

***Towne Park
Community Development District***

Agenda

April 2, 2024

AGENDA

Towne Park

Community Development District

219 East Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

March 26, 2024

Board of Supervisors Towne Park Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of **Towne Park Community Development District** will be held **Tuesday, April 2, 2024, at 4:00 PM** at the **Towne Park Amenity Center #1, 3883 White Ibis Road, Lakeland, FL 33811.**

Those members of the public wishing to attend the meeting can do so using the information below:

Zoom Video Link: <https://us06web.zoom.us/j/82879873433>

Zoom Call-In Information: 646 931 3860

Meeting ID: 828 7987 3433

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the March 5, 2024 Board of Supervisors Meeting
4. Public Hearing
 - A. Consideration of Resolution 2024-04 Adopting Easement Variance Policy and Fees
5. Consideration 2024-05 Approving the Proposed Fiscal Year 2025 Budget and Setting a Public Hearing
6. Ratification of Proposal to Re-strap Furniture at Amenity Center 2
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Installation of Dog Waste Signs
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
8. Supervisors Requests
9. Adjournment

MINUTES

**MINUTES OF MEETING
TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Towne Park Community Development District was held Tuesday, **March 5, 2024**, at 6:00 p.m. at the Towne Park Amenity Center #1, 3883 White Ibis Road, Lakeland, Florida and by Zoom.

Present and constituting a quorum:

Greg Jones	Chairman
Jennifer Tidwell <i>by Zoom</i>	Vice Chairperson
Tom Zimmerman	Assistant Secretary
Roger Runyon	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Meredith Hammock	District Counsel, Kilinski Van Wyk
Alan Rayl <i>by Zoom</i>	District Engineer, Rayl Engineering
Allen Bailey	Field Operations, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order and called roll. Three Board members were present and one attending via Zoom constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams noted this is an opportunity for any members of the public to make a statement to the Board of Supervisors.

- Anjal Modi (5434 Keaton Springs Dr.) commented on notices regarding easement encroachments and asked for an extension of the deadline to remove his fence that is located within the District's easement.
- Sukhadevsingh Virdee (5438 Keaton Springs Dr.) commented on the notice on fencing located within a District easement.

- Orville Anderson (5442 Keaton Springs Dr) commented that trees need trimmed/removed and mowed grass is turning the pond into a swamp.
- Kim Zimmerman (6233 Dolostone Dr.) stated that dog poop situation is bad even on sidewalks, asked for signage to pick up after dogs.

Mr. Adams noted topics brought up during public comment can be addressed under staff reports if okay with the Board members.

THIRD ORDER OF BUSINESS

**Approval of Minutes of February 6, 2024,
Board of Supervisors Meeting**

Ms. Adams presented the minutes from the February 6, 2024, Board of Supervisors meeting. The minutes have been reviewed by District management staff and District Counsel. The Board had no changes to the minutes.

On MOTION by Mr. Zimmerman, seconded by Mr. Runyon, with all in favor, the Minutes of February 6, 2024 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Agreement to Install
Dock on Stormwater Parcel**

Ms. Adams noted on page 16 of the agenda packet is an application submitted by Mr. Rivera of 3832 White Ibis Rd. On page 21 is the specific application provided by the HOA management team by way of providing context. There is a proposed license agreement that has been reviewed by District Counsel on page 16 that includes protections for the District. The agreement also includes indemnification, insurance requirements, and other protections for the District. This form of agreement is the same form that has been used in the past. Ms. Hammock recommended this agreement be approved in substantial form. Mr. Rayl stated he has no issues with this project. Ms. Adams noted this agreement is providing permission to install on the CDD parcel and does not provide any additional approval required by the HOA, city, county or any other party. Ms. Hammock noted they are requesting the Board approve the license agreement for the installation on District property, and not approving the dock in any way that may be required by any other authorities having jurisdiction.

On MOTION by Mr. Jones, seconded by Mr. Runyon, with all in favor, the Agreement to Install Dock on Stormwater Parcel, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Swim Lessons with SwimKids USA at Amenity Center 2

Ms. Adams noted this was briefly discussed at last month’s meeting. On page 27 of the agenda packet is additional information requested by the Board. A survey was released on February 27th to 978 users and 61 users responded. Out of that survey, 38 users stated they want to see swim lessons and would purchase as a family. Eight respondees did not want to see swim lessons and 15 said they would like to see swim lessons offered but had no family members that would participate. Swim Kids stated they need to meet the minimum of five participants. Typically, there is a percent of the tuition that is remitted back to the District to offset any increased pool maintenance expenses. Mr. Jones feels having 38 responses would warrant bringing something like this into the community and would be a good sampling as to how to proceed in the future. Mr. Runyon asked if this is for community residents only. Mr. Bailey noted there is still that caveat if they have four residents, they could advertise to try to get a fifth participant from outside of the community. Approval of swim lessons would authorize District Counsel to prepare an agreement between the District and Swim Kids USA based on the terms discussed.

On MOTION by Mr. Jones seconded by Mr. Zimmerman, with all in favor, the Swim Lessons with SwimKids USA at Amenity Center 2, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Discussion of Potential Dates for Ethics Training Workshop

Ms. Hammock suggested Monday July 29th and Monday September 30th for ethics training workshops via Zoom. She noted if these dates do not work for the Board, she would be happy to find other dates that are favorable to them. She would be amenable to morning or afternoon. Ms. Adams asked which timeframe would be better for the Board. Mr. Jones stated around 5:30 - 7:00 would be good. Ms. Adams noted they will bring it back to the next meeting and finalize.

B. Engineer

i. Discussion of Repaving Work and Close Out Process with the City of Lakeland

Ms. Adams asked Alan in addition to items regarding right of way repair, during public comment there was a request from a resident on Keaton Springs to consider an easement variance in that area and asked if the District Engineer had any comments on that matter under his report. Mr. Rayl noted the repaving work was completed last month. The City of Lakeland inspection staff was present the entire time and walked the area to be repaired and was all done per the city's direction and to the city's satisfaction as well to theirs. He spoke with Philip Hart with the City of Lakeland on what to go through for formal acceptance by the city and release the CDD from any further obligations with getting the roads up to their satisfaction.

Mr. Hart acknowledged areas where striping was altered and the City of Lakeland will take care of that by replacing the thermoplastic striping. Mr. Hart stated he only needed to review the bonds that had been put in place regarding the work to make sure everything lines up and will send an email tomorrow to that effect and if any outstanding paperwork or items needed to be addressed. He noted he is confident that they did the things Lakeland was looking for in the field. He received the invoices from the contractor for the work in addition to the expected invoices, there was a change order. Two areas that were agreed to in the field and coordinated with the District on what those would be. One was once they milled off the asphalt surface, they had to do some base material below the asphalt surface and replaced that with additional asphalt base so used the same material and is satisfactory. Other additional areas were identified. Both of those were reflected in the contractors change order. The first repair with the base totaled \$2,788.50 and the second additional surface repairs that the city required totaled \$17,773.64 so the total of the change order is \$20,562.14. That along with the other invoices for the contract amounts which were \$66,051.21 and \$190,519.53 were found to be in agreement with the original work that was contemplated. He noted they verified field quantities and had discrepancies there but was also an area where the city asked for extra deep milling which then requires extra deep repaving. The contractor was going to have to prepare a change order for the extra thicknesses involved in both activities. Their change order would have exceeded the amount that he was going to reduce based on quantities so in the end it would be in the District's favor to approve their invoice as submitted and come out ahead. He noted this is his recommendation to the Board to conclude the agreed upon work with the contractor and also included was the reimbursement quantity for Dolostone which is upwards of \$33,000 that is a builder reimbursement. He asked for any questions on this work.

Mr. Jones asked if Mr. Hart gave any indication to when this will be turned over. Mr. Rayl noted he will keep this on his front burner as this is his number one priority to put this issue to bed. Mr. Jones stated this sounds good to the Board and ready to sign off on this.

Mr. Rayl noted the sump area on Siltstone, that work is underway but not completed. The easement issue on the lots on Keaton Springs is something where the HOA is the entity that reviews and approves requests for fencing and the CDD is the entity that is responsible for surface water management system and all easements pertinent to it especially easements where there is a functional purpose in that easement that the CDD has to more actively maintain which is the case in this easement under discussion. It is on the back end of 11 lots on the north side of Keaton Springs and is not just an easement for a storm pipe to go through to discharge into a pond. The easement contains a surface swale that was designed to convey water to stormwater pond 20 which is in the northeast corner in Phase 1. It's part of the function of the stormwater management system that has to be maintained. Drainage easements preclude construction of permanent improvements such as fences anything that would impede access and ability to maintain the function of surface features like this. If the CDD is willing to entertain variance processes for these types of things, we would be happy to evaluate the merit of those. They are put in place for a reason and on every survey at the time the homeowner purchases their lot that is required to be disclosed.

ii. Ratification of QGS Change Order No. 1

Ms. Adams noted on page 35 of the agenda packet is a copy of the change order that was approved by the Chair and she asked for a motion to ratify the actions of the Chair.

