

***Towne Park
Community Development District***

Agenda

April 1, 2025

AGENDA

Towne Park

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

March 25, 2025

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 1, 2025 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/82093856101>

Zoom Call-In Information: 1 305 224 1968

Meeting ID: 820 9385 6101

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the March 4, 2025 Board of Supervisors Meeting
4. Consideration Resolution 2025-03 Approving Fiscal Year 2026 Proposed Budget and Setting Public Hearing to Adopt
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposal for Bench Installation
 - ii. Consideration of Proposal for to Repair Stormwater Structure on Lake
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
6. Supervisors Requests
7. 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 4, 2025**, 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	Vice Chairperson
Tom Zimmerman	Assistant Secretary
Roger Runyon	Assistant Secretary
Zabrina Sides	Assistant Secretary

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 6:00 p.m. and called the roll. All five Board members were in attendance, constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened the public comment period.

Resident (Angelo Furetra, 5543 Arlington River Drive) stated he has been receiving notices informing him to install a fence around his hot tub. He adds he was not informed of this before and prefers not to put a fence up. Ms. Adams stated the CDD does not control private property matters and if he is receiving letters it is likely from the HOA.

THIRD ORDER OF BUSINESS

Approval of Minutes of the February 4, 2025, Board of Supervisors and Audit Committee Meetings

Ms. Adams presented the minutes from the February 4, 2025, Board of Supervisors meeting. Ms. Adams noted to the Board members that the meeting minutes were drafted in their agenda packet. She stated the minutes had been reviewed by District Management and District Counsel. The Board had no corrections to the minutes.

On MOTION by Mr. Zimmerman, seconded by Mr. Runyon, with all in favor, the Minutes of the February 4, 2025, Board of Supervisors and Audit Committee Meeting, were approved.

FOURTH ORDER OF BUSINESS

Discussion of Towing Enforcement and/or Temporary No Parking Signs for Sun N Fun Event, April 1st-6th

Ms. Adams stated this item was requested to be added to the agenda before the Sun N Fun Event. In past years there have been issues with parking on CDD property. The event is located nearby the community. She asked the Board if they would like to add temporary no parking signs for this event. She noted District Counsel reviewed local ordinances related to temporary no parking signs.

Mr. Collins stated they are allowed to have temporary no parking signs as long as it is not in a public right-of-way. He added if the Board wishes to add these signs, it must be on District property. Ms. Adams stated these signs will be up by March 31st and taken down on April 7th immediately following conclusion of the event.

On MOTION by Mr. Jones, seconded by Ms. Sides, with all in favor, Adding Temporary No Parking Signs for Sun N Fun Event, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Draft License Agreement for Maintenance of Improvements

Ms. Adams stated this agreement is for fencing to be installed by residents on a District easement located behind 5430 Keaton Springs Drive. She noted the Board reviewed an easement variance application last month and Counsel prepared an agreement based on the Board's direction. She added the agreement was sent to the District Engineer for review and input.

Mr. Collins stated Mr. Rayl has approved this agreement if it does not stop the flow of water through the easement which functions as a swale. He noted the agreement contemplates 10 feet of gate access along the boundary of the residents’ property, but the residents would like to change that requirement to 5 feet of gate access. He asked Mr. Rayl if this would be possible. Mr. Rayl stated anywhere on the eastern property line that a fence being built needs to be 20 feet away from the fence due to the swale. He added the purpose of the swale was for District stormwater drainage. He noted the equipment that may be used to maintain the swale will be smaller and they could use different entrances, therefore 5 feet of gate access would be acceptable.

Ms. Hammock stated the residents currently have a 5-foot gate in the fence at the front of their property that could be used to satisfy the 5 foot gate access requirement included in the license agreement. She added in order to accommodate this, a new maintenance easement would need to be created which would run down the side of the residents’ lot.

Mr. Jones suggested that the easement begin on the Keaton Springs Drive right-of-way and run along the property line. Mr. Zimmerman asked if there is an existing easement on the east side of the lot. Mr. Rayl stated there was not an easement in the same spot.

On MOTION by Mr. Jones, seconded by Ms. Tidwell, with all in favor, the Draft License Agreement for Maintenance of Improvements, was approved pending preparation of the additional maintenance easement agreement.

SIXTH ORDER OF BUSINESS

Consideration of Irrigation Repairs

Mr. Bailey presented the proposals for irrigation repairs from Prince & Sons on page 22 of the agenda package. He stated there has been a faulty wire and bad decoders that has led to irrigation not working properly. The Board discussed the reasonableness of the proposed man hours required to track the faulty decoders Ms. Adams stated the first proposal is for \$2,261.44 and the second proposal is for \$795.62.

On MOTION by Mr. Jones, seconded by Ms. Sides, with all in favor, the Irrigation Repairs, were approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Jones asked if they were starting to think about scheduling ethics training classes. Ms. Hammock stated they will be doing that.

B. Engineer

Mr. Rayl asked if the Board would like him to prepare the description sketch to accompany the easement. The Board requested the sketch. He stated they are continuing to look for contractors to bid on the areas of repair from the hurricane damage. He noted they have reached out to a handful of new contractors. He hopes to bring back quotes for the Board to approve next month. He stated they have prepared an exhibit that they are prepared to submit to the City of the Lakeland regarding the parallel parking next to the mailboxes being in their right-of-way. He expects to want the Board to budget between \$12k and 15k for this project.

Ms. Adams noted the contingency fund is being eaten by hurricane Milton repairs. She added they can look at budgeting the mailbox parking project for 2026 if that is the direction from the Board. Mr. Rayl stated if they would rather save this for the next budget, they can send it in for approval and it will still be good for when they are ready. He noted if they choose to go this route, they will have to fill in holes in the meantime.

Board consensus was to submit the plan to the city and Mr. Rayl will direct District staff to add \$15,000 to the budget to the field expenses for next year.

Mr. Rayl asked if the capital fund also had a reserve fund. Ms. Adams stated there is \$82,000 in the fund right now, but they are scheduled to move 120k from general fund to the reserve fund this fiscal year.

**Mr. Rayl left the meeting at this time.*

C. Field Manager's Report

Mr. Bailey presented the field manager's report. He stated the annuals have been changed at the main entrance on Medulla Road and the lid that was damaged on Arlington River Drive was replaced. He added at they have had a lot of foot traffic at the clubhouse and some of the sod was worn down, but it has been replaced. He noted there was a request for the sign that says "No Fishing" to be replaced because it was worn with age, and that has also been replaced. In the dog park, he noted a few holes have been replaced and in the Amenity #2 bathroom, the men's restroom had been replaced. The pool at Amenity #2 had the main drains replaced and the fence around the

Amenity #1 playground fence had been replaced. He noted that they have replaced all of the District’s fencing throughout the community.

Mr. Jones asked if there was an update on the shades and Mr. Bailey stated they have the approval, they are now just waiting on parts to be ready.

D. District Manager’s Report

Ms. Adams reminded the Board that Polk County schools have spring break in March and they have allocated security funds in order to increase security at the pools during spring break.

i. Approval of the Check Register

Ms. Adams presented the check register from January 23, 2025, to February 18, 2025. She asked for any questions, comments, or corrections. Hearing no questions, she asked for a motion to approve.

