

Towne Park
Community Development District

Adopted Budget
FY2024



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Towne Park
Community Development District
Adopted Budget
General Fund

	Adopted Budget FY 2023	Actual Thru 6/30/23	Projected Next 3 Months	Total Projected 9/30/23	Adopted Budget FY 2024
Revenues					
Assessments	\$ 860,473	\$ 864,958	\$ -	\$ 864,958	\$ 1,024,144
Other Income	\$ 2,400	\$ 34,959	\$ 600	\$ 34,959	\$ 2,400
Carry Forward Surplus	\$ -	\$ 61,552	\$ -	\$ 61,552	\$ -
Total Revenues	\$ 862,873	\$ 961,468	\$ 600	\$ 961,468	\$ 1,026,544

Expenditures

Administrative:

Supervisor Fees	\$ 12,000	\$ 9,000	\$ 3,000	\$ 12,000	\$ 12,000
Engineering Fees	\$ 10,000	\$ 10,029	\$ 4,500	\$ 14,529	\$ 15,000
Attorney	\$ 40,000	\$ 39,692	\$ 10,500	\$ 50,192	\$ 40,000
Annual Audit	\$ 4,000	\$ 4,000	\$ -	\$ 4,000	\$ 4,100
Assessment Roll Services	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Reamortization Schedules	\$ 625	\$ 400	\$ 225	\$ 625	\$ 625
Dissemination	\$ 10,000	\$ 7,500	\$ 2,500	\$ 10,000	\$ 10,000
Trustee Fees	\$ 23,867	\$ 20,594	\$ 3,273	\$ 23,867	\$ 23,867
Management Fees	\$ 42,500	\$ 31,875	\$ 10,625	\$ 42,500	\$ 45,050
Information Technology	\$ 1,800	\$ 1,350	\$ 450	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 900	\$ 300	\$ 1,200	\$ 1,200
Postage	\$ 800	\$ 994	\$ 270	\$ 1,264	\$ 1,300
Insurance	\$ 7,088	\$ 6,034	\$ -	\$ 6,034	\$ 6,985
Copies	\$ 1,000	\$ 66	\$ 30	\$ 96	\$ 500
Legal Advertising	\$ 3,500	\$ 1,490	\$ 2,010	\$ 3,500	\$ 3,500
Other Current Charges	\$ 3,500	\$ 390	\$ 120	\$ 510	\$ 4,000
Office Supplies	\$ 200	\$ 15	\$ 15	\$ 30	\$ 200
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 167,255	\$ 139,503	\$ 37,818	\$ 177,321	\$ 175,302

Operations & Maintenance

Field Expenditures

Property Insurance	\$ 20,258	\$ 20,583	\$ -	\$ 20,583	\$ 30,401
Field Management	\$ 15,450	\$ 11,588	\$ 3,863	\$ 15,450	\$ 21,000
Landscape Maintenance	\$ 263,665	\$ 171,480	\$ 57,160	\$ 228,640	\$ 263,665
Landscape Enhancements/Replacement	\$ 35,000	\$ 45,133	\$ 5,000	\$ 50,133	\$ 35,000
Pond Maintenance	\$ 32,172	\$ 32,319	\$ 11,064	\$ 43,383	\$ 46,656
Electric	\$ 5,400	\$ 1,757	\$ 750	\$ 2,507	\$ 5,400
Streetlighting	\$ 20,000	\$ -	\$ -	\$ -	\$ -
Water & Sewer	\$ 2,500	\$ 610	\$ 261	\$ 871	\$ 1,100
Irrigation Repairs	\$ 12,500	\$ 3,110	\$ 3,125	\$ 6,235	\$ 12,500
Right of Way Repairs	\$ -	\$ -	\$ -	\$ -	\$ 180,000
General Repairs & Maintenance	\$ 15,000	\$ 29,082	\$ 3,750	\$ 32,832	\$ 15,000
Contingency	\$ 10,000	\$ 10,650	\$ 2,500	\$ 13,150	\$ 14,343
Subtotal Field Expenditures	\$ 431,945	\$ 326,311	\$ 87,472	\$ 413,783	\$ 625,065