On MOTION by Mr. Zimmerman, seconded by Mr. Runyon, with all in favor, QGS Change Order No. 1, was ratified.

C. Field Manager's Report

Mr. Bailey presented the field manager's report including a damaged fence post at amenity 2 being replaced, GMS staff restored blown over fence in amenity 1, milling and paving is completed, mag locks installed in amenity 1 restroom, and amenity gate was repaired.

A Board member noted some residents posted issues with key cards and the gate. Ms. Adams noted this matter was addressed by the amenity access team on Saturday and moving forward will not be an issue.

Mr. Bailey addressed the tree issue with the resident at 5442 Keaton Springs. He will have the landscaper take a look to see the extent of the trees falling near the berm and will remind the landscaper not to mow in such a way that the grass clippings will fall in the ponds. For the dog stations, it is more the cost of emptying them. It wouldn't be a bad idea to bring back another proposal for a waste receptacle at the fence along the walking trail. Mr. Bailey will look into signage for the dog potty issue. Ms. Adams noted the Board could consider sending out a courtesy reminder to residents via electronic mail regarding picking up after their pets.

i. Consideration of Proposals for Pool Lifts at Amenity 1 & 2

Mr. Bailey stated they have gone over the hydraulic chair lifts and he spoke with the vendor. The vendor stated they would be looking at a one-year manufacturer warranty. He agreed if one was passed now and the Board signed off for another one to be dealt with in the next fiscal year, he would purchase both for them and wouldn't charge the second one until the next fiscal year and would hold that price. He noted both would have to be signed off on before he would hold the price. Ms. Adams noted this would be a two-year purchase agreement with one being billed and installed in FY24 and one being billed and installed in FY25. The amount per pool lift is \$10,100. Ms. Hammock noted if the swim class is held at one of the amenity facilities, she would strongly recommend it be compliant before lessons commence. The pool lift would meet ADA requirements for public pools and bring the District in compliance. Ms. Adams noted this would come out of the capital reserve.

On MOTION by Mr. Jones, seconded by Mr. Runyon, with all in favor, the Proposal for Pool Lifts at Amenity 1 & 2 as Presented, was approved.

ii. Consideration of Proposals for Pool Furniture Re-strap at Amenity 1

Mr. Bailey presented the proposal from Florida Patio to re-strap 17 chairs at amenity 1 at \$1,612. Ms. Adams noted the sales tax would be removed bringing it to \$1,510.

On MOTION by Mr. Jones, seconded by Mr. Zimmerman, with all in favor, the Proposal for Pool Furniture Re-Strapping at Amenity 1 for \$1,510, was approved.

D. District Manager’s Report

Ms. Adams reiterated to Board members that notice was provided in mid-February that they are in receipt of the FEMA grant funds due to hurricane damages totaling \$78,000 which has been put into the General Fund. As a result of this fund, they may be able to make a larger transfer out to the Capital Reserve Fund but are evaluating the cash flow for the District this year because of higher than expected pavement expenses. She noted with the encroachment issue behind Keaton Springs, the field services team identified six parcels that had an encroachment. Six notices were sent in November by certified mail and two were not claimed. A notice was sent in February to the same six addresses but one still has not been claimed via certified mail. They are reviewing the need for additional follow up.

i. Approval of the Check Register

Ms. Adams presented the check register included in the agenda on page 49. The summary from January 21st through February 23rd 2024 totaled \$94,058.54. The detailed register follows the summary.

On MOTION by Mr. Jones, seconded by Mr. Zimmerman, with all in favor, the Check Register totaling \$94,058.54, was approved.

ii. Balance Sheet and Income Statement

Ms. Adams reviewed the unaudited financial statements through the end of January.

SEVENTH ORDER OF BUSINESS

Supervisors Requests

Mr. Jones stated in regard to the Keaton Springs issue to extend proper notice by at least a month. Ms. Adams noted it is a policy issue and final decision is up to the Board. The reason that date was chosen was to allow the District Engineer time to get in and evaluate the situation and create a scope of repair of the swale to get it back to design and get bids out and Board approval of the work prior to hurricane season. Ms. Adams noted the current direction has been not to allow fences in this swale. Mr. Runyon noted fences have to be moved so the work can be done. Mr. Jones feels they should move it back a month to May 1st. There was consensus among the Supervisors. Ms. Adams noted they will re-notice requirement of the encroachment removed by May 1st.

EIGHTH ORDER OF BUSINESS

Adjournment

There being no additional business, the Board adjourned the meeting.

On MOTION by Mr. Jones, seconded by Mr. Zimmerman, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICY AND RATES, CHARGES AND FEES RELATED TO IMPROVEMENTS WITHIN DISTRICT EASEMENTS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Towne Park Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, Chapters 120 and 190, Florida Statutes, authorize the District to adopt rules, rates, charges and fees to govern the administration of the District and defray costs of operation and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors (“**Board**”) finds that it is in the best interests of the District to adopt by resolution the *Easement Variance Policy*, including rates, charges and fees (“**Easement Variance Policy**”) related thereto, as set forth at **Exhibit A**, for immediate use and application; and

WHEREAS, the Board further finds that the adoption of the Easement Variance Policy and imposition of the rates, charges and fees is necessary in order to provide for the expenses associated with reviewing and processing applications for easement variances and is in the best interests of the District; and

WHEREAS, the Board finds that the fee structure outlined in **Exhibit A** is just and equitable having been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished; and

WHEREAS, the Board has complied with applicable Florida law concerning rule development and adoption, including holding the requisite public hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The attached Easement Variance Policy is hereby adopted pursuant to this resolution as necessary for the conduct of District business. The Easement Variance Policy shall stay in full force and effect until such time as they are otherwise amended by the Board.

SECTION 2. The fees in **Exhibit A** are just and equitable and have been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 2nd day of April 2024.

ATTEST:

**TOWNE PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: *Easement Variance Policy*

EXHIBIT A

TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT Easement Variance Policy

Effective: April 2, 2024

1. **Scope.** This policy applies to requests to construct/install improvements within easements held by the Towne Park Community Development District (“District”). No improvements, including fences, pavers, landscaping, etc., may be constructed or installed within District easements without approval from the District. This policy is intended to prevent damage which may be caused by unauthorized obstruction of District easements.
2. **Request Procedures.** Individuals who wish to construct or install improvements within a District easement must (a) submit an application form to the District Manager or his or her designee, and (b) pay a **\$75** fee to offset the costs of processing the request. The application must be signed by the owner(s) of the property. Please note that fences and other improvements may not be permissible in certain easement areas due to underground improvements, access and maintenance requirements, or other factors in the District’s discretion.
3. **Approval.** If approved, the owner(s) of the property must execute an agreement in a form acceptable to the District, which shall be recorded in the Public Records of Polk County, Florida. The District Manager shall have authority to approve applications. There shall be no requirement to bring the application before the Board of Supervisors (“Board”) for approval, unless extraordinary circumstances warrant Board consideration. The District’s approval of an application constitutes approval from the District only. The requestor is responsible for obtaining any other necessary approvals, permits and authorizations for the project, including but not limited to approvals from an HOA, county, municipality, or any other entity having an interest in the project or property utilized
4. **Denial.** The District reserves the right to deny any request that, in its sole discretion, poses an undue risk of damage to District property or improvements; unduly limits the District’s rights to use the easement for its stated purpose; poses an undue risk to the health, safety, or welfare of District residents, guests, staff, and invitees; and/or is otherwise incompatible with the nature of the easement in question. If a request is denied, the requestor may appeal the denial at the next meeting of the Board that is at least ten (10) days from the notice of denial. The Board’s decision upon appeal shall be final.
5. **Encroachment Without Approval.** If improvements are constructed or installed within a District easement without approval, the District reserves the right to take all available legal action against the person or entity engaging in such unauthorized use.
6. **Severability.** The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.
7. **Sovereign Immunity.** Nothing herein shall constitute or be construed as a waiver of the District’s sovereign immunity or limitations on liability contained in Section 768.28, *Florida Statutes*, or other statutes or law.

SECTION V

RESOLUTION 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Towne Park Community Development District (“**District**”) prior to June 15, 2024, proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: July 2, 2024
HOUR: 4:00 PM
LOCATION: Towne Park Amenity Center 1
3883 White Ibis Road
Lakeland, FL 33811

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT(S).** The District Manager is hereby directed to submit a copy of the Proposed Budget to the local general-purpose governments at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 2nd DAY OF APRIL 2024.