On MOTION by Mr. Zimmerman, seconded by Mr. Runyon, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Ms. Adams presented the unaudited financials through January 31, 2025. She noted a majority of the assessments have been received. She noted they have not yet been reimbursed by insurance for Hurricane Milton damage. She stated there are contingency spending overages that are related to the hurricane and erosion repairs.

EIGHTH ORDER OF BUSINESS

Supervisors Requests

Mr. Jones asked if it was possible to get the bench on pond #13 replaced.

NINTH ORDER OF BUSINESS

Adjournment

Ms. Adams adjourned the meeting at 6:50 p.m.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2026 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, 2025, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”); 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 2026 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: August 5, 2025

HOUR: 6:00 p.m.

LOCATION: Towne Park Amenity Center #1
3883 White Ibis Road
Lakeland, FL 33811

3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Lakeland and Polk County 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 1ST DAY OF APRIL, 2025.

ATTEST:

**TOWNE PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Fiscal Year 2026 Proposed Budget

Towne Park
Community Development District

Proposed Budget
FY2026



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Towne Park
Community Development District
Proposed Budget
General Fund

	Adopted Budget FY 2025	Actual Thru 2/28/25	Projected Next 7 Months	Total Projected 9/30/25	Proposed Budget FY 2026
Revenues					
Assessments	\$ 1,024,144	\$ 1,004,445	\$ 19,699	\$ 1,024,144	\$ 1,024,144
Other Income	\$ 8,000	\$ 18,545	\$ 9,272	\$ 27,817	\$ 8,000
Total Revenues	\$ 1,032,144	\$ 1,022,990	\$ 28,971	\$ 1,051,961	\$ 1,032,144
Expenditures					
<i>Administrative:</i>					
Supervisor Fees	\$ 12,000	\$ 2,800	\$ 7,000	\$ 9,800	\$ 12,000
Employee FICA Expense	\$ -	\$ 61	\$ 536	\$ 597	\$ 918
Engineering Fees	\$ 15,000	\$ 14,457	\$ 14,457	\$ 28,914	\$ 30,000
Attorney	\$ 40,000	\$ 12,332	\$ 17,255	\$ 29,587	\$ 40,000
Annual Audit	\$ 4,100	\$ -	\$ 4,100	\$ 4,100	\$ 4,200
Assessment Roll Services	\$ 10,000	\$ 10,000	\$ -	\$ 10,000	\$ 10,300
Reamortization Schedules	\$ 625	\$ 100	\$ 525	\$ 625	\$ 625
Dissemination	\$ 10,500	\$ 4,375	\$ 6,125	\$ 10,500	\$ 10,815
Trustee Fees	\$ 23,867	\$ 20,594	\$ 3,273	\$ 23,867	\$ 26,254
Management Fees	\$ 48,429	\$ 20,179	\$ 28,250	\$ 48,429	\$ 49,882
Information Technology	\$ 1,890	\$ 788	\$ 1,103	\$ 1,890	\$ 1,947
Website Maintenance	\$ 1,260	\$ 525	\$ 735	\$ 1,260	\$ 1,298
Postage	\$ 1,300	\$ 608	\$ 758	\$ 1,367	\$ 1,300
Insurance	\$ 7,558	\$ 7,032	\$ -	\$ 7,032	\$ 8,691
Copies	\$ 250	\$ 78	\$ 146	\$ 224	\$ 250
Legal Advertising	\$ 3,500	\$ 361	\$ 3,139	\$ 3,500	\$ 3,500
Other Current Charges	\$ 4,000	\$ 214	\$ 315	\$ 529	\$ 600
Office Supplies	\$ 200	\$ 3	\$ 50	\$ 53	\$ 200
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 184,653	\$ 94,681	\$ 87,766	\$ 182,447	\$ 202,955
<i>Operations & Maintenance</i>					
Field Expenditures					
Property Insurance	\$ 34,628	\$ 30,421	\$ -	\$ 30,421	\$ 39,822
Field Management	\$ 22,050	\$ 9,188	\$ 12,866	\$ 22,054	\$ 22,712
Landscape Maintenance	\$ 263,665	\$ 95,267	\$ 133,378	\$ 228,645	\$ 271,575
Landscape Enhancements/Replacement	\$ 55,000	\$ 12,144	\$ 27,500	\$ 39,644	\$ 55,000
Pond Maintenance	\$ 48,000	\$ 27,500	\$ 38,500	\$ 66,000	\$ 66,000
Electric	\$ 5,400	\$ 700	\$ 1,498	\$ 2,198	\$ 2,527
Water & Sewer	\$ 1,100	\$ 295	\$ 413	\$ 708	\$ 814
Irrigation Repairs	\$ 12,500	\$ 1,366	\$ 6,250	\$ 7,616	\$ 12,500
General Repairs & Maintenance	\$ 20,000	\$ 3,446	\$ 11,667	\$ 15,112	\$ 20,000
Contingency	\$ 17,500	\$ 64,182	\$ 8,750	\$ 72,932	\$ 17,500
Subtotal Field Expenses	\$ 479,842	\$ 244,507	\$ 240,821	\$ 485,329	\$ 508,449

Towne Park
Community Development District
Proposed Budget
General Fund

	Adopted Budget FY 2025	Actual Thru 2/28/25	Projected Next 7 Months	Total Projected 9/30/25	Proposed Budget FY 2026
Amenity Expenditures					
Electric	\$ 26,400	\$ 6,981	\$ 9,800	\$ 16,781	\$ 26,400
Water	\$ 8,400	\$ 3,236	\$ 4,515	\$ 7,751	\$ 10,000
Internet & Phone	\$ 3,200	\$ 1,050	\$ 1,526	\$ 2,576	\$ 3,680
Playground & Equipment Lease	\$ 26,935	\$ 10,324	\$ 14,455	\$ 24,779	\$ 7,575
Pool Service Contract	\$ 43,800	\$ 19,025	\$ 24,500	\$ 43,525	\$ 45,114
Pool Furniture Repair & Replacement	\$ 6,000	\$ -	\$ 6,000	\$ 6,000	\$ 6,000
Janitorial Services	\$ 22,500	\$ 6,744	\$ 15,756	\$ 22,500	\$ 22,500
Security Services	\$ 50,500	\$ 9,687	\$ 40,813	\$ 50,500	\$ 53,025
Pest Control	\$ 3,400	\$ 600	\$ 2,520	\$ 3,120	\$ 3,570
Amenity Access Management	\$ 9,450	\$ 3,938	\$ 5,516	\$ 9,454	\$ 9,734
Amenity Repair & Maintenance	\$ 25,000	\$ 13,242	\$ 11,758	\$ 25,000	\$ 30,000
Dolostone Parking Improvements	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Contingency	\$ 17,500	\$ 13,310	\$ 4,190	\$ 17,500	\$ 20,000
Subtotal Amenity Expenses	\$ 243,084	\$ 88,136	\$ 141,349	\$ 229,485	\$ 252,598
Total Operations & Maintenance	\$ 722,927	\$ 332,643	\$ 382,170	\$ 714,813	\$ 761,047
Other Expenditures					
Transfer Out - Capital Reserve	\$ 124,564	\$ -	\$ 124,564	\$ 124,564	\$ 68,142
Total Other Expenditures	\$ 124,564	\$ -	\$ 124,564	\$ 124,564	\$ 68,142
Total Expenditures	\$ 1,032,144	\$ 427,324	\$ 594,500	\$ 1,021,824	\$ 1,032,144
Excess Revenues/(Expenditures)	\$ -	\$ 595,666	\$ (565,529)	\$ 30,137	\$ -

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		

FY25 Gross Per Unit Assessment	FY26 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	\$4,089
Series 2018 2B & 3A	\$8,830
Series 2019 3B	\$4,445
Series 2019 3C	\$4,445
Series 2020 3D	\$4,445
Total	\$26,254

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	\$1,298
Total	\$1,298

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	\$19,625	\$235,499
Mulch		\$29,896
Annuals		\$6,180
Total		\$271,575

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 16 ponds which includes shoreline grass, brush, and vegetation control.