Towne Park
Community Development District
Adopted Budget
General Fund

	Adopted Budget FY 2023	Actual Thru 6/30/23	Projected Next 3 Months	Total Projected 9/30/23	Adopted Budget FY 2024
Amenity Expenditures					
Electric	\$ 18,000	\$ 16,448	\$ 6,000	\$ 22,448	\$ 26,400
Water	\$ 7,500	\$ 4,490	\$ 2,400	\$ 6,890	\$ 8,400
Internet & Phone	\$ 3,200	\$ 1,937	\$ 654	\$ 2,591	\$ 3,200
Playground & Equipment Lease	\$ 23,593	\$ 17,892	\$ 6,194	\$ 24,086	\$ 26,935
Pool Service Contract	\$ 36,000	\$ 32,510	\$ 10,500	\$ 43,010	\$ 42,000
Pool Furniture Repair & Replacement	\$ -	\$ -	\$ -	\$ -	\$ 6,000
Janitorial Services	\$ 19,500	\$ 15,664	\$ 5,265	\$ 20,929	\$ 22,500
Security Services	\$ 33,800	\$ 20,952	\$ 8,100	\$ 29,052	\$ 43,000
Pest Control	\$ 4,500	\$ 305	\$ 3,095	\$ 3,400	\$ 3,400
Amenity Access Management	\$ 5,000	\$ 3,750	\$ 1,250	\$ 5,000	\$ 9,000
Amenity Repair & Maintenance	\$ 15,000	\$ 24,252	\$ 10,500	\$ 34,752	\$ 20,000
Contingency	\$ 5,000	\$ 16,074	\$ 1,250	\$ 17,324	\$ 14,343
Subtotal Amenity Expenditures	\$ 171,093	\$ 154,273	\$ 55,208	\$ 209,481	\$ 225,177
Total Operations & Maintenance	\$ 603,038	\$ 480,584	\$ 142,680	\$ 623,264	\$ 850,242
<i>Other Expenditures</i>					
Transfer Out - Capital Reserve	\$ 92,580	\$ 160,883	\$ -	\$ 160,883	\$ 1,000
Total Other Expenditures	\$ 92,580	\$ 160,883	\$ -	\$ 160,883	\$ 1,000
Total Expenditures	\$ 862,873	\$ 780,970	\$ 180,499	\$ 961,468	\$ 1,026,544
Excess Revenues/(Expenditures)	\$ -	\$ 180,499	\$ (179,899)	\$ -	\$ -

Product Type	Assessable Units	ERU/Unit	Total ERUs	Net Assessment	Net Per Unit	Gross Per Unit
Phase 2A Single-Family (TP Estates Phase 2A)	148	1.00	148	\$104,533.28	\$706.31	\$759.47
Phase 2B Single-Family (TP Estates Phase 2B)	130	1.00	130	\$91,819.77	\$706.31	\$759.47
Phase 3A Single-Family (Riverstone Phase 1)	433	1.00	433	\$305,830.47	\$706.31	\$759.47
Phase 3B Single-Family (Riverstone Phase 2)	277	1.00	277	\$195,646.74	\$706.31	\$759.47
Phase 3C Single-Family (Riverstone Phases 3 and 4)	186	1.00	186	\$131,372.90	\$706.31	\$759.47
Riverstone Phases 5 & 6	276	1.00	276	\$194,940.44	\$706.31	\$759.47
	1450		1450	\$1,024,143.61		

FY23 Gross Per Unit Assessment	FY24 Gross Per Unit Assessment	Increase
\$638.10	\$759.47	\$121.37

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 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, Kilinski I Van Wyk, PLLC, 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 LLC, for these services.

Assessment Roll Services

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.

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.

Towne Park Community Development District General Fund Budget

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 various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, 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

Postage

The District incurs charges for mailing materials, 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.

Copies

Printing for board meetings, printing of computerized checks, stationary, envelopes, etc.

Towne Park Community Development District General Fund Budget

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.

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.

Towne Park Community Development District General Fund Budget

Pond Maintenance

The District has contracted with The Lake Doctors for the care and maintenance of its 41 ponds which includes shoreline grass, brush, and vegetation control.

Description	Monthly	Annually
Maintenance – 41 Ponds	\$3,888	<u>\$46,656</u>
Total		\$46,656

Electric

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

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.

Right of Way Repairs

Represents the cost to maintain the right of way within the District Boundaries.

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.

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. Service is provided by Spectrum Business.

Towne Park Community Development District General Fund Budget

Playground & Equipment Lease

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

Description	Monthly	Annually
Playground Lease - Navitas	\$1,966	\$23,592
Playground Lease – WHFS	\$278	\$3,343
Total		\$26,935

Pool Service Contract

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

Description	Monthly	Annually
Pool Maintenance – Amenity #1	\$1,600	\$19,200
Pool Maintenance – Amenity #2	\$1,900	\$22,800
Total		\$42,000

Pool Furniture Repair & Replacement

Represents cost of pool furniture repairs and replacement.

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.

Security Services

Represents the estimated cost of monthly security service for the District’s amenity facilities. Services are provided by Securitas Security Service USA, Inc.

Pest Control

The District is contracted with All American Lawn & Tree Specialists, LLC, for pest control treatments to its amenity facilities.

Amenity Access Management

Represents the cost of managing access to the District’s amenity facilities. Governmental Management Services-Central Florida, LLC, provides these services.