ATTEST:

**TOWNE PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Towne Park
Community Development District

Proposed Budget
FY2025



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Towne Park
Community Development District
Proposed Budget
General Fund

	Adopted Budget FY 2024	Actual Thru 2/29/24	Projected Next 7 Months	Total Projected 9/30/24	Proposed Budget FY 2025
Revenues					
Assessments	\$ 1,024,144	\$ 1,005,413	\$ 18,731	\$ 1,024,144	\$ 1,024,144
Other Income	\$ 2,400	\$ 81,761	\$ 6,000	\$ 87,761	\$ 8,000
Total Revenues	\$ 1,026,544	\$ 1,087,173	\$ 24,731	\$ 1,111,904	\$ 1,032,144
Expenditures					
<i>Administrative:</i>					
Supervisor Fees	\$ 12,000	\$ 3,800	\$ 8,200	\$ 12,000	\$ 12,000
Engineering Fees	\$ 15,000	\$ 9,065	\$ 8,435	\$ 17,500	\$ 15,000
Attorney	\$ 40,000	\$ 17,953	\$ 22,047	\$ 40,000	\$ 40,000
Annual Audit	\$ 4,100	\$ -	\$ 4,100	\$ 4,100	\$ 4,100
Assessment Roll Services	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 10,000
Reamortization Schedules	\$ 625	\$ -	\$ 625	\$ 625	\$ 625
Dissemination	\$ 10,000	\$ 4,167	\$ 5,833	\$ 10,000	\$ 10,500
Trustee Fees	\$ 23,867	\$ 20,594	\$ 3,273	\$ 23,867	\$ 23,867
Management Fees	\$ 45,050	\$ 18,771	\$ 26,279	\$ 45,050	\$ 48,429
Information Technology	\$ 1,800	\$ 750	\$ 1,050	\$ 1,800	\$ 1,890
Website Maintenance	\$ 1,200	\$ 500	\$ 700	\$ 1,200	\$ 1,260
Postage	\$ 1,300	\$ 671	\$ 629	\$ 1,300	\$ 1,300
Insurance	\$ 6,985	\$ 6,572	\$ -	\$ 6,572	\$ 7,558
Copies	\$ 500	\$ 19	\$ 231	\$ 250	\$ 250
Legal Advertising	\$ 3,500	\$ 910	\$ 2,590	\$ 3,500	\$ 3,500
Other Current Charges	\$ 4,000	\$ 200	\$ 2,000	\$ 2,200	\$ 4,000
Office Supplies	\$ 200	\$ 5	\$ 30	\$ 35	\$ 200
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 175,302	\$ 89,151	\$ 86,022	\$ 175,173	\$ 184,653
<i>Operations & Maintenance</i>					
Field Expenditures					
Property Insurance	\$ 30,401	\$ 30,111	\$ -	\$ 30,111	\$ 34,628
Field Management	\$ 21,000	\$ 8,750	\$ 12,250	\$ 21,000	\$ 22,050
Landscape Maintenance	\$ 263,665	\$ 95,267	\$ 168,398	\$ 263,665	\$ 263,665
Landscape Enhancements/Replacement	\$ 35,000	\$ -	\$ 35,000	\$ 35,000	\$ 55,000
Pond Maintenance	\$ 46,656	\$ 19,440	\$ 27,216	\$ 46,656	\$ 48,000
Electric	\$ 5,400	\$ 1,272	\$ 1,561	\$ 2,833	\$ 5,400
Streetlighting	\$ -	\$ -	\$ -	\$ -	\$ -
Water & Sewer	\$ 1,100	\$ 299	\$ 801	\$ 1,100	\$ 1,100
Irrigation Repairs	\$ 12,500	\$ 2,583	\$ 7,292	\$ 9,875	\$ 12,500
Right of Way Repairs	\$ 180,000	\$ 190,520	\$ -	\$ 190,520	\$ -
General Repairs & Maintenance	\$ 15,000	\$ -	\$ 15,000	\$ 15,000	\$ 20,000
Contingency	\$ 14,343	\$ 11,839	\$ 8,287	\$ 20,126	\$ 17,500
Subtotal Field Expenses	\$ 625,065	\$ 360,080	\$ 275,805	\$ 635,886	\$ 479,842

Towne Park
Community Development District
Proposed Budget
General Fund

	Adopted Budget FY 2024	Actual Thru 2/29/24	Projected Next 7 Months	Total Projected 9/30/24	Proposed Budget FY 2025
Amenity Expenditures					
Electric	\$ 26,400	\$ 7,280	\$ 13,750	\$ 21,030	\$ 26,400
Water	\$ 8,400	\$ 3,552	\$ 4,848	\$ 8,400	\$ 8,400
Internet & Phone	\$ 3,200	\$ 1,090	\$ 1,526	\$ 2,616	\$ 3,200
Playground & Equipment Lease	\$ 26,935	\$ 10,324	\$ 16,611	\$ 26,935	\$ 26,935
Pool Service Contract	\$ 42,000	\$ 17,500	\$ 24,500	\$ 42,000	\$ 43,800
Pool Furniture Repair & Replacement	\$ 6,000	\$ -	\$ 6,000	\$ 6,000	\$ 6,000
Janitorial Services	\$ 22,500	\$ 8,468	\$ 14,032	\$ 22,500	\$ 22,500
Security Services	\$ 43,000	\$ 11,857	\$ 21,500	\$ 33,357	\$ 50,500
Pest Control	\$ 3,400	\$ 915	\$ 1,133	\$ 2,048	\$ 3,400
Amenity Access Management	\$ 9,000	\$ 4,455	\$ 4,545	\$ 9,000	\$ 9,450
Amenity Repair & Maintenance	\$ 20,000	\$ 4,956	\$ 15,044	\$ 20,000	\$ 25,000
Contingency	\$ 14,343	\$ 4,421	\$ 9,921	\$ 14,343	\$ 17,500
Subtotal Amenity Expenses	\$ 225,177	\$ 74,818	\$ 133,411	\$ 208,228	\$ 243,084
Total Operations & Maintenance	\$ 850,242	\$ 434,898	\$ 409,216	\$ 844,114	\$ 722,927
<i>Other Expenditures</i>					
Transfer Out - Capital Reserve	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 124,564
Total Other Expenditures	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 124,564
Total Expenditures	\$ 1,026,544	\$ 524,049	\$ 496,238	\$ 1,020,287	\$ 1,032,144
Excess Revenues/(Expenditures)	\$ -	\$ 563,124	\$ (471,507)	\$ 91,617	\$ -

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		

FY24 Gross Per Unit Assessment	FY25 Gross Per Unit Assessment	Increase
\$759.47	\$759.47	\$0.00

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 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	\$1,260
Total	\$1,260

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.

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
Proposed Budget
Series 2016 2A Debt Service Fund

	Adopted Budget FY 2024	Actuals Thru 2/29/24	Projected Next 7 Months	Total Projected 9/30/24	Proposed Budget FY 2025
Revenues					
Assessments	\$ 111,715	\$ 109,671	\$ 2,044	\$ 111,715	\$ 111,715
Interest	\$ -	\$ 3,727	\$ 1,864	\$ 5,591	\$ -
Carry Forward Surplus	\$ 88,973	\$ 87,128	\$ -	\$ 87,128	\$ 96,220
Total Revenues	\$ 200,687	\$ 200,526	\$ 3,907	\$ 204,433	\$ 207,934
Expenditures					
Interest - 11/1	\$ 39,481	\$ 39,481	\$ -	\$ 39,481	\$ 38,731
Principal - 11/1	\$ 30,000	\$ 30,000	\$ -	\$ 30,000	\$ 30,000
Interest - 5/1	\$ 38,731	\$ -	\$ 38,731	\$ 38,731	\$ 37,981
Total Expenditures	\$ 108,213	\$ 69,481	\$ 38,731	\$ 108,213	\$ 106,713
Excess Revenues/(Expenditures)	\$ 92,475	\$ 131,045	\$ (34,824)	\$ 96,220	\$ 101,222

Interest - 11/1/25	\$37,981
Principal - 11/1/25	\$35,000
	<u>\$72,981</u>

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
11/01/24	\$ 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
Proposed Budget
Series 2018 2B Debt Service Fund

	Adopted Budget FY 2024	Actuals Thru 2/29/24	Projected Next 7 Months	Total Projected 9/30/24	Proposed Budget FY 2025
Revenues					
Assessments	\$ 130,304	\$ 127,920	\$ 2,384	\$ 130,304	\$ 130,304
Interest	\$ -	\$ 2,630	\$ 1,315	\$ 3,945	\$ -
Carry Forward Surplus	\$ 84,005	\$ 73,684	\$ -	\$ 73,684	\$ 88,638
Total Revenues	\$ 214,309	\$ 204,234	\$ 3,699	\$ 207,932	\$ 218,942
Expenditures					
Interest - 11/1	\$ 44,647	\$ 44,647	\$ -	\$ 44,647	\$ 43,897
Interest - 5/1	\$ 44,647	\$ -	\$ 44,647	\$ 44,647	\$ 43,897
Principal - 5/1	\$ 30,000	\$ -	\$ 30,000	\$ 30,000	\$ 30,000
Total Expenditures	\$ 119,294	\$ 44,647	\$ 74,647	\$ 119,294	\$ 117,794
Excess Revenues/(Expenditures)	\$ 95,015	\$ 159,587	\$ (70,948)	\$ 88,638	\$ 101,148

Interest - 11/1/25 \$43,147

Product Type	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family	130	\$130,303.60	\$1,002.34	\$1,077.78
	130	\$130,303.60		

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

Date	Balance	Principal	Interest	Total
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
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
Proposed Budget
Series 2018 3A Debt Service Fund