Description	Monthly	Annually
Maintenance – 16 Ponds	\$5,500	<u>\$66,000</u>
Total		\$66,000

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	\$1,688	\$5,064
Playground Lease - WHFS	\$279	\$2,511
Total		\$7,575

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	\$1,700	\$20,394
Pool Maintenance - Amenity #2	\$2,060	\$24,720
Total		\$45,114

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

Dolostone Parking Improvements

Represents improvement cost to parking area near to the mailbox.

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 2025	Actuals Thru 2/28/25	Projected Next 7 Months	Total Projected 9/30/25	Proposed Budget FY 2026
Revenues					
Assessments - On Roll	\$ 111,715	\$ 109,566	\$ 2,149	\$ 111,715	\$ 111,715
Assessments - prepayments	\$ -	\$ 7,850	\$ -	\$ 7,850	\$ -
Interest	\$ 5,405	\$ 3,551	\$ 1,776	\$ 5,327	\$ 2,664
Carry Forward Surplus	\$ 101,726	\$ 105,530	\$ -	\$ 105,530	\$ 113,565
Total Revenues	\$ 218,845	\$ 226,497	\$ 3,925	\$ 230,422	\$ 227,943
Expenditures					
Interest - 11/1	\$ 38,731	\$ 38,875	\$ -	\$ 38,875	\$ 37,981
Principal - 11/1	\$ 30,000	\$ 30,000	\$ -	\$ 30,000	\$ 35,000
Special Call - 11/1	\$ -	\$ 10,000	\$ -	\$ 10,000	\$ -
Interest - 5/1	\$ 37,981	\$ -	\$ 37,981	\$ 37,981	\$ 37,106
Total Expenditures	\$ 106,713	\$ 78,875	\$ 37,981	\$ 116,856	\$ 110,088
Excess Revenues/(Expenditures)	\$ 112,133	\$ 147,622	\$ (34,057)	\$ 113,565	\$ 117,856

Interest - 11/1/26	\$37,106
Principal - 11/1/26	\$35,000
	\$72,106

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
11/01/25	\$ 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
		\$ 1,340,000.00	\$ 1,009,768.75	\$ 2,387,750.00

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

	Adopted Budget FY 2025	Actuals Thru 2/28/25	Projected Next 7 Months	Total Projected 9/30/25	Proposed Budget FY 2026
Revenues					
Assessments	\$ 130,304	\$ 127,797	\$ 2,507	\$ 130,304	\$ 130,304
Interest	\$ 4,251	\$ 2,143	\$ 1,072	\$ 3,215	\$ 1,608
Carry Forward Surplus	\$ 93,530	\$ 105,067	\$ -	\$ 105,067	\$ 120,792
Total Revenues	\$ 228,085	\$ 235,008	\$ 3,578	\$ 238,586	\$ 252,703
Expenditures					
Interest - 11/1	\$ 43,897	\$ 43,897	\$ -	\$ 43,897	\$ 43,147
Interest - 5/1	\$ 43,897	\$ -	\$ 43,897	\$ 43,897	\$ 43,147
Principal - 5/1	\$ 30,000	\$ -	\$ 30,000	\$ 30,000	\$ 35,000
Total Expenditures	\$ 117,794	\$ 43,897	\$ 73,897	\$ 117,794	\$ 121,294
Excess Revenues/(Expenditures)	\$ 110,291	\$ 191,111	\$ (70,319)	\$ 120,792	\$ 131,409

Interest - 11/1/26 \$42,272

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
11/01/25	\$ 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
		\$ 1,590,000.00	\$ 1,306,706.25	\$ 2,970,603.13

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

	Adopted Budget FY 2025	Actuals Thru 2/28/25	Projected Next 7 Months	Total Projected 9/30/25	Proposed Budget FY 2026
Revenues					
Assessments	\$ 525,011	\$ 514,912	\$ 10,099	\$ 525,011	\$ 525,011
Interest	\$ 15,356	\$ 8,711	\$ 4,356	\$ 13,067	\$ 6,533
Carry Forward Surplus	\$ 282,967	\$ 314,687	\$ -	\$ 314,687	\$ 340,615
Total Revenues	\$ 823,334	\$ 838,311	\$ 14,455	\$ 852,765	\$ 872,160
Expenditures					
Interest - 11/1	\$ 188,575	\$ 188,575	\$ -	\$ 188,575	\$ 185,200
Interest - 5/1	\$ 188,575	\$ -	\$ 188,575	\$ 188,575	\$ 185,200
Principal - 5/1	\$ 135,000	\$ -	\$ 135,000	\$ 135,000	\$ 145,000
Total Expenditures	\$ 512,150	\$ 188,575	\$ 323,575	\$ 512,150	\$ 515,400
Excess Revenues/(Expenditures)	\$ 311,184	\$ 649,736	\$ (309,120)	\$ 340,615	\$ 356,760

Interest - 11/1/26 \$181,575

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

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

Date	Balance	Principal	Interest	Total
11/01/25	\$ 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
		\$ 6,825,000.00	\$ 5,609,831.25	\$ 12,758,406.25

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

	Adopted Budget FY 2025	Actuals Thru 2/28/25	Projected Next 7 Months	Total Projected 9/30/25	Proposed Budget FY 2026
Revenues					
Assessments	\$ 335,844	\$ 329,383	\$ 6,460	\$ 335,844	\$ 335,844
Interest	\$ 9,909	\$ 5,474	\$ 2,737	\$ 8,211	\$ 4,105
Carry Forward Surplus	\$ 170,266	\$ 188,055	\$ -	\$ 188,055	\$ 194,965
Total Revenues	\$ 516,019	\$ 522,912	\$ 9,197	\$ 532,109	\$ 534,915
Expenditures					
Interest - 11/1	\$ 113,572	\$ 113,572	\$ -	\$ 113,572	\$ 111,372
Interest - 5/1	\$ 113,572	\$ -	\$ 113,572	\$ 113,572	\$ 111,372
Principal - 5/1	\$ 110,000	\$ -	\$ 110,000	\$ 110,000	\$ 115,000
Total Expenditures	\$ 337,144	\$ 113,572	\$ 223,572	\$ 337,144	\$ 337,744
Excess Revenues/(Expenditures)	\$ 178,876	\$ 409,340	\$ (214,374)	\$ 194,965	\$ 197,171

Interest - 11/1/26 \$109,072

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
11/01/25	\$ 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
		\$ 4,980,000.00	\$ 3,463,825.00	\$ 8,667,396.88