Amenity Repairs & Maintenance

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

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 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
Adopted Budget
Series 2016 2A Debt Service Fund

	Adopted Budget FY 2023	Actuals Thru 6/30/23	Projected Next 3 Months	Total Projected 9/30/23	Adopted Budget FY 2024
Revenues					
Assessments	\$ 111,715	\$ 112,296	\$ -	\$ 112,296	\$ 111,715
Interest	\$ -	\$ 3,524	\$ 881	\$ 4,406	\$ -
Carry Forward Surplus	\$ 85,955	\$ 87,127	\$ -	\$ 87,127	\$ 88,973
Total Revenues	\$ 197,670	\$ 202,948	\$ 881	\$ 203,829	\$ 200,687
Expenditures					
Interest - 11/1	\$ 40,375	\$ 40,375	\$ -	\$ 40,375	\$ 39,481
Principal - 11/1	\$ 30,000	\$ 30,000	\$ -	\$ 30,000	\$ 30,000
Special Call - 11/1	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
Interest - 5/1	\$ 39,625	\$ 39,481	\$ -	\$ 39,481	\$ 38,731
Total Expenditures	\$ 110,000	\$ 114,856	\$ -	\$ 114,856	\$ 108,213
Excess Revenues/(Expenditures)	\$ 87,670	\$ 88,092	\$ 881	\$ 88,973	\$ 92,475

Interest - 11/1/24	\$38,731
Principal - 11/1/24	\$30,000
	\$68,731

Product Type	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family Level 1	63	\$42,334.79	\$671.98	\$722.56
Single Family Level 2	85	\$69,379.81	\$816.23	\$877.67
	148	\$111,714.60		

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

Date	Balance	Principal	Interest	Total
11/01/23	\$ 1,400,000.00	\$ 30,000.00	\$ 39,481.25	\$ 108,962.50
05/01/24	\$ 1,370,000.00	\$ -	\$ 38,731.25	
11/01/24	\$ 1,370,000.00	\$ 30,000.00	\$ 38,731.25	\$ 107,462.50
05/01/25	\$ 1,340,000.00	\$ -	\$ 37,981.25	
11/01/25	\$ 1,340,000.00	\$ 35,000.00	\$ 37,981.25	\$ 110,962.50
05/01/26	\$ 1,305,000.00	\$ -	\$ 37,106.25	
11/01/26	\$ 1,305,000.00	\$ 35,000.00	\$ 37,106.25	\$ 109,212.50
05/01/27	\$ 1,270,000.00	\$ -	\$ 36,231.25	
11/01/27	\$ 1,270,000.00	\$ 35,000.00	\$ 36,231.25	\$ 107,462.50
05/01/28	\$ 1,235,000.00	\$ -	\$ 35,356.25	
11/01/28	\$ 1,235,000.00	\$ 40,000.00	\$ 35,356.25	\$ 110,712.50
05/01/29	\$ 1,195,000.00	\$ -	\$ 34,356.25	
11/01/29	\$ 1,195,000.00	\$ 40,000.00	\$ 34,356.25	\$ 108,712.50
05/01/30	\$ 1,155,000.00	\$ -	\$ 33,206.25	
11/01/30	\$ 1,155,000.00	\$ 40,000.00	\$ 33,206.25	\$ 106,412.50
05/01/31	\$ 1,115,000.00	\$ -	\$ 32,056.25	
11/01/31	\$ 1,115,000.00	\$ 45,000.00	\$ 32,056.25	\$ 109,112.50
05/01/32	\$ 1,070,000.00	\$ -	\$ 30,762.50	
11/01/32	\$ 1,070,000.00	\$ 45,000.00	\$ 30,762.50	\$ 106,525.00
05/01/33	\$ 1,025,000.00	\$ -	\$ 29,468.75	
11/01/33	\$ 1,025,000.00	\$ 50,000.00	\$ 29,468.75	\$ 108,937.50
05/01/34	\$ 975,000.00	\$ -	\$ 28,031.25	
11/01/34	\$ 975,000.00	\$ 55,000.00	\$ 28,031.25	\$ 111,062.50
05/01/35	\$ 920,000.00	\$ -	\$ 26,450.00	
11/01/35	\$ 920,000.00	\$ 55,000.00	\$ 26,450.00	\$ 107,900.00
05/01/36	\$ 865,000.00	\$ -	\$ 24,868.75	
11/01/36	\$ 865,000.00	\$ 60,000.00	\$ 24,868.75	\$ 109,737.50
05/01/37	\$ 805,000.00	\$ -	\$ 23,143.75	
11/01/37	\$ 805,000.00	\$ 60,000.00	\$ 23,143.75	\$ 106,287.50
05/01/38	\$ 745,000.00	\$ -	\$ 21,418.75	
11/01/38	\$ 745,000.00	\$ 65,000.00	\$ 21,418.75	\$ 107,837.50
05/01/39	\$ 680,000.00	\$ -	\$ 19,550.00	
11/01/39	\$ 680,000.00	\$ 70,000.00	\$ 19,550.00	\$ 109,100.00
05/01/40	\$ 610,000.00	\$ -	\$ 17,537.50	
11/01/40	\$ 610,000.00	\$ 75,000.00	\$ 17,537.50	\$ 110,075.00
05/01/41	\$ 535,000.00	\$ -	\$ 15,381.25	
11/01/41	\$ 535,000.00	\$ 80,000.00	\$ 15,381.25	\$ 110,762.50
05/01/42	\$ 455,000.00	\$ -	\$ 13,081.25	
11/01/42	\$ 455,000.00	\$ 80,000.00	\$ 13,081.25	\$ 106,162.50
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
		\$ 1,400,000.00	\$ 1,164,693.75	\$ 2,604,175.00