	Adopted Budget FY 2024	Actuals Thru 2/29/24	Projected Next 7 Months	Total Projected 9/30/24	Proposed Budget FY 2025
Revenues					
Assessments	\$ 525,011	\$ 515,408	\$ 9,603	\$ 525,011	\$ 525,011
Interest	\$ -	\$ 9,220	\$ 4,610	\$ 13,830	\$ -
Carry Forward Surplus	\$ 267,050	\$ 239,543	\$ -	\$ 239,543	\$ 264,735
Total Revenues	\$ 792,061	\$ 764,171	\$ 14,213	\$ 778,385	\$ 789,746
Expenditures					
Interest - 11/1	\$ 191,825	\$ 191,825	\$ -	\$ 191,825	\$ 188,575
Interest - 5/1	\$ 191,825	\$ -	\$ 191,825	\$ 191,825	\$ 188,575
Principal - 5/1	\$ 130,000	\$ -	\$ 130,000	\$ 130,000	\$ 135,000
Total Expenditures	\$ 513,650	\$ 191,825	\$ 321,825	\$ 513,650	\$ 512,150
Excess Revenues/(Expenditures)	\$ 278,411	\$ 572,346	\$ (307,612)	\$ 264,735	\$ 277,596

Interest - 11/1/25 \$185,200

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
11/01/24	\$ 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
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
Proposed Budget
Series 2019 3B Debt Service Fund

	Adopted Budget FY 2024	Actuals Thru 2/29/24	Projected Next 7 Months	Total Projected 9/30/24	Proposed Budget FY 2025
Revenues					
Assessments	\$ 335,844	\$ 329,701	\$ 6,143	\$ 335,844	\$ 335,844
Interest	\$ -	\$ 5,945	\$ 2,973	\$ 8,918	\$ -
Carry Forward Surplus	\$ 164,779	\$ 149,558	\$ -	\$ 149,558	\$ 158,502
Total Revenues	\$ 500,622	\$ 485,204	\$ 9,115	\$ 494,320	\$ 494,345
Expenditures					
Interest - 11/1	\$ 115,409	\$ 115,409	\$ -	\$ 115,409	\$ 113,572
Interest - 5/1	\$ 115,409	\$ -	\$ 115,409	\$ 115,409	\$ 113,572
Principal - 5/1	\$ 105,000	\$ -	\$ 105,000	\$ 105,000	\$ 110,000
Total Expenditures	\$ 335,819	\$ 115,409	\$ 220,409	\$ 335,818	\$ 337,144
Excess Revenues/(Expenditures)	\$ 164,804	\$ 369,795	\$ (211,294)	\$ 158,502	\$ 157,202

Interest - 11/1/25 \$111,372

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
11/01/24	\$ 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
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
Proposed Budget
Series 2019 3C Debt Service Fund

	Adopted Budget FY 2024	Actuals Thru 2/29/24	Projected Next 7 Months	Total Projected 9/30/24	Proposed Budget FY 2025
Revenues					
Assessments	\$ 225,524	\$ 221,399	\$ 4,125	\$ 225,524	\$ 225,524
Interest	\$ -	\$ 3,537	\$ 1,769	\$ 5,306	\$ -
Carry Forward Surplus	\$ 88,964	\$ 86,519	\$ -	\$ 86,519	\$ 93,243
Total Revenues	\$ 314,488	\$ 311,455	\$ 5,894	\$ 317,349	\$ 318,767
Expenditures					
Interest - 11/1	\$ 77,053	\$ 77,053	\$ -	\$ 77,053	\$ 75,784
Interest - 5/1	\$ 77,053	\$ -	\$ 77,053	\$ 77,053	\$ 75,784
Principal - 5/1	\$ 70,000	\$ -	\$ 70,000	\$ 70,000	\$ 75,000
Total Expenditures	\$ 224,106	\$ 77,053	\$ 147,053	\$ 224,106	\$ 226,569
Excess Revenues/(Expenditures)	\$ 90,382	\$ 234,402	\$ (141,159)	\$ 93,243	\$ 92,198

Interest - 11/1/25 \$74,425

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
11/01/24	\$ 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	\$ -
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
Proposed Budget
Series 2020 3D Debt Service Fund

	Adopted Budget FY 2024	Actuals Thru 2/29/24	Projected Next 7 Months	Total Projected 9/30/24	Proposed Budget FY 2025
Revenues					
Assessments	\$ 399,925	\$ 392,610	\$ 7,315	\$ 399,925	\$ 399,925
Interest	\$ -	\$ 5,970	\$ 2,985	\$ 8,955	\$ -
Carry Forward Surplus	\$ 141,226	\$ 133,197	\$ -	\$ 133,197	\$ 140,059
Total Revenues	\$ 541,151	\$ 531,777	\$ 10,300	\$ 542,078	\$ 539,985
Expenditures					
Interest - 11/1	\$ 126,431	\$ 126,431	\$ -	\$ 126,431	\$ 124,528
Interest - 5/1	\$ 126,431	\$ -	\$ 126,431	\$ 126,431	\$ 124,528
Principal - 5/1	\$ 145,000	\$ -	\$ 145,000	\$ 145,000	\$ 150,000
Total Expenditures	\$ 397,863	\$ 126,431	\$ 271,431	\$ 397,863	\$ 399,056
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ (4,156)	\$ -	\$ (4,156)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ (4,156)	\$ -	\$ (4,156)	\$ -
Excess Revenues/(Expenditures)	\$ 143,289	\$ 401,190	\$ (261,131)	\$ 140,059	\$ 140,928

Interest - 11/1/25 \$122,559

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		

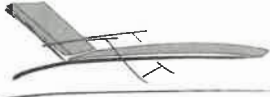
Towne Park
Community Development District
Series 2020 Special Assessment Bonds 3D
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/24	\$ 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
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
Proposed Budget
Capital Reserve Fund

	Adopted Budget FY 2024	Actuals Thru 2/29/24	Projected Next 7 Months	Total Projected 9/30/24	Proposed Budget FY 2025
Revenues					
Carry Forward Surplus	\$ 81,824	\$ -	\$ 82,824	\$ 82,824	\$ 58,724
Total Revenues	\$ 81,824	\$ -	\$ 82,824	\$ 82,824	\$ 58,724
Expenditures					
Miscellaneous Expense	\$ -	\$ 100	\$ 25,000	\$ 25,100	\$ -
Hydraulic Lift (Pool)	\$ -	\$ -	\$ -	\$ -	\$ 10,100
Total Expenditures	\$ -	\$ 100	\$ 25,000	\$ 25,100	\$ 10,100
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 124,564
Total Other Financing Sources/(Uses)	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 124,564
Excess Revenues/(Expenditures)	\$ 82,824	\$ (100)	\$ 58,824	\$ 58,724	\$ 173,188

SECTION VI



FLORIDA PATIO FURNITURE INC.

506 8th Street West
Palmetto, FL 34221

Estimate

Date	Estimate #
3/19/2024	27936

Name / Address
Towne Park CDD Allen Bailey//407-460-4424 abailey@gmscfl.com 6200 Lee Vista Blvd. Suite 300 Orlando Fl. 32822

Ship To
Towne Park 3334 Medulla Rd Lakeland, Fl. 33811 Allen Bailey//407-460-4424 abailey@gmscfl.com

P.O. No.	Terms	Due Date	Rep	FOB
31924Allen	50%DN Bal C.O.D.	3/19/2024	Anna	Palmetto

Item	Quantity	Description	Cost	Total
Resling	20	Resling Only Chaise Lounges, Replace All Glides and Necessary Hardware	138.00	2,760.00T
Repair	1	Repair Back Support Bar On Head Rest of Chaise Lounge Fabric: TBD	25.00	25.00T
Freight		Shipping Charge	150.00	150.00

*Approved 3/22/24
Reyy M. Jones
Towne Park CDD Chairperson*

Here is your requested Estimate.	Subtotal	\$2,935.00
	Sales Tax (0.0%)	\$0.00
	Total	\$2,935.00

Phone #	Fax #
941-722-5643	941-723-9223

SECTION VII

SECTION C

Towne Park CDD

Field Management Report



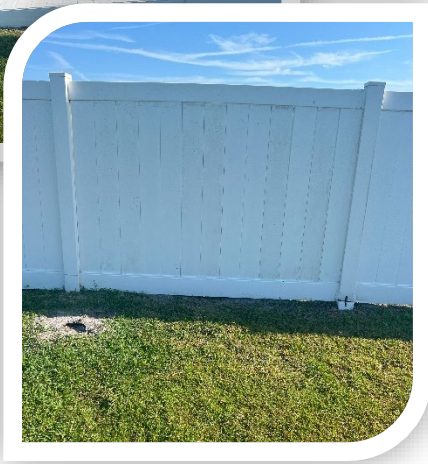
April 2nd, 2023

Allen Bailey – Field Services Manager

GMS

Completed

Amenity One Fencing



- ✚ There was a section of fence that blew out from the high wind.
- ✚ We have added support to help prevent this from happening again.

Littoral Shelf Planting



- ✚ The planting has come back healthy and we expect it will continue to spread along the bank. This will help prevent future erosion.