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

	Adopted Budget FY 2025	Actuals Thru 2/28/25	Projected Next 7 Months	Total Projected 9/30/25	Proposed Budget FY 2026
Revenues					
Assessments	\$ 225,524	\$ 221,186	\$ 4,338	\$ 225,524	\$ 225,524
Interest	\$ 6,086	\$ 3,283	\$ 1,642	\$ 4,925	\$ 2,463
Carry Forward Surplus	\$ 100,689	\$ 104,668	\$ -	\$ 104,668	\$ 108,549
Total Revenues	\$ 332,299	\$ 329,138	\$ 5,980	\$ 335,118	\$ 336,536
Expenditures					
Interest - 11/1	\$ 75,784	\$ 75,784	\$ -	\$ 75,784	\$ 74,425
Interest - 5/1	\$ 75,784	\$ -	\$ 75,784	\$ 75,784	\$ 74,425
Principal - 5/1	\$ 75,000	\$ -	\$ 75,000	\$ 75,000	\$ 75,000
Total Expenditures	\$ 226,569	\$ 75,784	\$ 150,784	\$ 226,569	\$ 223,850
Excess Revenues/(Expenditures)	\$ 105,731	\$ 253,354	\$ (144,804)	\$ 108,549	\$ 112,686

Interest - 11/1/26 \$72,925

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
11/01/25	\$ 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
	\$ 3,320,000.00	\$ 2,319,463.75	\$ 5,790,248.13	

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

	Adopted Budget FY 2025	Actuals Thru 2/28/25	Projected Next 7 Months	Total Projected 9/30/25	Proposed Budget FY 2026
Revenues					
Assessments	\$ 399,925	\$ 392,232	\$ 7,693	\$ 399,925	\$ 399,925
Interest	\$ 10,422	\$ 5,347	\$ 2,674	\$ 8,021	\$ 4,011
Carry Forward Surplus	\$ 150,553	\$ 155,226	\$ -	\$ 155,226	\$ 160,477
Total Revenues	\$ 560,900	\$ 552,806	\$ 10,367	\$ 563,173	\$ 564,413
Expenditures					
Interest - 11/1	\$ 124,528	\$ 124,528	\$ -	\$ 124,528	\$ 122,559
Interest - 5/1	\$ 124,528	\$ -	\$ 124,528	\$ 124,528	\$ 122,559
Principal - 5/1	\$ 150,000	\$ -	\$ 150,000	\$ 150,000	\$ 155,000
Total Expenditures	\$ 399,056	\$ 124,528	\$ 274,528	\$ 399,056	\$ 400,119
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ (3,640)	\$ -	\$ (3,640)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ (3,640)	\$ -	\$ (3,640)	\$ -
Excess Revenues/(Expenditures)	\$ 161,844	\$ 424,639	\$ (264,162)	\$ 160,477	\$ 164,294

Interest - 11/1/26 \$120,138

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
11/01/25	\$ 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
		\$ 6,510,000.00	\$ 3,947,012.50	\$ 10,731,540.63

Towne Park
Community Development District
Proposed Budget
Capital Reserve Fund

	Adopted Budget FY 2025	Actuals Thru 2/28/25	Projected Next 7 Months	Total Projected 9/30/25	Proposed Budget FY 2026
Revenues					
Carry Forward Surplus	\$ 58,610	\$ 82,458	\$ -	\$ 82,458	\$ 196,729
Total Revenues	\$ 58,610	\$ 82,458	\$ -	\$ 82,458	\$ 196,729
Expenditures					
Miscellaneous Expense	\$ -	\$ 193	\$ -	\$ 193	\$ -
Hydraulic Lift (Pool)	\$ 10,100	\$ -	\$ 10,100	\$ 10,100	\$ -
Total Expenditures	\$ 10,100	\$ 193	\$ 10,100	\$ 10,293	\$ -
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ 124,564	\$ -	\$ 124,564	\$ 124,564	\$ 68,142
Total Other Financing Sources/(Uses)	\$ 124,564	\$ -	\$ 124,564	\$ 124,564	\$ 68,142
Excess Revenues/(Expenditures)	\$ 173,074	\$ 82,265	\$ 114,464	\$ 196,729	\$ 264,871

SECTION V

SECTION C

Towne Park CDD

Field Management Report



April 1st, 2025

Allen Bailey – Field Services Manager

GMS

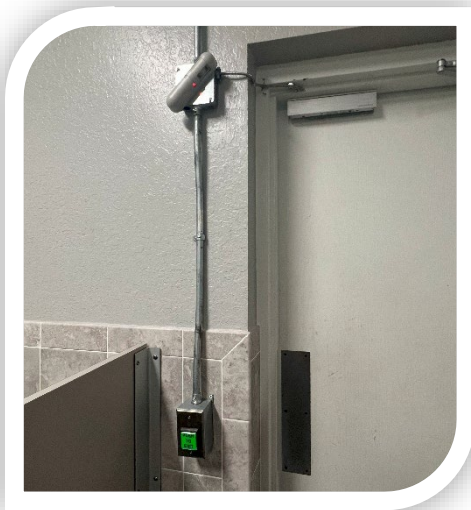
Completed

Amenity playground



- ✚ The platform has been exchanged at the amenity 1 playground.
- ✚ This will make any use of the playground much safer.

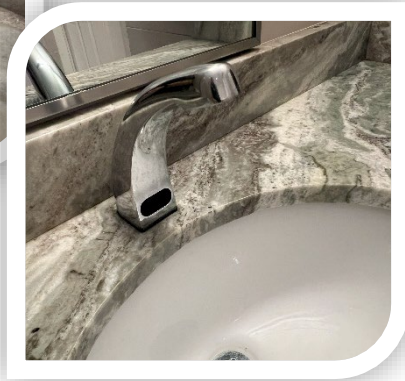
Restroom Sensor



- ✚ The restroom sensor needed to be adjusted at amenity one.
- ✚ This helps the door open smoothly.

Completed

Amenity 2 facets



- ✚ The amenity 2 facets needed work, as it was not functional.
- ✚ This work has been completed.

Amenity Deck Tile



- ✚ The 1 tile at amenity 2 has been replaced.
- ✚ This will keep the surface safe for residents.

Complete

Parking Block



- ✚ A parking block at amenity 2 was damaged.
- ✚ This has been replaced to prevent issues with vehicles.

Eel Grass



- ✚ The Eel Grass in the lake has been treated and is showing to be effective.

Complete

Tree



- ✚ The tree that was hit by the driver has been straightened.
- ✚ We will monitor the health of the tree to make sure of its recovery.

District Fence



- ✚ The area of fence that the vendor missed has been repaired from the hurricane damage.

In Progress

District Sox Repair



✚ The district repair of the Sox will begin on April 11th.

✚ This will only take a few days, and residents in the area will be notified of the work.



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



Governmental
Management Services - CF

Maintenance Services
Phone: 407-201-1514
Email:
Abailey@gmscfl.com

Bill To/District Towne Park CDD	Prepared By: Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801
Pond Bench	
Install 1 bench at the pond on Tract A in Phase 3/4	

Qty	Description	Unit Price	Line Total
8	Labor	\$50.00	\$800.00
1	Mobilization	\$65.00	\$65.00
	Equipment (Base and trailer)		\$75.00
	Materials		\$840.00
		Total Due:	\$1,380.00

This Proposal is Valid for 30 days.