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

Date	Balance	Principal	Interest	Total
11/01/23	\$ 1,650,000.00	\$ -	\$ 44,646.88	\$ 119,893.75
05/01/24	\$ 1,650,000.00	\$ 30,000.00	\$ 44,646.88	\$ -
11/01/24	\$ 1,620,000.00	\$ -	\$ 43,896.88	\$ 118,543.75
05/01/25	\$ 1,620,000.00	\$ 30,000.00	\$ 43,896.88	\$ -
11/01/25	\$ 1,590,000.00	\$ -	\$ 43,146.88	\$ 117,043.75
05/01/26	\$ 1,590,000.00	\$ 35,000.00	\$ 43,146.88	\$ -
11/01/26	\$ 1,555,000.00	\$ -	\$ 42,271.88	\$ 120,418.75
05/01/27	\$ 1,555,000.00	\$ 35,000.00	\$ 42,271.88	\$ -
11/01/27	\$ 1,520,000.00	\$ -	\$ 41,396.88	\$ 118,668.75
05/01/28	\$ 1,520,000.00	\$ 35,000.00	\$ 41,396.88	\$ -
11/01/28	\$ 1,485,000.00	\$ -	\$ 40,521.88	\$ 116,918.75
05/01/29	\$ 1,485,000.00	\$ 40,000.00	\$ 40,521.88	\$ -
11/01/29	\$ 1,445,000.00	\$ -	\$ 39,446.88	\$ 119,968.75
05/01/30	\$ 1,445,000.00	\$ 40,000.00	\$ 39,446.88	\$ -
11/01/30	\$ 1,405,000.00	\$ -	\$ 38,371.88	\$ 117,818.75
05/01/31	\$ 1,405,000.00	\$ 45,000.00	\$ 38,371.88	\$ -
11/01/31	\$ 1,360,000.00	\$ -	\$ 37,162.50	\$ 120,534.38
05/01/32	\$ 1,360,000.00	\$ 45,000.00	\$ 37,162.50	\$ -
11/01/32	\$ 1,315,000.00	\$ -	\$ 35,953.13	\$ 118,115.63
05/01/33	\$ 1,315,000.00	\$ 50,000.00	\$ 35,953.13	\$ -
11/01/33	\$ 1,265,000.00	\$ -	\$ 34,609.38	\$ 120,562.50
05/01/34	\$ 1,265,000.00	\$ 50,000.00	\$ 34,609.38	\$ -
11/01/34	\$ 1,215,000.00	\$ -	\$ 33,265.63	\$ 117,875.00
05/01/35	\$ 1,215,000.00	\$ 55,000.00	\$ 33,265.63	\$ -
11/01/35	\$ 1,160,000.00	\$ -	\$ 31,787.50	\$ 120,053.13
05/01/36	\$ 1,160,000.00	\$ 55,000.00	\$ 31,787.50	\$ -
11/01/36	\$ 1,105,000.00	\$ -	\$ 30,309.38	\$ 117,096.88
05/01/37	\$ 1,105,000.00	\$ 60,000.00	\$ 30,309.38	\$ -
11/01/37	\$ 1,045,000.00	\$ -	\$ 28,696.88	\$ 119,006.25
05/01/38	\$ 1,045,000.00	\$ 65,000.00	\$ 28,696.88	\$ -
11/01/38	\$ 980,000.00	\$ -	\$ 26,950.00	\$ 120,646.88
05/01/39	\$ 980,000.00	\$ 65,000.00	\$ 26,950.00	\$ -
11/01/39	\$ 915,000.00	\$ -	\$ 25,162.50	\$ 117,112.50
05/01/40	\$ 915,000.00	\$ 70,000.00	\$ 25,162.50	\$ -
11/01/40	\$ 845,000.00	\$ -	\$ 23,237.50	\$ 118,400.00
05/01/41	\$ 845,000.00	\$ 75,000.00	\$ 23,237.50	\$ -
11/01/41	\$ 770,000.00	\$ -	\$ 21,175.00	\$ 119,412.50
05/01/42	\$ 770,000.00	\$ 80,000.00	\$ 21,175.00	\$ -
11/01/42	\$ 690,000.00	\$ -	\$ 18,975.00	\$ 120,150.00
05/01/43	\$ 690,000.00	\$ 85,000.00	\$ 18,975.00	\$ -
11/01/43	\$ 605,000.00	\$ -	\$ 16,637.50	\$ 120,612.50
05/01/44	\$ 605,000.00	\$ 90,000.00	\$ 16,637.50	\$ -
11/01/44	\$ 515,000.00	\$ -	\$ 14,162.50	\$ 120,800.00