Completed

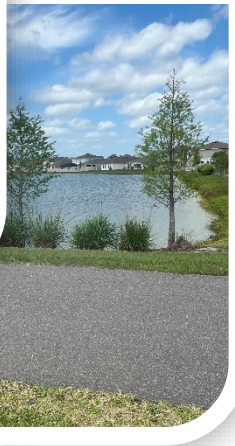
Sump Swale



- ✚ The work on the sump swale and been completed and has handled the last few rains properly.
- ✚ There were some unforeseen factors. We had a roughly 3 ft tall by 20+ ft long overgrown dirt berm that needed to be dug through and the distance to the creek was 42 ft where the original engineering plans had it at 25 ft.

Review

Landscape



- ✚ The district landscape has come back healthy in most areas.
- ✚ We are monitoring a few trees for signs of late dormancy or death.



Ponds



- ✚ The district ponds are showing a good appearance as Spring has set in.
- ✚ We will continue to monitor for unwanted vegetation.

Site Item

Traffic Signals



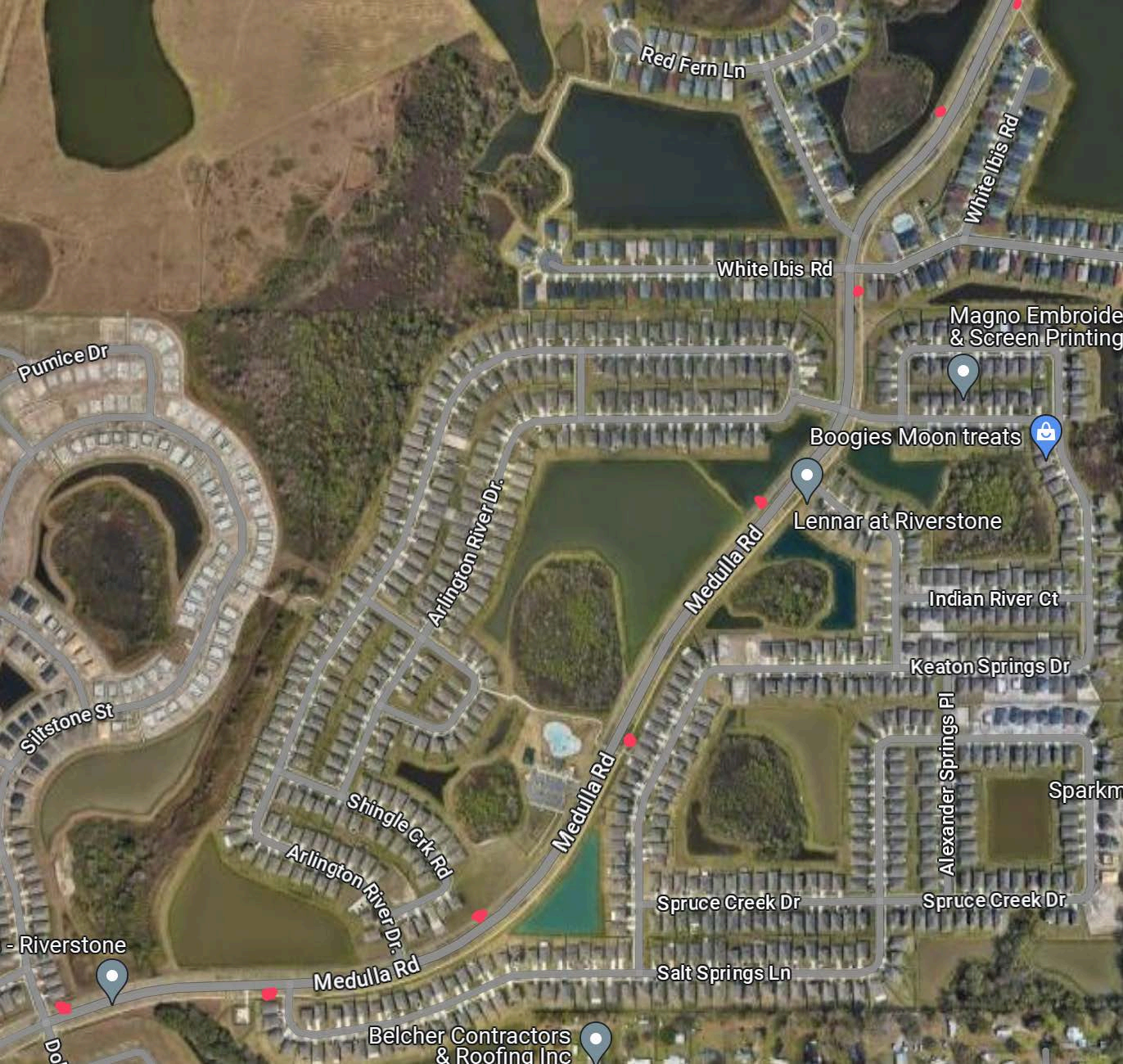
✚ The traffic signals have been installed and are working to manage the flow of traffic on W Pipkin Rd.

Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-460-4424, or by email at abailey@gmscfl.com. Thank you.

Respectfully,
Allen Bailey

SECTION 1



Red Fern Ln

White Ibis Rd

White Ibis Rd

Magno Embroider & Screen Printing

Pumice Dr

Boogies Moon treats

Lennar at Riverstone

Arlington River Dr.

Indian River Ct

Medulla Rd

Keaton Springs Dr

Siltstone St

Alexander Springs Pl

Shingle Crk Rd

Sparkm

Arlington River Dr.

Spruce Creek Dr

Spruce Creek Dr

- Riverstone

Salt Springs Ln

Medulla Rd

Belcher Contractors & Roofing Inc

Do...

SECTION D

SECTION 1

Towne Park Community Development District

Summary of Check Register

February 24, 2024 to March 22, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	3/7/24	755-757	\$ 9,456.63
	3/15/24	758-771	\$ 257,135.29
	3/22/24	772-774	\$ 21,029.00
Total Amount			\$ 287,620.92

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/07/24	00085	2/26/24	107844	202402	320-53800-49000		REPAIR DOOR CONTROLLER	*	3,720.79		
							CURRENT DEMANDS			3,720.79	000755
3/07/24	00077	2/20/24	80308	202403	330-53800-47000		CLEANING MAR 24	*	1,230.00		
							E&A CLEANING CO			1,230.00	000756
3/07/24	00087	1/31/24	11609165	202401	330-53800-34500		SECURITY JAN 24	*	2,252.92		
		2/29/24	11640070	202402	330-53800-34500		SECURITY FEB 24	*	2,252.92		
							SECURITAS SECURITY SERVICES			4,505.84	000757
3/15/24	00077	2/22/24	12117	202402	330-53800-47000		CLEANING SUPPLIES FEB 24	*	49.00		
							E&A CLEANING CO			49.00	000758
3/15/24	00102	2/29/24	00062664	202402	310-51300-48000		NOT RULE DEV 2/29/24	*	201.18		
							GANNETT FLORIDA LOCALIQ			201.18	000759
3/15/24	00040	3/01/24	156	202403	310-51300-34000		MANAGEMENT FEES MAR 24	*	3,754.17		
		3/01/24	156	202403	310-51300-35200		WEBSITE ADMIN MAR 24	*	100.00		
		3/01/24	156	202403	310-51300-35100		INFORMATION TECH MAR 24	*	150.00		
		3/01/24	156	202403	310-51300-31300		DISSEMINATION SVC MAR 24	*	833.33		
		3/01/24	156	202403	330-57200-11000		AMENITY ACCESS MAR 24	*	750.00		
		3/01/24	156	202403	310-51300-51000		OFFICE SUPPLIES MAR 24	*	2.07		
		3/01/24	156	202403	310-51300-42000		POSTAGE MAR 24	*	75.51		
		3/01/24	156	202403	310-51300-42500		COPIES MAR 24	*	8.85		
		3/01/24	157	202403	320-53800-12000		FIELD MANAGEMENT MAR 24	*	1,750.00		
							GOVERNMENTAL MANAGEMENT SERVICES-			7,423.93	000760
3/15/24	00080	3/05/24	GJ030520	202403	310-51300-11000		BOS MEETING 3/5/24	*	200.00		
							GREGORY M. JONES			200.00	000761