Client Signature: _____



SECTION 2



Governmental
Management Services - CF

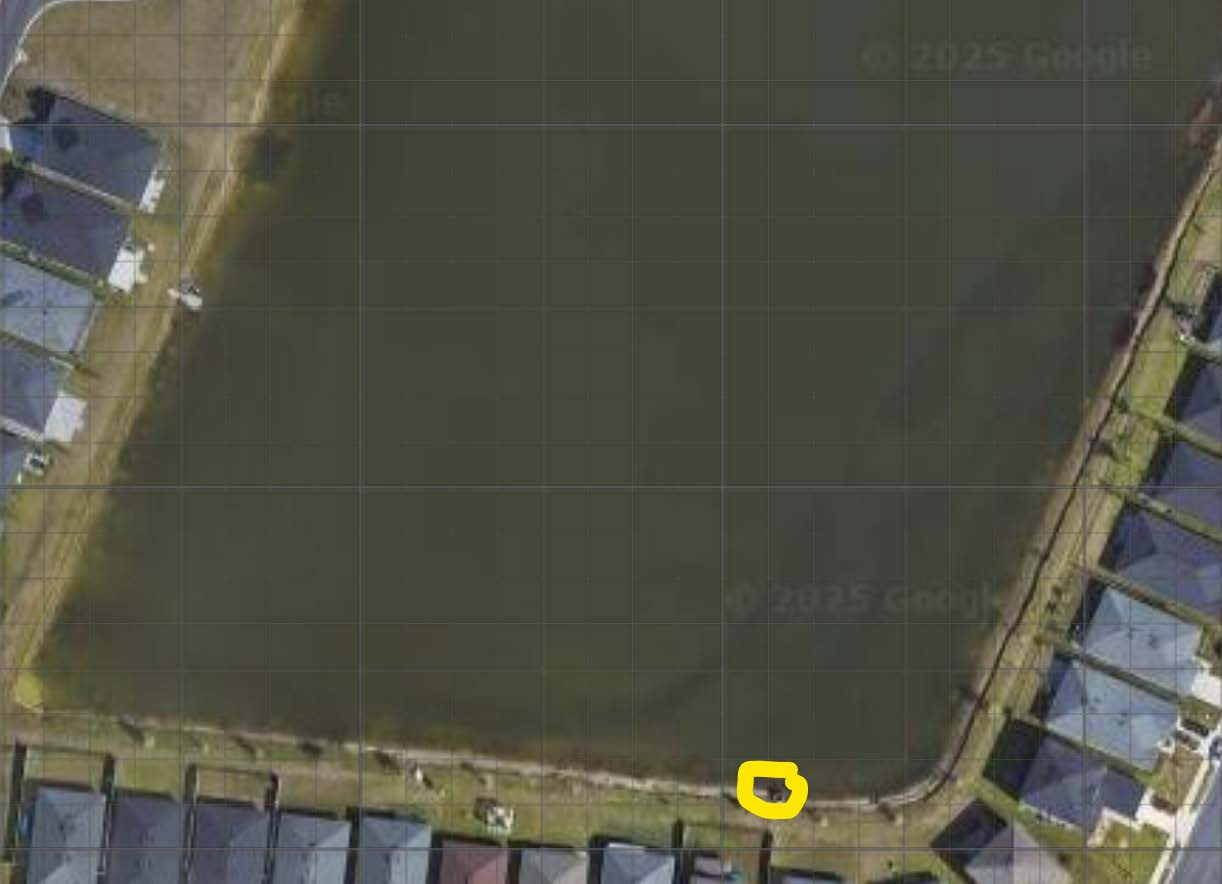
Maintenance Services
Phone: 407-201-1514
Email:
Abailey@gmscfl.com

Bill To/District Towne Park CDD	Prepared By: Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801
Stormwater Structure Panels	
Repair the stormwater structure on the lake.	

Qty	Description	Unit Price	Line Total
16	Labor	\$50.00	\$800.00
1	Mobilization	\$65.00	\$65.00
	Equipment (Base and trailer)		\$75.00
	Materials		\$1,744.55
		Total Due:	\$2,644.55

This Proposal is Valid for 30 days.

Client Signature: _____



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SECTION D

SECTION 1

Towne Park Community Development District

Summary of Check Register

February 19, 2025 to March 21, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	2/24/25	996-997	\$ 7,746.76
	3/3/25	998-1001	\$ 36,960.09
	3/11/25	1002-1007	\$ 53,578.31
	3/17/25	1008-1009	\$ 8,148.03
			\$ 106,433.19
	February Supervisor		
	Roger D. Runyon	50001	\$ 184.70
	Roger D. Runyon	50002	\$ 184.70
	Thomas D. Zimmerman	50003	\$ 184.70
	March Supervisor		
	Roger D. Runyon	50004	\$ 184.70
	Thomas D. Zimmerman	50005	\$ 184.70
			\$ 923.50
Total Amount			\$ 107,356.69

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/24/25	00098	1/16/25	6118	202501	330	57200	49000		INSTALL SHADE FABRICS	*	3,309.75		
									PRO PLAYGROUNDS			3,309.75	000996
2/24/25	00076	2/03/25	RES 21-1	202501	310	51300	31100		ENGINEER SERVICES JAN 25	*	4,437.01		
									RAYL ENGINEERING & SURVEYING LLC			4,437.01	000997
3/03/25	00095	12/09/24	38996	202412	330	53800	48200		PEST CONTROL DEC 24	*	120.00		
									ALL AMERICAN LAWN & TREE SPECIALIST			120.00	000998
3/03/25	00077	2/20/25	81417	202503	330	53800	47000		CLEANING MAR 25	*	1,230.00		
									E&A CLEANING CO			1,230.00	000999
3/03/25	00068	2/27/25	11505	202501	310	51300	31500		GENERAL COUNSEL JAN 25	*	4,331.21		
									KILINSKI VAN WYK PLLC			4,331.21	001000
3/03/25	00046	3/03/25	03032025	202503	300	20700	10000		ASSESSMENT TSFR SER20162A	*	2,021.79		
		3/03/25	03032025	202503	300	20700	10000		ASSESSMENT TSFR SER20182B	*	2,358.22		
		3/03/25	03032025	202503	300	20700	10000		ASSESSMENT TSFR SER20183A	*	9,501.56		
		3/03/25	03032025	202503	300	20700	10000		ASSESSMENT TSFR SER20193B	*	6,078.04		
		3/03/25	03032025	202503	300	20700	10000		ASSESSMENT TSFR SER20193C	*	4,081.50		
		3/03/25	03032025	202503	300	20700	10000		ASSESSMENT TSFR SER20203D	*	7,237.77		
									TOWNE PARK CDD			31,278.88	001001
3/11/25	00107	2/28/25	19186	202502	320	53800	46400		POND MAINT FEB 25	*	5,500.00		
									AQUATIC WEED MANAGEMENT, INC.			5,500.00	001002
3/11/25	00065	2/21/25	80447	202502	320	53800	49000		FENCE INSTALL REMAIN BAL	*	22,474.00		
									DANIELLE FENCE MFG. CO., INC.			22,474.00	001003
3/11/25	00077	2/22/25	81477	202502	330	53800	47000		CLEANUP EVENT 2/22	*	150.00		
									E&A CLEANING CO			150.00	001004