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

Date	Balance	Principal	Interest	Total
05/01/45	\$ 515,000.00	\$ 90,000.00	\$ 14,162.50	\$ -
11/01/45	\$ 425,000.00	\$ -	\$ 11,687.50	\$ 115,850.00
05/01/46	\$ 425,000.00	\$ 95,000.00	\$ 11,687.50	\$ -
11/01/46	\$ 330,000.00	\$ -	\$ 9,075.00	\$ 115,762.50
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
		\$ 1,650,000.00	\$ 1,483,793.75	\$ 3,209,040.63

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

	Adopted Budget FY 2023	Actuals Thru 6/30/23	Projected Next 3 Months	Total Projected 9/30/23	Adopted Budget FY 2024
Revenues					
Assessments	\$ 525,011	\$ 527,745	\$ -	\$ 527,745	\$ 525,011
Interest	\$ -	\$ 14,840	\$ 3,710	\$ 18,550	\$ -
Carry Forward Surplus	\$ 234,809	\$ 239,543	\$ -	\$ 239,543	\$ 267,050
Total Revenues	\$ 759,820	\$ 782,127	\$ 3,710	\$ 785,837	\$ 792,061
Expenditures					
Interest - 11/1	\$ 194,463	\$ 194,463	\$ -	\$ 194,463	\$ 191,825
Special Call - 11/1	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
Interest - 5/1	\$ 194,463	\$ 194,325	\$ -	\$ 194,325	\$ 191,825
Principal - 5/1	\$ 125,000	\$ 125,000	\$ -	\$ 125,000	\$ 130,000
Total Expenditures	\$ 513,925	\$ 518,788	\$ -	\$ 518,788	\$ 513,650
Excess Revenues/(Expenditures)	\$ 245,895	\$ 263,340	\$ 3,710	\$ 267,050	\$ 278,411

Interest - 11/1/24 \$188,575

Product Type	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family	433	\$525,011.11	\$1,212.50	\$1,303.76
	433	\$525,011.11		