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/15/24	00055	3/05/24	JT030520	202403	310	51300	11000		BOS MEETING 3/5/24 JENNIFER TIDWELL	*	200.00	200.00	000762
3/15/24	00068	3/08/24	8978	202402	310	51300	31500		GENERAL COUNSEL FEB 24 KILINSKI/VAN WYK, PLLC	*	2,898.52	2,898.52	000763
3/15/24	00030	2/16/24	18784-1	202402	320	53800	46100		RIGHT OF WAY REPAIRS QGS DEVELOPMENT	*	190,519.53	190,519.53	000764
3/15/24	00076	3/04/24	RES 21-1	202402	310	51300	31100		ENGINEER SVCS FEB 24 RAYL ENGINEERING & SURVEYING LLC	*	5,213.75	5,213.75	000765
3/15/24	00071	3/01/24	22053	202403	330	53800	48000		POOL MAINTENANCE MAR 24 RESORT POOL SERVICES DBA	*	3,500.00	3,500.00	000766
3/15/24	00091	3/05/24	RR030520	202403	310	51300	11000		BOS MEETING 3/5/24 ROGER RUNYAN	*	200.00	200.00	000767
3/15/24	00024	3/01/24	164042B	202403	320	53800	46400		POND MAINTENANCE MAR 24 THE LAKE DOCTORS	*	3,888.00	3,888.00	000768
3/15/24	00092	3/05/24	TZ030520	202403	310	51300	11000		BOS MEETING 3/5/24 THOMAS ZIMMERMAN	*	200.00	200.00	000769
3/15/24	00046	3/12/24	03122024	202403	300	20700	10000		ASSESSMENT TSFR S2016 2A	*	2,738.24		
		3/12/24	03122024	202403	300	20700	10000		ASSESSMENT TSFR S2018 2B	*	3,193.90		
		3/12/24	03122024	202403	300	20700	10000		ASSESSMENT TSFR S2018 3A	*	12,868.53		
		3/12/24	03122024	202403	300	20700	10000		ASSESSMENT TSFR S2019 3B	*	8,231.84		
		3/12/24	03122024	202403	300	20700	10000		ASSESSMENT TSFR S2019 3C	*	5,527.81		
		3/12/24	03122024	202403	300	20700	10000		ASSESSMENT TSFR S2020 3D	*	9,802.56		
									TOWNE PARK CDD			42,362.88	000770
									TWPK TOWNE PARK CDD AGUZMAN				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/15/24	00064	3/14/24	03142024	202403	300	15500	10000		EQUIPMENT LEASE APR 24 WHFS, LLC	*	278.50	278.50	000771
3/22/24	00077	3/02/24	80373	202403	330	53800	47000		EVENT CLEAN UP 3/2/24 E&A CLEANING CO	*	150.00	150.00	000772
3/22/24	00040	1/31/24	158	202401	320	53800	47500		GENERAL MAINTENANCE JAN24 GOVERNMENTAL MANAGEMENT SERVICES-	*	1,825.67	1,825.67	000773
3/22/24	00082	3/01/24	11949	202403	320	53800	46200		LANDSCAPE MAINT MAR 24 PRINCE & SONS INC.	*	19,053.33	19,053.33	000774
TOTAL FOR BANK A											287,620.92		
TOTAL FOR REGISTER											287,620.92		

SECTION 2

Towne Park
Community Development District

Unaudited Financial Reporting
February 29, 2024



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Towne Park
Community Development District
Combined Balance Sheet
February 29, 2024

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 1,101,053	\$ -	\$ -	\$ -	\$ 1,101,053
Capital Projects Account	\$ -	\$ -	\$ 631	\$ -	\$ 631
Capital Reserve Account	\$ -	\$ -	\$ -	\$ 81,724	\$ 81,724
Investments:					
Series 2016 - 2A					
Reserve	\$ -	\$ 111,063	\$ -	\$ -	\$ 111,063
Revenue	\$ -	\$ 130,514	\$ -	\$ -	\$ 130,514
Prepayment	\$ -	\$ 403	\$ -	\$ -	\$ 403
Construction	\$ -	\$ -	\$ 0	\$ -	\$ 0
Series 2018 - 2B					
Reserve	\$ -	\$ 60,400	\$ -	\$ -	\$ 60,400
Revenue	\$ -	\$ 166,595	\$ -	\$ -	\$ 166,595
Prepayment	\$ -	\$ 143	\$ -	\$ -	\$ 143
General	\$ -	\$ 0	\$ -	\$ -	\$ 0
Construction	\$ -	\$ -	\$ 73	\$ -	\$ 73
Series 2018 - 3A					
Reserve	\$ -	\$ 256,541	\$ -	\$ -	\$ 256,541
Revenue	\$ -	\$ 586,528	\$ -	\$ -	\$ 586,528
Prepayment	\$ -	\$ 143	\$ -	\$ -	\$ 143
Series 2019 - 3B					
Reserve	\$ -	\$ 167,922	\$ -	\$ -	\$ 167,922
Revenue	\$ -	\$ 376,673	\$ -	\$ -	\$ 376,673
Construction	\$ -	\$ -	\$ 69,247	\$ -	\$ 69,247
Series 2019 - 3C					
Reserve	\$ -	\$ 112,688	\$ -	\$ -	\$ 112,688
Revenue	\$ -	\$ 230,864	\$ -	\$ -	\$ 230,864
Prepayment	\$ -	\$ 133	\$ -	\$ -	\$ 133
Construction	\$ -	\$ -	\$ 0	\$ -	\$ 0
Series 2020 - 3D					
Reserve	\$ -	\$ 200,003	\$ -	\$ -	\$ 200,003
Revenue	\$ -	\$ 396,273	\$ -	\$ -	\$ 396,273
Construction	\$ -	\$ -	\$ 9,941	\$ -	\$ 9,941
Deposits	\$ 4,500	\$ -	\$ -	\$ -	\$ 4,500
Due from General Fund	\$ -	\$ 55,991	\$ -	\$ -	\$ 55,991
Prepaid Expenses	\$ 2,299	\$ -	\$ -	\$ -	\$ 2,299
Total Assets	\$ 1,107,851	\$ 2,852,875	\$ 79,892	\$ 81,724	\$ 4,122,343
Liabilities:					
Accounts Payable	\$ 207,109	\$ -	\$ -	\$ -	\$ 207,109
Due to Debt Service	\$ 55,991	\$ -	\$ -	\$ -	\$ 55,991
Total Liabilities	\$ 263,100	\$ -	\$ -	\$ -	\$ 263,100
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 2,299	\$ -	\$ -	\$ -	\$ 2,299
Restricted for:					
Debt Service - Series 2016 - 2A	\$ -	\$ 245,599	\$ -	\$ -	\$ 245,599
Debt Service - Series 2018 - 2B	\$ -	\$ 231,359	\$ -	\$ -	\$ 231,359
Debt Service - Series 2018 - 3A	\$ -	\$ 860,220	\$ -	\$ -	\$ 860,220
Debt Service - Series 2019 - 3B	\$ -	\$ 555,474	\$ -	\$ -	\$ 555,474
Debt Service - Series 2019 - 3C	\$ -	\$ 350,990	\$ -	\$ -	\$ 350,990
Debt Service - Series 2020 - 3D	\$ -	\$ 609,233	\$ -	\$ -	\$ 609,233
Capital Projects	\$ -	\$ -	\$ 79,892	\$ -	\$ 79,892
Assigned for:					
Capital Reserves	\$ -	\$ -	\$ -	\$ 81,724	\$ 81,724
Unassigned	\$ 842,453	\$ -	\$ -	\$ -	\$ 842,453
Total Fund Balances	\$ 844,751	\$ 2,852,875	\$ 79,892	\$ 81,724	\$ 3,859,243
Total Liabilities & Fund Balance	\$ 1,107,851	\$ 2,852,875	\$ 79,892	\$ 81,724	\$ 4,122,343

Towne Park

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,024,144	\$ 1,005,413	\$ 1,005,413	\$ -
Other Income	\$ 2,400	\$ 2,400	\$ 81,761	\$ 79,361
Total Revenues	\$ 1,026,544	\$ 1,007,813	\$ 1,087,173	\$ 79,361
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 3,800	\$ 1,200
Engineering Fees	\$ 15,000	\$ 6,250	\$ 9,065	\$ (2,815)
Attorney	\$ 40,000	\$ 16,667	\$ 17,953	\$ (1,287)
Annual Audit	\$ 4,100	\$ -	\$ -	\$ -
Assessment Roll Services	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Reamortization Schedules	\$ 625	\$ -	\$ -	\$ -
Dissemination	\$ 10,000	\$ 4,167	\$ 4,167	\$ -
Trustee Fees	\$ 23,867	\$ 23,867	\$ 20,594	\$ 3,273
Management Fees	\$ 45,050	\$ 18,771	\$ 18,771	\$ -
Information Technology	\$ 1,800	\$ 750	\$ 750	\$ -
Website Maintenance	\$ 1,200	\$ 500	\$ 500	\$ -
Postage & Delivery	\$ 1,300	\$ 542	\$ 671	\$ (129)
Insurance	\$ 6,985	\$ 6,985	\$ 6,572	\$ 413
Printing & Binding	\$ 500	\$ 208	\$ 19	\$ 189
Legal Advertising	\$ 3,500	\$ 1,458	\$ 910	\$ 548
Other Current Charges	\$ 4,000	\$ 1,667	\$ 200	\$ 1,467
Office Supplies	\$ 200	\$ 83	\$ 5	\$ 79
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 175,302	\$ 92,089	\$ 89,151	\$ 2,939