TWPK TOWNE PARK CDD CWRIGHT

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
3/11/25	00082	2/26/25	16608	202502	320	53800	47300		IRRIGATION REPAIR	*	171.68			
		3/01/25	16707	202503	320	53800	46200		LANDSCAPE MAINT MAR 25	*	19,053.33			
												PRINCE & SONS INC.	19,225.01	001005
3/11/25	00076	3/01/25	RES 21-1	202502	310	51300	31100		ENGINEER SVCS FEB 25	*	2,604.30			
												RAYL ENGINEERING & SURVEYING LLC	2,604.30	001006
3/11/25	00071	3/01/25	26658	202503	330	53800	48000		POOL MAINTENANCE MAR 25	*	3,625.00			
												RESORT POOL SERVICES DBA	3,625.00	001007
3/17/25	00040	3/01/25	198	202503	310	51300	34000		MANAGEMENT FEES MAR 25	*	4,035.75			
		3/01/25	198	202503	310	51300	35200		WEBSITE ADMIN MAR 25	*	105.00			
		3/01/25	198	202503	310	51300	35100		INFORMATION TECH MAR 25	*	157.50			
		3/01/25	198	202503	310	51300	31300		DISSEMINAITON SVC MAR 25	*	875.00			
		3/01/25	198	202503	330	57200	11000		AMENITY ACCESS MAR 25	*	787.50			
		3/01/25	198	202503	310	51300	51000		OFFICE SUPPLIES	*	.54			
		3/01/25	198	202503	310	51300	42000		POSTAGE	*	51.08			
		3/01/25	198	202503	310	51300	42500		COPIES	*	19.65			
		3/01/25	199	202503	320	53800	12000		FIELD MANAGEMENT MAR 25	*	1,837.50			
												GOVERNMENTAL MANAGEMENT SERVICES-CF	7,869.52	001008
3/17/25	00064	3/17/25	03172025	202503	300	15500	10000		EQUIPMENT LEASE APR 25	*	278.51			
												WHFS LLC	278.51	001009
TOTAL FOR BANK A											106,433.19			
TOTAL FOR REGISTER											106,433.19			

TWPK TOWNE PARK CDD CWRIGHT

SECTION 2

Towne Park
Community Development District

Unaudited Financial Reporting
February 28, 2025



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Towne Park
Community Development District
Combined Balance Sheet
February 28, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 958,013	\$ -	\$ -	\$ -	\$ 958,013
Capital Reserve Account	\$ -	\$ -	\$ -	\$ 82,265	\$ 82,265
State Board Administration	\$ 152,838	\$ -	\$ -	\$ -	\$ 152,838
Investments:					
<u>Series 2016 - 2A</u>					
Reserve	\$ -	\$ 111,063	\$ -	\$ -	\$ 111,063
Revenue	\$ -	\$ 145,539	\$ -	\$ -	\$ 145,539
Prepayment	\$ -	\$ 61	\$ -	\$ -	\$ 61
<u>Series 2018 - 2B</u>					
Reserve	\$ -	\$ 60,400	\$ -	\$ -	\$ 60,400
Revenue	\$ -	\$ 188,603	\$ -	\$ -	\$ 188,603
Prepayment	\$ -	\$ 150	\$ -	\$ -	\$ 150
<u>Series 2018 - 3A</u>					
Reserve	\$ -	\$ 256,541	\$ -	\$ -	\$ 256,541
Revenue	\$ -	\$ 640,084	\$ -	\$ -	\$ 640,084
Prepayment	\$ -	\$ 150	\$ -	\$ -	\$ 150
<u>Series 2019 - 3B</u>					
Reserve	\$ -	\$ 167,922	\$ -	\$ -	\$ 167,922
Revenue	\$ -	\$ 403,262	\$ -	\$ -	\$ 403,262
<u>Series 2019 - 3C</u>					
Reserve	\$ -	\$ 112,688	\$ -	\$ -	\$ 112,688
Revenue	\$ -	\$ 249,133	\$ -	\$ -	\$ 249,133
Prepayment	\$ -	\$ 139	\$ -	\$ -	\$ 139
<u>Series 2020 - 3D</u>					
Reserve	\$ -	\$ 200,003	\$ -	\$ -	\$ 200,003
Revenue	\$ -	\$ 417,401	\$ -	\$ -	\$ 417,401
Construction	\$ -	\$ -	\$ 6,167	\$ -	\$ 6,167
Deposits	\$ 4,500	\$ -	\$ -	\$ -	\$ 4,500
Due from General Fund	\$ -	\$ 31,279	\$ -	\$ -	\$ 31,279
Prepaid Expenses	\$ 2,299	\$ -	\$ -	\$ -	\$ 2,299
Total Assets	\$ 1,117,650	\$ 2,984,416	\$ 6,167	\$ 82,265	\$ 4,190,498
Liabilities:					
Accounts Payable	\$ 35,474	\$ -	\$ -	\$ -	\$ 35,474
Due to Debt Service	\$ 31,279	\$ -	\$ -	\$ -	\$ 31,279
Total Liabilities	\$ 66,752	\$ -	\$ -	\$ -	\$ 66,752
Fund Balance:					
Nonspendable:					
Deposits	\$ 4,500	\$ -	\$ -	\$ -	\$ 4,500
Prepaid Items	\$ 2,299	\$ -	\$ -	\$ -	\$ 2,299
Restricted for:					
Debt Service - Series 2016 - 2A	\$ -	\$ 258,684	\$ -	\$ -	\$ 258,684
Debt Service - Series 2018 - 2B	\$ -	\$ 251,511	\$ -	\$ -	\$ 251,511
Debt Service - Series 2018 - 3A	\$ -	\$ 906,276	\$ -	\$ -	\$ 906,276
Debt Service - Series 2019 - 3B	\$ -	\$ 577,262	\$ -	\$ -	\$ 577,262
Debt Service - Series 2019 - 3C	\$ -	\$ 366,041	\$ -	\$ -	\$ 366,041
Debt Service - Series 2020 - 3D	\$ -	\$ 624,642	\$ -	\$ -	\$ 624,642
Capital Projects	\$ -	\$ -	\$ 6,167	\$ -	\$ 6,167
Assigned for:					
Capital Reserves	\$ -	\$ -	\$ -	\$ 82,265	\$ 82,265
Unassigned	\$ 1,044,099	\$ -	\$ -	\$ -	\$ 1,044,099
Total Fund Balances	\$ 1,050,898	\$ 2,984,416	\$ 6,167	\$ 82,265	\$ 4,123,746
Total Liabilities & Fund Balance	\$ 1,117,650	\$ 2,984,416	\$ 6,167	\$ 82,265	\$ 4,190,498