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

Date	Balance	Principal	Interest	Total
11/01/23	\$ 7,090,000.00	\$ -	\$ 191,825.00	\$ 511,150.00
05/01/24	\$ 7,090,000.00	\$ 130,000.00	\$ 191,825.00	\$ -
11/01/24	\$ 6,960,000.00	\$ -	\$ 188,575.00	\$ 510,400.00
05/01/25	\$ 6,960,000.00	\$ 135,000.00	\$ 188,575.00	\$ -
11/01/25	\$ 6,825,000.00	\$ -	\$ 185,200.00	\$ 508,775.00
05/01/26	\$ 6,825,000.00	\$ 145,000.00	\$ 185,200.00	\$ -
11/01/26	\$ 6,680,000.00	\$ -	\$ 181,575.00	\$ 511,775.00
05/01/27	\$ 6,680,000.00	\$ 150,000.00	\$ 181,575.00	\$ -
11/01/27	\$ 6,530,000.00	\$ -	\$ 177,825.00	\$ 509,400.00
05/01/28	\$ 6,530,000.00	\$ 160,000.00	\$ 177,825.00	\$ -
11/01/28	\$ 6,370,000.00	\$ -	\$ 173,825.00	\$ 511,650.00
05/01/29	\$ 6,370,000.00	\$ 170,000.00	\$ 173,825.00	\$ -
11/01/29	\$ 6,200,000.00	\$ -	\$ 169,256.25	\$ 513,081.25
05/01/30	\$ 6,200,000.00	\$ 175,000.00	\$ 169,256.25	\$ -
11/01/30	\$ 6,025,000.00	\$ -	\$ 164,553.13	\$ 508,809.38
05/01/31	\$ 6,025,000.00	\$ 185,000.00	\$ 164,553.13	\$ -
11/01/31	\$ 5,840,000.00	\$ -	\$ 159,581.25	\$ 509,134.38
05/01/32	\$ 5,840,000.00	\$ 195,000.00	\$ 159,581.25	\$ -
11/01/32	\$ 5,645,000.00	\$ -	\$ 154,340.63	\$ 508,921.88
05/01/33	\$ 5,645,000.00	\$ 210,000.00	\$ 154,340.63	\$ -
11/01/33	\$ 5,435,000.00	\$ -	\$ 148,696.88	\$ 513,037.50
05/01/34	\$ 5,435,000.00	\$ 220,000.00	\$ 148,696.88	\$ -
11/01/34	\$ 5,215,000.00	\$ -	\$ 142,784.38	\$ 511,481.25
05/01/35	\$ 5,215,000.00	\$ 230,000.00	\$ 142,784.38	\$ -
11/01/35	\$ 4,985,000.00	\$ -	\$ 136,603.13	\$ 509,387.50
05/01/36	\$ 4,985,000.00	\$ 245,000.00	\$ 136,603.13	\$ -
11/01/36	\$ 4,740,000.00	\$ -	\$ 130,018.75	\$ 511,621.88
05/01/37	\$ 4,740,000.00	\$ 260,000.00	\$ 130,018.75	\$ -
11/01/37	\$ 4,480,000.00	\$ -	\$ 123,031.25	\$ 513,050.00
05/01/38	\$ 4,480,000.00	\$ 270,000.00	\$ 123,031.25	\$ -
11/01/38	\$ 4,210,000.00	\$ -	\$ 115,775.00	\$ 508,806.25
05/01/39	\$ 4,210,000.00	\$ 285,000.00	\$ 115,775.00	\$ -
11/01/39	\$ 3,925,000.00	\$ -	\$ 107,937.50	\$ 508,712.50
05/01/40	\$ 3,925,000.00	\$ 305,000.00	\$ 107,937.50	\$ -
11/01/40	\$ 3,620,000.00	\$ -	\$ 99,550.00	\$ 512,487.50
05/01/41	\$ 3,620,000.00	\$ 320,000.00	\$ 99,550.00	\$ -
11/01/41	\$ 3,300,000.00	\$ -	\$ 90,750.00	\$ 510,300.00
05/01/42	\$ 3,300,000.00	\$ 340,000.00	\$ 90,750.00	\$ -
11/01/42	\$ 2,960,000.00	\$ -	\$ 81,400.00	\$ 512,150.00
05/01/43	\$ 2,960,000.00	\$ 355,000.00	\$ 81,400.00	\$ -
11/01/43	\$ 2,605,000.00	\$ -	\$ 71,637.50	\$ 508,037.50

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

Date	Balance	Principal	Interest	Total
05/01/44	\$ 2,605,000.00	\$ 375,000.00	\$ 71,637.50	\$ -
11/01/44	\$ 2,230,000.00	\$ -	\$ 61,325.00	\$ 507,962.50
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
		\$ 7,090,000.00	\$ 6,370,631.25	\$ 13,779,956.25

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

	Adopted Budget FY 2023	Actuals Thru 6/30/23	Projected Next 3 Months	Total Projected 9/30/23	Adopted Budget FY 2024
Revenues					
Assessments	\$ 335,844	\$ 337,592	\$ -	\$ 337,592	\$ 335,844
Interest	\$ -	\$ 9,031	\$ 2,258	\$ 11,289	\$ -
Carry Forward Surplus	\$ 146,617	\$ 150,216	\$ -	\$ 150,216	\$ 164,779
Total Revenues	\$ 482,461	\$ 496,840	\$ 2,258	\$ 499,097	\$ 500,622
Expenditures					
Interest - 11/1	\$ 117,159	\$ 117,159	\$ -	\$ 117,159	\$ 115,409
Interest - 5/1	\$ 117,159	\$ 117,159	\$ -	\$ 117,159	\$ 115,409
Principal - 5/1	\$ 100,000	\$ 100,000	\$ -	\$ 100,000	\$ 105,000
Total Expenditures	\$ 334,319	\$ 334,319	\$ -	\$ 334,319	\$ 335,819
Excess Revenues/(Expenditures)	\$ 148,142	\$ 162,521	\$ 2,258	\$ 164,779	\$ 164,804

Interest - 11/1/24 \$113,572

Product Type	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family	277	\$335,843.58	\$1,212.43	\$1,303.69
	277	\$335,843.58		

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

Date	Balance	Principal	Interest	Total
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
		\$ 5,195,000.00	\$ 3,921,787.50	\$ 9,333,946.88