Towne Park
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Property Insurance	\$ 30,401	\$ 30,401	\$ 30,111	\$ 290
Field Management	\$ 21,000	\$ 8,750	\$ 8,750	\$ -
Landscape Maintenance	\$ 263,665	\$ 109,860	\$ 95,267	\$ 14,594
Landscape Enhancements/Replacement	\$ 35,000	\$ 14,583	\$ -	\$ 14,583
Pond Maintenance	\$ 46,656	\$ 19,440	\$ 19,440	\$ -
Electric	\$ 5,400	\$ 2,250	\$ 1,272	\$ 978
Water & Sewer	\$ 1,100	\$ 458	\$ 299	\$ 159
Irrigation Repairs	\$ 12,500	\$ 5,208	\$ 2,583	\$ 2,625
Right Of Way Repairs	\$ 180,000	\$ 180,000	\$ 190,520	\$ (10,520)
General Repairs & Maintenance	\$ 15,000	\$ 6,250	\$ -	\$ 6,250
Contingency	\$ 14,343	\$ 5,976	\$ 11,839	\$ (5,863)
Subtotal Field Expenditures	\$ 625,065	\$ 383,177	\$ 360,080	\$ 23,097
Amenity Expenditures				
Electric	\$ 26,400	\$ 11,000	\$ 7,280	\$ 3,720
Water	\$ 8,400	\$ 3,500	\$ 3,552	\$ (52)
Internet & Phone	\$ 3,200	\$ 1,333	\$ 1,090	\$ 244
Playground & Equipment Lease	\$ 26,935	\$ 11,223	\$ 10,324	\$ 899
Pool Service Contract	\$ 42,000	\$ 17,500	\$ 17,500	\$ -
Pool Furniture Repair & Replacement	\$ 6,000	\$ 2,500	\$ -	\$ 2,500
Janitorial Services	\$ 22,500	\$ 9,375	\$ 8,468	\$ 907
Security Services	\$ 43,000	\$ 17,917	\$ 11,857	\$ 6,060
Pest Control	\$ 3,400	\$ 1,417	\$ 915	\$ 502
Amenity Access Management	\$ 9,000	\$ 3,750	\$ 4,455	\$ (705)
Amenity Repair & Maintenance	\$ 20,000	\$ 8,333	\$ 4,956	\$ 3,377
Contingency	\$ 14,343	\$ 5,976	\$ 4,421	\$ 1,555
Subtotal Amenity Expenditures	\$ 225,177	\$ 93,824	\$ 74,818	\$ 19,006
Total Operations & Maintenance	\$ 850,242	\$ 477,001	\$ 434,898	\$ 42,103
Total Expenditures	\$ 1,025,544	\$ 569,091	\$ 524,049	\$ 45,042
Excess (Deficiency) of Revenues over Expenditures	\$ 1,000		\$ 563,124	
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out) - Capital Reserve	\$ (1,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (1,000)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 563,124	
Fund Balance - Beginning	\$ -		\$ 281,627	
Fund Balance - Ending	\$ -		\$ 844,751	

Towne Park
Community Development District
Debt Service Fund Series 2016 - 2A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 111,715	\$ 109,671	\$ 109,671	\$ -
Interest	\$ -	\$ -	\$ 3,727	\$ 3,727
Total Revenues	\$ 111,715	\$ 109,671	\$ 113,398	\$ 3,727
Expenditures:				
Interest - 11/1	\$ 39,481	\$ 39,481	\$ 39,481	\$ -
Principal - 11/1	\$ 30,000	\$ 30,000	\$ 30,000	\$ -
Interest - 5/1	\$ 38,731	\$ -	\$ -	\$ -
Total Expenditures	\$ 108,213	\$ 69,481	\$ 69,481	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 3,502		\$ 43,917	
Fund Balance - Beginning	\$ 88,973		\$ 201,681	
Fund Balance - Ending	\$ 92,475		\$ 245,599	

Towne Park

Community Development District

Debt Service Fund Series 2018 - 2B

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 130,304	\$ 127,920	\$ 127,920	\$ -
Interest	\$ -	\$ -	\$ 2,630	\$ 2,630
Total Revenues	\$ 130,304	\$ 127,920	\$ 130,551	\$ 2,630
Expenditures:				
Interest - 11/1	\$ 44,647	\$ 44,647	\$ 44,647	\$ -
Principal - 5/1	\$ 30,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 44,647	\$ -	\$ -	\$ -
Total Expenditures	\$ 119,294	\$ 44,647	\$ 44,647	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 11,010		\$ 85,904	
Fund Balance - Beginning	\$ 84,005		\$ 145,456	
Fund Balance - Ending	\$ 95,015		\$ 231,359	

Towne Park
Community Development District
Debt Service Fund Series 2018 - 3A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 525,011	\$ 515,408	\$ 515,408	\$ -
Interest	\$ -	\$ -	\$ 9,220	\$ 9,220
Total Revenues	\$ 525,011	\$ 515,408	\$ 524,628	\$ 9,220
Expenditures:				
Interest - 11/1	\$ 191,825	\$ 191,825	\$ 191,825	\$ -
Principal - 5/1	\$ 130,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 191,825	\$ -	\$ -	\$ -
Total Expenditures	\$ 513,650	\$ 191,825	\$ 191,825	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 11,361		\$ 332,803	
Fund Balance - Beginning	\$ 267,050		\$ 527,417	
Fund Balance - Ending	\$ 278,411		\$ 860,220	

Towne Park

Community Development District

Debt Service Fund Series 2019 - 3B

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 335,844	\$ 329,701	\$ 329,701	\$ -
Interest	\$ -	\$ -	\$ 5,945	\$ 5,945
Total Revenues	\$ 335,844	\$ 329,701	\$ 335,645	\$ 5,945
Expenditures:				
Interest - 11/1	\$ 115,409	\$ 115,409	\$ 115,409	\$ -
Principal - 5/1	\$ 105,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 115,409	\$ -	\$ -	\$ -
Total Expenditures	\$ 335,819	\$ 115,409	\$ 115,409	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 25		\$ 220,236	
Fund Balance - Beginning	\$ 164,779		\$ 335,238	
Fund Balance - Ending	\$ 164,804		\$ 555,474	

Towne Park
Community Development District
Debt Service Fund Series 2019 - 3C
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 225,524	\$ 221,399	\$ 221,399	\$ -
Interest	\$ -	\$ -	\$ 3,537	\$ 3,537
Total Revenues	\$ 225,524	\$ 221,399	\$ 224,936	\$ 3,537
Expenditures:				
Interest - 11/1	\$ 77,053	\$ 77,053	\$ 77,053	\$ -
Principal - 5/1	\$ 70,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 77,053	\$ -	\$ -	\$ -
Total Expenditures	\$ 224,106	\$ 77,053	\$ 77,053	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,418		\$ 147,883	
Fund Balance - Beginning	\$ 88,964		\$ 203,107	
Fund Balance - Ending	\$ 90,382		\$ 350,990	

Towne Park

Community Development District

Debt Service Fund Series 2020 - 3D

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 399,925	\$ 392,610	\$ 392,610	\$ -
Interest	\$ -	\$ -	\$ 5,970	\$ 5,970
Total Revenues	\$ 399,925	\$ 392,610	\$ 398,580	\$ 5,970
Expenditures:				
Interest - 11/1	\$ 126,431	\$ 126,431	\$ 126,431	\$ -
Principal - 5/1	\$ 145,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 126,431	\$ -	\$ -	\$ -
Total Expenditures	\$ 397,863	\$ 126,431	\$ 126,431	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 2,063		\$ 272,149	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (4,156)	\$ (4,156)
Net Change in Fund Balance	\$ 2,063		\$ 267,993	
Fund Balance - Beginning	\$ 141,226		\$ 341,240	
Fund Balance - Ending	\$ 143,289		\$ 609,233	

Towne Park
Community Development District
Capital Projects Funds
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

	Series	Series	Series	Series	Series	Series	Total
	2016 - 2A	2018 - 2B	2018 - 3A	2019 - 3B	2019 - 3C	2020 - 3D	
Revenues							
Interest	\$ -	\$ 2	\$ -	\$ 1,495	\$ -	\$ 153	\$ 1,649
Total Revenues	\$ -	\$ 2	\$ -	\$ 1,495	\$ -	\$ 153	\$ 1,649
Expenditures:							
Capital Outlay	\$ -	\$ -	\$ -	\$ 868	\$ -	\$ -	\$ 868
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ 192	\$ -	\$ 192
Total Expenditures	\$ -	\$ -	\$ -	\$ 868	\$ 192	\$ -	\$ 1,060
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 2	\$ -	\$ 627	\$ (192)	\$ 153	\$ 590
Other Financing Sources/(Uses)							
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,156	\$ 4,156
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,156	\$ 4,156
Net Change in Fund Balance	\$ -	\$ 2	\$ -	\$ 627	\$ (192)	\$ 4,309	\$ 4,746
Fund Balance - Beginning	\$ 0	\$ 71	\$ -	\$ 68,620	\$ 823	\$ 5,632	\$ 75,146
Fund Balance - Ending	\$ 0	\$ 73	\$ -	\$ 69,247	\$ 631	\$ 9,941	\$ 79,892