Towne Park

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,024,144	\$ 1,004,445	\$ 1,004,445	\$ -
Other Income	\$ 8,000	\$ 18,545	\$ 18,545	\$ -
Total Revenues	\$ 1,032,144	\$ 1,022,990	\$ 1,022,990	\$ -
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 2,800	\$ 2,200
Employee FICA Expense	\$ -	\$ -	\$ 61	\$ (61)
Engineering Fees	\$ 15,000	\$ 6,250	\$ 14,457	\$ (8,207)
Attorney	\$ 40,000	\$ 16,667	\$ 12,332	\$ 4,335
Annual Audit	\$ 4,100	\$ -	\$ -	\$ -
Assessment Roll Services	\$ 10,000	\$ 10,000	\$ 10,000	\$ -
Reamortization Schedules	\$ 625	\$ 100	\$ 100	\$ -
Dissemination	\$ 10,500	\$ 4,375	\$ 4,375	\$ -
Trustee Fees	\$ 23,867	\$ 20,594	\$ 20,594	\$ -
Management Fees	\$ 48,429	\$ 20,179	\$ 20,179	\$ -
Information Technology	\$ 1,890	\$ 788	\$ 788	\$ -
Website Maintenance	\$ 1,260	\$ 525	\$ 525	\$ -
Postage & Delivery	\$ 1,300	\$ 542	\$ 608	\$ (67)
Insurance	\$ 7,558	\$ 7,558	\$ 7,032	\$ 526
Copies	\$ 250	\$ 104	\$ 78	\$ 26
Legal Advertising	\$ 3,500	\$ 1,458	\$ 361	\$ 1,097
Other Current Charges	\$ 4,000	\$ 1,667	\$ 214	\$ 1,453
Office Supplies	\$ 200	\$ 83	\$ 3	\$ 80
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 184,653	\$ 96,064	\$ 94,681	\$ 1,383

Towne Park
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Property Insurance	\$ 34,628	\$ 34,628	\$ 30,421	\$ 4,207
Field Management	\$ 22,050	\$ 9,188	\$ 9,188	\$ -
Landscape Maintenance	\$ 263,665	\$ 109,860	\$ 95,267	\$ 14,594
Landscape Enhancements/Replacement	\$ 55,000	\$ 22,917	\$ 12,144	\$ 10,773
Pond Maintenance	\$ 48,000	\$ 20,000	\$ 27,500	\$ (7,500)
Electric	\$ 5,400	\$ 2,250	\$ 700	\$ 1,550
Water & Sewer	\$ 1,100	\$ 458	\$ 295	\$ 164
Irrigation Repairs	\$ 12,500	\$ 5,208	\$ 1,366	\$ 3,842
General Repairs & Maintenance	\$ 20,000	\$ 8,333	\$ 3,446	\$ 4,888
Contingency	\$ 17,500	\$ 7,291	\$ 64,182	\$ (56,890)
Subtotal Field Expenditures	\$ 479,842	\$ 220,134	\$ 244,507	\$ (24,373)
Amenity Expenditures				
Electric	\$ 26,400	\$ 11,000	\$ 6,981	\$ 4,019
Water	\$ 8,400	\$ 3,500	\$ 3,236	\$ 264
Internet & Phone	\$ 3,200	\$ 1,333	\$ 1,050	\$ 283
Playground & Equipment Lease	\$ 26,935	\$ 11,223	\$ 10,324	\$ 899
Pool Service Contract	\$ 43,800	\$ 18,250	\$ 19,025	\$ (775)
Pool Furniture Repair & Replacement	\$ 6,000	\$ 2,500	\$ -	\$ 2,500
Janitorial Services	\$ 22,500	\$ 9,375	\$ 6,744	\$ 2,631
Security Services	\$ 50,500	\$ 21,042	\$ 9,687	\$ 11,354
Pest Control	\$ 3,400	\$ 1,417	\$ 600	\$ 817
Amenity Access Management	\$ 9,450	\$ 3,938	\$ 3,938	\$ -
Amenity Repair & Maintenance	\$ 25,000	\$ 10,417	\$ 13,242	\$ (2,825)
Contingency	\$ 17,500	\$ 7,291	\$ 13,310	\$ (6,018)
Subtotal Amenity Expenditures	\$ 243,084	\$ 101,285	\$ 88,136	\$ 13,149
Total Operations & Maintenance	\$ 722,927	\$ 321,419	\$ 332,643	\$ (11,224)
Total Expenditures	\$ 907,580	\$ 417,483	\$ 427,324	\$ (9,842)
Excess (Deficiency) of Revenues over Expenditures	\$ 124,564		\$ 595,666	
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out) - Capital Reserve	\$ (124,564)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (124,564)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 595,666	
Fund Balance - Beginning	\$ -		\$ 455,232	
Fund Balance - Ending	\$ -		\$ 1,050,898	

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 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 111,715	\$ 109,566	\$ 109,566	\$ -
Assessments - Prepayment	\$ -	\$ -	\$ 7,850	\$ 7,850
Interest	\$ 5,405	\$ 3,551	\$ 3,551	\$ -
Total Revenues	\$ 117,119	\$ 113,117	\$ 120,967	\$ 7,850
Expenditures:				
Interest - 11/1	\$ 38,731	\$ 38,731	\$ 38,875	\$ (144)
Principal - 11/1	\$ 30,000	\$ 30,000	\$ 30,000	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 10,000	\$ (10,000)
Interest - 5/1	\$ 37,981	\$ -	\$ -	\$ -
Total Expenditures	\$ 106,713	\$ 68,731	\$ 78,875	\$ (10,144)
Excess (Deficiency) of Revenues over Expenditures	\$ 10,407		\$ 42,092	
Fund Balance - Beginning	\$ 101,726		\$ 216,593	
Fund Balance - Ending	\$ 112,133		\$ 258,684	

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 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 130,304	\$ 127,797	\$ 127,797	\$ -
Interest	\$ 4,251	\$ 2,143	\$ 2,143	\$ -
Total Revenues	\$ 134,554	\$ 129,940	\$ 129,940	\$ -
Expenditures:				
Interest - 11/1	\$ 43,897	\$ 43,897	\$ 43,897	\$ -
Principal - 5/1	\$ 30,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 43,897	\$ -	\$ -	\$ -
Total Expenditures	\$ 117,794	\$ 43,897	\$ 43,897	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 16,761		\$ 86,044	
Fund Balance - Beginning	\$ 93,530		\$ 165,467	
Fund Balance - Ending	\$ 110,291		\$ 251,511	

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 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 525,011	\$ 514,912	\$ 514,912	\$ -
Interest	\$ 15,356	\$ 8,711	\$ 8,711	\$ -
Total Revenues	\$ 540,367	\$ 523,623	\$ 523,623	\$ -
Expenditures:				
Interest - 11/1	\$ 188,575	\$ 188,575	\$ 188,575	\$ -
Principal - 5/1	\$ 135,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 188,575	\$ -	\$ -	\$ -
Total Expenditures	\$ 512,150	\$ 188,575	\$ 188,575	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 28,217		\$ 335,048	
Fund Balance - Beginning	\$ 282,967		\$ 571,228	
Fund Balance - Ending	\$ 311,184		\$ 906,276	

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 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 335,844	\$ 329,383	\$ 329,383	\$ -
Interest	\$ 9,909	\$ 5,474	\$ 5,474	\$ -
Total Revenues	\$ 345,753	\$ 334,857	\$ 334,857	\$ -
Expenditures:				
Interest - 11/1	\$ 113,572	\$ 113,572	\$ 113,572	\$ -
Principal - 5/1	\$ 110,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 113,572	\$ -	\$ -	\$ -
Total Expenditures	\$ 337,144	\$ 113,572	\$ 113,572	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 8,609		\$ 221,285	
Fund Balance - Beginning	\$ 170,266		\$ 355,976	
Fund Balance - Ending	\$ 178,876		\$ 577,262	