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

	Adopted Budget FY 2023	Actuals Thru 6/30/23	Projected Next 3 Months	Total Projected 9/30/23	Adopted Budget FY 2024
Revenues					
Assessments	\$ 225,524	\$ 226,699	\$ -	\$ 226,699	\$ 225,524
Interest	\$ -	\$ 6,005	\$ 1,501	\$ 7,506	\$ -
Carry Forward Surplus	\$ 87,056	\$ 86,518	\$ -	\$ 86,518	\$ 88,964
Total Revenues	\$ 312,581	\$ 319,222	\$ 1,501	\$ 320,723	\$ 314,488
Expenditures					
Interest - 11/1	\$ 78,438	\$ 78,438	\$ -	\$ 78,438	\$ 77,053
Special Call - 11/1	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
Interest - 5/1	\$ 78,438	\$ 78,322	\$ -	\$ 78,322	\$ 77,053
Principal - 5/1	\$ 70,000	\$ 70,000	\$ -	\$ 70,000	\$ 70,000
Total Expenditures	\$ 226,876	\$ 231,759	\$ -	\$ 231,759	\$ 224,106
Excess Revenues/(Expenditures)	\$ 85,705	\$ 87,462	\$ 1,501	\$ 88,964	\$ 90,382

Interest - 11/1/24 \$75,784

Product Type	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family	186	\$225,524.40	\$1,212.50	\$1,303.76
	186	\$225,524.40		

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

Date	Balance	Principal	Interest	Total
11/01/23	\$ 3,465,000.00	\$ -	\$ 77,053.13	\$ 225,375.00
05/01/24	\$ 3,465,000.00	\$ 70,000.00	\$ 77,053.13	\$ -
11/01/24	\$ 3,395,000.00	\$ -	\$ 75,784.38	\$ 222,837.50
05/01/25	\$ 3,395,000.00	\$ 75,000.00	\$ 75,784.38	\$ -
11/01/25	\$ 3,320,000.00	\$ -	\$ 74,425.00	\$ 225,209.38
05/01/26	\$ 3,320,000.00	\$ 75,000.00	\$ 74,425.00	\$ -
11/01/26	\$ 3,245,000.00	\$ -	\$ 72,925.00	\$ 222,350.00
05/01/27	\$ 3,245,000.00	\$ 80,000.00	\$ 72,925.00	\$ -
11/01/27	\$ 3,165,000.00	\$ -	\$ 71,325.00	\$ 224,250.00
05/01/28	\$ 3,165,000.00	\$ 80,000.00	\$ 71,325.00	\$ -
11/01/28	\$ 3,085,000.00	\$ -	\$ 69,725.00	\$ 221,050.00
05/01/29	\$ 3,085,000.00	\$ 85,000.00	\$ 69,725.00	\$ -
11/01/29	\$ 3,000,000.00	\$ -	\$ 68,025.00	\$ 222,750.00
05/01/30	\$ 3,000,000.00	\$ 90,000.00	\$ 68,025.00	\$ -
11/01/30	\$ 2,910,000.00	\$ -	\$ 66,225.00	\$ 224,250.00
05/01/31	\$ 2,910,000.00	\$ 90,000.00	\$ 66,225.00	\$ -
11/01/31	\$ 2,820,000.00	\$ -	\$ 64,425.00	\$ 220,650.00
05/01/32	\$ 2,820,000.00	\$ 95,000.00	\$ 64,425.00	\$ -
11/01/32	\$ 2,725,000.00	\$ -	\$ 62,311.25	\$ 221,736.25
05/01/33	\$ 2,725,000.00	\$ 100,000.00	\$ 62,311.25	\$ -
11/01/33	\$ 2,625,000.00	\$ -	\$ 60,086.25	\$ 222,397.50
05/01/34	\$ 2,625,000.00	\$ 105,000.00	\$ 60,086.25	\$ -
11/01/34	\$ 2,520,000.00	\$ -	\$ 57,750.00	\$ 222,836.25
05/01/35	\$ 2,520,000.00	\$ 110,000.00	\$ 57,750.00	\$ -
11/01/35	\$ 2,410,000.00	\$ -	\$ 55,302.50	\$ 223,052.50
05/01/36	\$ 2,410,000.00	\$ 115,000.00	\$ 55,302.50	\$ -
11/01/36	\$ 2,295,000.00	\$ -	\$ 52,743.75	\$ 223,046.25
05/01/37	\$ 2,295,000.00	\$ 120,000.00	\$ 52,743.75	\$ -
11/01/37	\$ 2,175,000.00	\$ -	\$ 50,073.75	\$ 222,817.50
05/01/38	\$ 2,175,000.00	\$ 125,000.00	\$ 50,073.75	\$ -
11/01/38	\$ 2,050,000.00	\$ -	\$ 47,292.50	\$ 222,366.25
05/01/39	\$ 2,050,000.00	\$ 130,000.00	\$ 47,292.50	\$ -
11/01/39	\$ 1,920,000.00	\$ -	\$ 44,400.00	\$ 221,692.50
05/01/40	\$ 1,920,000.00	\$ 135,000.00	\$ 44,400.00	\$ -
11/01/40	\$ 1,785,000.00	\$ -	\$ 41,278.13	\$ 220,678.13
05/01/41	\$ 1,785,000.00	\$ 145,000.00	\$ 41,278.13	\$ -
11/01/41	\$ 1,640,000.00	\$ -	\$ 37,925.00	\$ 224,203.13
05/01/42	\$ 1,640,000.00	\$ 150,000.00	\$ 37,925.00	\$ -
11/01/42	\$ 1,490,000.00	\$ -	\$ 34,456.25	\$ 222,381.25
05/01/43	\$ 1,490,000.00	\$ 155,000.00	\$ 34,456.25	\$ -
11/01/43	\$ 1,335,000.00	\$ -	\$ 30,871.88	\$ 220,328.13
05/01/44	\$ 1,335,000.00	\$ 165,000.00	\$ 30,871.88	\$ -
11/01/44	\$ 1,170,000.00	\$ -	\$ 27,056.25	\$ 222,928.13
05/01/45	\$ 1,170,000.00	\$ 175,000.00	\$ 27,056.25	\$ -
11/01/45	\$ 995,000.00	\$ -	\$ 23,009.38	\$ 225,065.63
05/01/46	\$ 995,000.00	\$ 180,000.00	\$ 23,009.38	\$ -

