2,415,000.00	\$ -	\$ 55,418.13	\$ 223,283.75
05/01/36	\$ 2,415,000.00	\$ 115,000.00	\$ 55,418.13	\$ -
11/01/36	\$ 2,300,000.00	\$ -	\$ 52,859.38	\$ 223,277.50
05/01/37	\$ 2,300,000.00	\$ 120,000.00	\$ 52,859.38	\$ -
11/01/37	\$ 2,180,000.00	\$ -	\$ 50,189.38	\$ 223,048.75
05/01/38	\$ 2,180,000.00	\$ 125,000.00	\$ 50,189.38	\$ -
11/01/38	\$ 2,055,000.00	\$ -	\$ 47,408.13	\$ 222,597.50
05/01/39	\$ 2,055,000.00	\$ 130,000.00	\$ 47,408.13	\$ -
11/01/39	\$ 1,925,000.00	\$ -	\$ 44,515.63	\$ 221,923.75
05/01/40	\$ 1,925,000.00	\$ 135,000.00	\$ 44,515.63	\$ -
11/01/40	\$ 1,790,000.00	\$ -	\$ 41,393.75	\$ 220,909.38
05/01/41	\$ 1,790,000.00	\$ 145,000.00	\$ 41,393.75	\$ -
11/01/41	\$ 1,645,000.00	\$ -	\$ 38,040.63	\$ 224,434.38
05/01/42	\$ 1,645,000.00	\$ 150,000.00	\$ 38,040.63	\$ -
11/01/42	\$ 1,495,000.00	\$ -	\$ 34,571.88	\$ 222,612.50
05/01/43	\$ 1,495,000.00	\$ 155,000.00	\$ 34,571.88	\$ -
11/01/43	\$ 1,340,000.00	\$ -	\$ 30,987.50	\$ 220,559.38

Towne Park
Community Development District
Series 2019 Special Assessment Bonds 3C
Amortization Schedule

Date	Balance	Principal	Interest	Total
05/01/44	\$ 1,340,000.00	\$ 165,000.00	\$ 30,987.50	\$ -
11/01/44	\$ 1,175,000.00	\$ -	\$ 27,171.88	\$ 223,159.38
05/01/45	\$ 1,175,000.00	\$ 175,000.00	\$ 27,171.88	\$ -
11/01/45	\$ 1,000,000.00	\$ -	\$ 23,125.00	\$ 225,296.88
05/01/46	\$ 1,000,000.00	\$ 180,000.00	\$ 23,125.00	\$ -
11/01/46	\$ 820,000.00	\$ -	\$ 18,962.50	\$ 222,087.50
05/01/47	\$ 820,000.00	\$ 190,000.00	\$ 18,962.50	\$ -
11/01/47	\$ 630,000.00	\$ -	\$ 14,568.75	\$ 223,531.25
05/01/48	\$ 630,000.00	\$ 200,000.00	\$ 14,568.75	\$ -
11/01/48	\$ 430,000.00	\$ -	\$ 9,943.75	\$ 224,512.50
05/01/49	\$ 430,000.00	\$ 210,000.00	\$ 9,943.75	\$ -
11/01/49	\$ 220,000.00	\$ -	\$ 5,087.50	\$ 225,031.25
05/01/50	\$ 220,000.00	\$ 220,000.00	\$ 5,087.50	\$ 225,087.50
		\$ 3,540,000.00	\$ 2,788,257.50	\$ 6,472,873.13

Towne Park
Community Development District
Proposed Budget
Series 2020 3D Debt Service Fund