Towne Park
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues:				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Miscellaneous Expense	\$ -	\$ -	\$ 100	\$ -
Total Expenditures	\$ -	\$ -	\$ 100	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (100)	\$ -
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ 1,000	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ 1,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 1,000	\$ -	\$ (100)	\$ -
Fund Balance - Beginning	\$ 81,824	\$ 81,824	\$ 81,824	\$ -
Fund Balance - Ending	\$ 82,824	\$ 81,724	\$ 81,724	\$ -

Towne Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ (11,012)	\$ 34,946	\$ 937,288	\$ 36,115	\$ 8,076	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,005,413
Other Income	\$ 870	\$ 30	\$ 1,030	\$ 1,500	\$ 78,331	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81,761
Total Revenues	\$ (10,142)	\$ 34,976	\$ 938,318	\$ 37,615	\$ 86,406	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,087,173
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ 800	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,800
Engineering Fees	\$ 2,461	\$ 301	\$ 301	\$ 788	\$ 5,214	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,065
Attorney	\$ 4,862	\$ 3,068	\$ 4,225	\$ 2,900	\$ 2,899	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,953
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Roll Services	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Reamortization Schedules	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,167
Trustee Fees	\$ 14,533	\$ -	\$ -	\$ 6,061	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,594
Management Fees	\$ 3,754	\$ 3,754	\$ 3,754	\$ 3,754	\$ 3,754	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,771
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Postage & Delivery	\$ 27	\$ 23	\$ 74	\$ 506	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 671
Insurance	\$ 6,572	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,572
Printing & Binding	\$ 2	\$ 3	\$ 5	\$ 9	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19
Legal Advertising	\$ 455	\$ -	\$ 254	\$ -	\$ 201	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 910
Other Current Charges	\$ 40	\$ 40	\$ 40	\$ 39	\$ 42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200
Office Supplies	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 39,966	\$ 9,274	\$ 10,537	\$ 15,139	\$ 14,235	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 89,151

Towne Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Expenditures													
Property Insurance	\$ 30,111	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,111
Field Management	\$ 1,750	\$ 1,750	\$ 1,750	\$ 1,750	\$ 1,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,750
Landscape Maintenance	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 95,267
Landscape Enhancements/Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pond Maintenance	\$ 3,888	\$ 3,888	\$ 3,888	\$ 3,888	\$ 3,888	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,440
Electric	\$ 208	\$ 115	\$ 295	\$ 266	\$ 387	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,272
Water & Sewer	\$ 60	\$ 61	\$ 61	\$ 60	\$ 57	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 299
Irrigation Repairs	\$ -	\$ 426	\$ 1,813	\$ 344	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,583
Right Of Way Repairs	\$ -	\$ -	\$ -	\$ -	\$ 190,520	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 190,520
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 11,839	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,839
Subtotal Field Expenditures	\$ 66,910	\$ 25,293	\$ 26,861	\$ 25,362	\$ 215,655	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 360,080
Amenity Expenditures													
Electric	\$ 1,624	\$ 1,554	\$ 1,429	\$ 2,142	\$ 532	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,280
Water	\$ 831	\$ 801	\$ 697	\$ 1,050	\$ 174	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,552
Internet & Phone	\$ 218	\$ 218	\$ 218	\$ 218	\$ 218	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,090
Playground & Equipment Lease	\$ 2,065	\$ 2,065	\$ 2,065	\$ 2,065	\$ 2,065	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,324
Pool Service Contract	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,500
Pool Furniture Repair & Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Services	\$ 1,550	\$ 1,580	\$ 2,329	\$ 1,429	\$ 1,579	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,468
Security Services	\$ 2,414	\$ 2,253	\$ 2,684	\$ 2,253	\$ 2,253	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,857
Pest Control	\$ 240	\$ 370	\$ 120	\$ -	\$ 185	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 915
Amenity Access Management	\$ 750	\$ 1,455	\$ 750	\$ 750	\$ 750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,455
Amenity Repair & Maintenance	\$ 3,955	\$ 501	\$ 330	\$ 170	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,956
Contingency	\$ -	\$ 3,241	\$ 1,181	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,421
Subtotal Amenity Expenditures	\$ 17,148	\$ 17,538	\$ 15,302	\$ 13,576	\$ 11,255	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 74,818
Total Operations & Maintenance	\$ 84,057	\$ 42,830	\$ 42,163	\$ 38,939	\$ 226,910	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 434,898
Total Expenditures	\$ 124,023	\$ 52,104	\$ 52,700	\$ 54,078	\$ 241,144	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 524,049
Excess (Deficiency) of Revenues over Expenditures	\$ (134,165)	\$ (17,128)	\$ 885,618	\$ (16,463)	\$ (154,738)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 563,124
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (134,165)	\$ (17,128)	\$ 885,618	\$ (16,463)	\$ (154,738)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 563,124

Towne Park
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2024

Gross Assessments	\$ 1,101,231.50	\$ 120,123.23	\$ 140,111.40	\$ 564,528.08	\$ 361,122.13	\$ 242,499.36	\$ 430,027.32	\$ 2,959,643.02
Net Assessments	\$ 1,024,145.30	\$ 111,714.60	\$ 130,303.60	\$ 525,011.11	\$ 335,843.58	\$ 225,524.40	\$ 399,925.41	\$ 2,752,468.01

ON ROLL ASSESSMENTS

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	O&M Portion	37.21%	4.06%	4.73%	19.07%	12.20%	8.19%	14.53%	100.00%
								2016 2-A Debt Service	Series 2018 2-B Service	Series 2018 3-A Service	Series 2019 3-B Service	Series 2019 3-C Service	Series 2020 3-D Service	Total	
10/19/23	1% Fee	(\$29,596.43)	\$0.00	\$0.00	\$0.00	(\$29,596.43)	(\$11,012.31)	(\$1,201.23)	(\$1,401.11)	(\$5,645.28)	(\$3,611.23)	(\$2,425.00)	(\$4,300.27)	(\$29,596.43)	
11/10/23	10/13-10/14/23	\$850.89	(\$19.14)	(\$16.64)	\$0.00	\$815.11	\$303.29	\$33.08	\$38.59	\$155.48	\$99.46	\$66.78	\$118.43	\$815.11	
11/14/23	10/1-10/31/23	\$3,319.28	(\$132.79)	(\$63.73)	\$0.00	\$3,122.76	\$1,161.92	\$126.74	\$147.83	\$595.64	\$381.02	\$255.88	\$453.73	\$3,122.76	
11/17/23	11/1-11/5/23	\$44,059.13	(\$1,762.32)	(\$845.94)	\$0.00	\$41,450.87	\$15,423.15	\$1,682.37	\$1,962.31	\$7,906.42	\$5,057.65	\$3,396.28	\$6,022.69	\$41,450.87	
11/24/23	11/6-11/12/23	\$51,584.73	(\$2,063.44)	(\$990.43)	\$0.00	\$48,530.86	\$18,057.48	\$1,969.73	\$2,297.48	\$9,256.87	\$5,921.51	\$3,976.40	\$7,051.39	\$48,530.86	
12/09/23	11/13-11/22/23	\$222,430.45	(\$8,897.15)	(\$4,270.67)	\$0.00	\$209,262.63	\$77,862.97	\$8,493.36	\$9,906.63	\$39,915.16	\$25,533.27	\$17,146.00	\$30,405.24	\$209,262.63	
12/21/23	11/23-11/30/23	\$2,434,115.29	(\$97,365.58)	(\$46,734.99)	\$0.00	\$2,290,014.72	\$852,074.50	\$92,944.98	\$108,410.77	\$436,801.87	\$279,417.14	\$187,633.14	\$332,732.32	\$2,290,014.72	
12/29/23	12/01-12/15/23	\$20,909.24	(\$750.36)	(\$403.18)	\$0.00	\$19,755.70	\$7,350.75	\$801.83	\$935.25	\$3,768.24	\$2,410.50	\$1,618.69	\$2,870.44	\$19,755.70	
01/10/24	12/16-12/31/23	\$95,397.30	(\$3,616.31)	(\$1,835.62)	\$0.00	\$89,945.37	\$33,467.10	\$3,650.62	\$4,258.08	\$17,156.36	\$10,974.72	\$7,369.70	\$13,068.79	\$89,945.37	
01/16/24	10/01-12/31/23	\$0.00	\$0.00	\$0.00	\$7,116.72	\$7,116.72	\$2,647.99	\$288.85	\$336.92	\$1,357.46	\$868.35	\$583.11	\$1,034.04	\$7,116.72	
02/09/24	01/01-01/31/24	\$22,634.61	(\$487.45)	(\$442.94)	\$0.00	\$21,704.22	\$8,075.76	\$880.91	\$1,027.49	\$4,139.91	\$2,648.25	\$1,778.34	\$3,153.56	\$21,704.22	
TOTAL		\$ 2,895,300.92	\$ (115,094.54)	\$ (55,604.14)	\$ 7,116.72	\$ 2,731,718.96	\$ 1,005,412.60	\$ 109,671.24	\$ 127,920.24	\$ 515,408.13	\$ 329,700.64	\$ 221,399.32	\$ 392,610.36	\$ 2,702,122.53	

99%	Net Percent Collected
\$ 20,749.05	Balance Remaining to Collect