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

Date	Balance	Principal	Interest	Total
11/01/46	\$ 815,000.00	\$ -	\$ 18,846.88	\$ 221,856.25
05/01/47	\$ 815,000.00	\$ 190,000.00	\$ 18,846.88	\$ -
11/01/47	\$ 625,000.00	\$ -	\$ 14,453.13	\$ 223,300.00
05/01/48	\$ 625,000.00	\$ 200,000.00	\$ 14,453.13	\$ -
11/01/48	\$ 425,000.00	\$ -	\$ 9,828.13	\$ 224,281.25
05/01/49	\$ 425,000.00	\$ 210,000.00	\$ 9,828.13	\$ -
11/01/49	\$ 215,000.00	\$ -	\$ 4,971.88	\$ 224,800.00
05/01/50	\$ 215,000.00	\$ 215,000.00	\$ 4,971.88	\$ 219,971.88
		\$ 3,465,000.00	\$ 2,625,138.75	\$ 6,238,460.63

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

	Adopted Budget FY 2023	Actuals Thru 6/30/23	Projected Next 3 Months	Total Projected 9/30/23	Adopted Budget FY 2024
Revenues					
Assessments	\$ 399,925	\$ 402,008	\$ -	\$ 402,008	\$ 399,925
Interest	\$ -	\$ 10,457	\$ 2,614	\$ 13,071	\$ -
Carry Forward Surplus	\$ 130,469	\$ 133,198	\$ -	\$ 133,198	\$ 141,226
Total Revenues	\$ 530,394	\$ 545,662	\$ 2,614	\$ 548,276	\$ 541,151
Expenditures					
Interest - 11/1	\$ 128,334	\$ 128,334	\$ -	\$ 128,334	\$ 126,431
Interest - 5/1	\$ 128,334	\$ 128,334	\$ -	\$ 128,334	\$ 126,431
Principal - 5/1	\$ 145,000	\$ 145,000	\$ -	\$ 145,000	\$ 145,000
Total Expenditures	\$ 401,669	\$ 401,669	\$ -	\$ 401,669	\$ 397,863
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ (5,381)	\$ -	\$ (5,381)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ (5,381)	\$ -	\$ (5,381)	\$ -
Excess Revenues/(Expenditures)	\$ 128,725	\$ 138,612	\$ 2,614	\$ 141,226	\$ 143,289

Interest - 11/1/24 \$124,528

Product Type	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family	276	\$399,925.41	\$1,449.01	\$1,558.07
	276	\$399,925.41		

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

Date	Balance	Principal	Interest	Total
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
		\$ 6,805,000.00	\$ 4,448,931.25	\$ 11,527,265.63

Towne Park
Community Development District
Adopted Budget
Capital Reserve Fund

	Adopted Budget FY 2023	Actuals Thru 6/30/23	Projected Next 3 Months	Total Projected 9/30/23	Adopted Budget FY 2024
Revenues					
Carry Forward Surplus	\$ 90,000	\$ -	\$ -	\$ -	\$ 81,824
Total Revenues	\$ 90,000	\$ -	\$ -	\$ -	\$ 81,824
Expenditures					
Capital Outlay	\$ -	\$ 79,059	\$ -	\$ 79,059	\$ -
Total Expenditures	\$ -	\$ 79,059	\$ -	\$ 79,059	\$ -
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ 92,580	\$ 160,883	\$ -	\$ 160,883	\$ 1,000
Total Other Financing Sources/(Uses)	\$ 92,580	\$ 160,883	\$ -	\$ 160,883	\$ 1,000
Excess Revenues/(Expenditures)	\$ 182,580	\$ 81,824	\$ -	\$ 81,824	\$ 82,824