	Adopted Budget FY 2022	Actuals Thru 2/28/21	Projected Next 7 Months	Total Projected 9/30/22	Proposed Budget FY 2023
Revenues					
Assessments	\$ 399,907	\$ 366,237	\$ 33,671	\$ 399,907	\$ 399,925
Interest	\$ -	\$ 8	\$ -	\$ 8	\$ -
Carry Forward Surplus	\$ 130,174	\$ 130,175	\$ -	\$ 130,175	\$ 129,741
Total Revenues	\$ 530,082	\$ 496,420	\$ 33,671	\$ 530,091	\$ 529,667
Expenditures					
Interest - 11/1	\$ 130,172	\$ 130,172	\$ -	\$ 130,172	\$ 128,334
Interest - 5/1	\$ 130,172	\$ -	\$ 130,172	\$ 130,172	\$ 128,334
Principal - 5/1	\$ 140,000	\$ -	\$ 140,000	\$ 140,000	\$ 145,000
Total Expenditures	\$ 400,344	\$ 130,172	\$ 270,172	\$ 400,344	\$ 401,669
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ (6)	\$ -	\$ (6)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ (6)	\$ -	\$ (6)	\$ -
Excess Revenues/(Expenditures)	\$ 129,738	\$ 366,242	\$ (236,501)	\$ 129,741	\$ 127,998

Interest - 11/1/23 \$126,431

Towne Park
Community Development District
Series 2020 Special Assessment Bonds 3D
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/22	\$ 6,950,000.00	\$ -	\$ 128,334.38	\$ 398,506.25
05/01/23	\$ 6,950,000.00	\$ 145,000.00	\$ 128,334.38	\$ -
11/01/23	\$ 6,805,000.00	\$ -	\$ 126,431.25	\$ 399,765.63
05/01/24	\$ 6,805,000.00	\$ 145,000.00	\$ 126,431.25	\$ -
11/01/24	\$ 6,660,000.00	\$ -	\$ 124,528.13	\$ 395,959.38
05/01/25	\$ 6,660,000.00	\$ 150,000.00	\$ 124,528.13	\$ -
11/01/25	\$ 6,510,000.00	\$ -	\$ 122,559.38	\$ 397,087.50
05/01/26	\$ 6,510,000.00	\$ 155,000.00	\$ 122,559.38	\$ -
11/01/26	\$ 6,355,000.00	\$ -	\$ 120,137.50	\$ 397,696.88
05/01/27	\$ 6,355,000.00	\$ 160,000.00	\$ 120,137.50	\$ -
11/01/27	\$ 6,195,000.00	\$ -	\$ 117,637.50	\$ 397,775.00
05/01/28	\$ 6,195,000.00	\$ 165,000.00	\$ 117,637.50	\$ -
11/01/28	\$ 6,030,000.00	\$ -	\$ 115,059.38	\$ 397,696.88
05/01/29	\$ 6,030,000.00	\$ 170,000.00	\$ 115,059.38	\$ -
11/01/29	\$ 5,860,000.00	\$ -	\$ 112,403.13	\$ 397,462.50
05/01/30	\$ 5,860,000.00	\$ 175,000.00	\$ 112,403.13	\$ -
11/01/30	\$ 5,685,000.00	\$ -	\$ 109,668.75	\$ 397,071.88
05/01/31	\$ 5,685,000.00	\$ 180,000.00	\$ 109,668.75	\$ -
11/01/31	\$ 5,505,000.00	\$ -	\$ 106,406.25	\$ 396,075.00
05/01/32	\$ 5,505,000.00	\$ 190,000.00	\$ 106,406.25	\$ -
11/01/32	\$ 5,315,000.00	\$ -	\$ 102,962.50	\$ 399,368.75
05/01/33	\$ 5,315,000.00	\$ 195,000.00	\$ 102,962.50	\$ -
11/01/33	\$ 5,120,000.00	\$ -	\$ 99,428.13	\$ 397,390.63
05/01/34	\$ 5,120,000.00	\$ 200,000.00	\$ 99,428.13	\$ -
11/01/34	\$ 4,920,000.00	\$ -	\$ 95,803.13	\$ 395,231.25
05/01/35	\$ 4,920,000.00	\$ 210,000.00	\$ 95,803.13	\$ -
11/01/35	\$ 4,710,000.00	\$ -	\$ 91,996.88	\$ 397,800.00
05/01/36	\$ 4,710,000.00	\$ 220,000.00	\$ 91,996.88	\$ -
11/01/36	\$ 4,490,000.00	\$ -	\$ 88,009.38	\$ 400,006.25
05/01/37	\$ 4,490,000.00	\$ 225,000.00	\$ 88,009.38	\$ -
11/01/37	\$ 4,265,000.00	\$ -	\$ 83,931.25	\$ 396,940.63
05/01/38	\$ 4,265,000.00	\$ 235,000.00	\$ 83,931.25	\$ -
11/01/38	\$ 4,030,000.00	\$ -	\$ 79,671.88	\$ 398,603.13
05/01/39	\$ 4,030,000.00	\$ 245,000.00	\$ 79,671.88	\$ -
11/01/39	\$ 3,785,000.00	\$ -	\$ 75,231.25	\$ 399,903.13
05/01/40	\$ 3,785,000.00	\$ 250,000.00	\$ 75,231.25	\$ -
11/01/40	\$ 3,535,000.00	\$ -	\$ 70,700.00	\$ 395,931.25
05/01/41	\$ 3,535,000.00	\$ 260,000.00	\$ 70,700.00	\$ -
11/01/41	\$ 3,275,000.00	\$ -	\$ 65,500.00	\$ 396,200.00
05/01/42	\$ 3,275,000.00	\$ 270,000.00	\$ 65,500.00	\$ -
11/01/42	\$ 3,005,000.00	\$ -	\$ 60,100.00	\$ 395,600.00
05/01/43	\$ 3,005,000.00	\$ 285,000.00	\$ 60,100.00	\$ -
11/01/43	\$ 2,720,000.00	\$ -	\$ 54,400.00	\$ 399,500.00

Towne Park
Community Development District
Series 2020 Special Assessment Bonds 3D
Amortization Schedule

Date	Balance	Principal	Interest	Total
05/01/44	\$ 2,720,000.00	\$ 295,000.00	\$ 54,400.00	\$ -
11/01/44	\$ 2,425,000.00	\$ -	\$ 48,500.00	\$ 397,900.00
05/01/45	\$ 2,425,000.00	\$ 305,000.00	\$ 48,500.00	\$ -
11/01/45	\$ 2,120,000.00	\$ -	\$ 42,400.00	\$ 395,900.00
05/01/46	\$ 2,120,000.00	\$ 320,000.00	\$ 42,400.00	\$ -
11/01/46	\$ 1,800,000.00	\$ -	\$ 36,000.00	\$ 398,400.00
05/01/47	\$ 1,800,000.00	\$ 330,000.00	\$ 36,000.00	\$ -
11/01/47	\$ 1,470,000.00	\$ -	\$ 29,400.00	\$ 395,400.00
05/01/48	\$ 1,470,000.00	\$ 345,000.00	\$ 29,400.00	\$ -
11/01/48	\$ 1,125,000.00	\$ -	\$ 22,500.00	\$ 396,900.00
05/01/49	\$ 1,125,000.00	\$ 360,000.00	\$ 22,500.00	\$ -
11/01/49	\$ 765,000.00	\$ -	\$ 15,300.00	\$ 397,800.00
05/01/50	\$ 765,000.00	\$ 375,000.00	\$ 15,300.00	\$ -
11/1/50	\$ 390,000.00	\$ -	\$ 7,800.00	\$ 398,100.00
5/1/51	\$ 390,000.00	\$ 390,000.00	\$ 7,800.00	\$ 397,800.00
		\$ 6,950,000.00	\$ 4,705,600.00	\$ 11,925,771.88

Towne Park
Community Development District
Proposed Budget
Capital Reserve Fund

	Proposed Budget FY 2022	Actuals Thru 2/28/21	Projected Next 7 Months	Total Projected 9/30/22	Proposed Budget FY 2023
Revenues					
Interest	\$ -	\$ -	\$ -	\$ -	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 90,000
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ 90,000
Expenditures					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ 68,303	\$ -	\$ 90,000	\$ 90,000	\$ 97,380
Total Other Financing Sources/(Uses)	\$ 68,303	\$ -	\$ 90,000	\$ 90,000	\$ 97,380
Excess Revenues/(Expenditures)	\$ 68,303	\$ -	\$ 90,000	\$ 90,000	\$ 187,380