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 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 225,524	\$ 221,186	\$ 221,186	\$ -
Interest	\$ 6,086	\$ 3,283	\$ 3,283	\$ -
Total Revenues	\$ 231,610	\$ 224,470	\$ 224,470	\$ -
Expenditures:				
Interest - 11/1	\$ 75,784	\$ 75,784	\$ 75,784	\$ -
Principal - 5/1	\$ 75,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 75,784	\$ -	\$ -	\$ -
Total Expenditures	\$ 226,569	\$ 75,784	\$ 75,784	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 5,042		\$ 148,685	
Fund Balance - Beginning	\$ 100,689		\$ 217,356	
Fund Balance - Ending	\$ 105,731		\$ 366,041	

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 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 399,925	\$ 392,232	\$ 392,232	\$ -
Interest	\$ 10,422	\$ 5,347	\$ 5,347	\$ -
Total Revenues	\$ 410,347	\$ 397,580	\$ 397,580	\$ -
Expenditures:				
Interest - 11/1	\$ 124,528	\$ 124,528	\$ 124,528	\$ -
Principal - 5/1	\$ 150,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 124,528	\$ -	\$ -	\$ -
Total Expenditures	\$ 399,056	\$ 124,528	\$ 124,528	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 11,291		\$ 273,052	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (3,640)	\$ (3,640)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (3,640)	\$ (3,640)
Net Change in Fund Balance	\$ 11,291		\$ 269,412	
Fund Balance - Beginning	\$ 150,553		\$ 355,230	
Fund Balance - Ending	\$ 161,844		\$ 624,642	

Towne Park
Community Development District
Capital Projects Funds
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Series	Series	Series	Series	Series	Series	
	2016 - 2A	2018 - 2B	2018 - 3A	2019 - 3B	2019 - 3C	2020 - 3D	Total
Revenues							
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49	\$ 49
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49	\$ 49
Expenditures:							
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49	\$ 49
Other Financing Sources/(Uses)							
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,640	\$ 3,640
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,640	\$ 3,640
Net Change in Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,689	\$ 3,689
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,478	\$ 2,478
Fund Balance - Ending	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,167	\$ 6,167

Towne Park
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Hydraulic Lift (Pool)	\$ 10,100	\$ 4,208	\$ -	\$ -
Miscellaneous Expense	\$ -	\$ -	\$ 193	\$ (193)
Total Expenditures	\$ 10,100	\$ 4,208	\$ 193	\$ (193)
Excess (Deficiency) of Revenues over Expenditures	\$ (10,100)		\$ (193)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ 124,564	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ 124,564	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 114,464		\$ (193)	
Fund Balance - Beginning	\$ 58,610		\$ 82,458	
Fund Balance - Ending	\$ 173,074		\$ 82,265	

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	\$ -	\$ 40,518	\$ 945,392	\$ 10,139	\$ 8,396	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,004,445
Other Income	\$ 923	\$ 1,104	\$ 14,086	\$ 1,401	\$ 1,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,545
Total Revenues	\$ 923	\$ 41,622	\$ 959,478	\$ 11,540	\$ 9,426	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,022,990
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,800
Employee FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61
Engineering Fees	\$ 375	\$ 2,020	\$ 5,021	\$ 4,437	\$ 2,604	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,457
Attorney	\$ 3,344	\$ 2,507	\$ 2,150	\$ 4,331	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,332
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Roll Services	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Reamortization Schedules	\$ -	\$ -	\$ -	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100
Dissemination	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,375
Trustee Fees	\$ 14,533	\$ -	\$ -	\$ 6,061	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,594
Management Fees	\$ 4,036	\$ 4,036	\$ 4,036	\$ 4,036	\$ 4,036	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,179
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 788
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 525
Postage & Delivery	\$ 16	\$ 48	\$ 88	\$ 443	\$ 13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 608
Insurance	\$ 7,032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,032
Copies	\$ -	\$ 1	\$ 2	\$ 59	\$ 16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 78
Legal Advertising	\$ -	\$ -	\$ 361	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 361
Other Current Charges	\$ 45	\$ 42	\$ 42	\$ 41	\$ 44	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 214
Office Supplies	\$ 1	\$ 1	\$ 1	\$ 0	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 40,693	\$ 10,792	\$ 13,838	\$ 20,646	\$ 8,712	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 94,681

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	\$ 30,421	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,421
Field Management	\$ 1,838	\$ 1,838	\$ 1,838	\$ 1,838	\$ 1,838	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,188
Landscape Maintenance	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 95,267
Landscape Enhancements/Replacement	\$ -	\$ -	\$ 12,144	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,144
Pond Maintenance	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,500
Electric	\$ 131	\$ 83	\$ 181	\$ 214	\$ 90	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700
Water & Sewer	\$ 59	\$ 59	\$ 59	\$ 59	\$ 58	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 295
Irrigation Repairs	\$ 237	\$ 227	\$ 180	\$ 103	\$ 619	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,366
General Repairs & Maintenance	\$ 2,400	\$ -	\$ 1,046	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,446
Contingency	\$ 17,425	\$ 2,809	\$ -	\$ 21,474	\$ 22,474	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 64,182
Subtotal Field Expenditures	\$ 77,063	\$ 29,569	\$ 40,001	\$ 48,242	\$ 49,632	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 244,507
Amenity Expenditures													
Electric	\$ 2,082	\$ 697	\$ 2,096	\$ 1,474	\$ 632	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,981
Water	\$ 1,227	\$ -	\$ 1,186	\$ 619	\$ 204	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,236
Internet & Phone	\$ 210	\$ 210	\$ 210	\$ 210	\$ 210	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,050
Playground & Equipment Lease	\$ 2,065	\$ 2,065	\$ 2,065	\$ 2,065	\$ 2,065	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,324
Pool Service Contract	\$ 3,875	\$ 3,625	\$ 4,275	\$ 3,625	\$ 3,625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,025
Pool Furniture Repair & Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Services	\$ 300	\$ 1,751	\$ 1,680	\$ 2,712	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,744
Security Services	\$ 2,307	\$ 4,911	\$ 2,469	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,687
Pest Control	\$ -	\$ -	\$ 360	\$ 240	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Amenity Access Management	\$ 788	\$ 788	\$ 788	\$ 788	\$ 788	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,938
Amenity Repair & Maintenance	\$ 5,092	\$ 4,718	\$ 825	\$ 2,607	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,242
Contingency	\$ 10,000	\$ -	\$ -	\$ 3,310	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,310
Subtotal Amenity Expenditures	\$ 27,945	\$ 18,765	\$ 15,953	\$ 17,649	\$ 7,824	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 88,136
Total Operations & Maintenance	\$ 105,008	\$ 48,334	\$ 55,954	\$ 65,891	\$ 57,456	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 332,643
Total Expenditures	\$ 145,701	\$ 59,126	\$ 69,792	\$ 86,536	\$ 66,168	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 427,324
Excess (Deficiency) of Revenues over Expenditures	\$ (144,778)	\$ (17,504)	\$ 889,686	\$ (74,996)	\$ (56,743)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 595,666
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (144,778)	\$ (17,504)	\$ 889,686	\$ (74,996)	\$ (56,743)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 595,666

Towne Park
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2025

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	
11/13/24	10/21-10/21/24	\$2,787.93	(\$146.36)	(\$52.83)	\$0.00	\$2,588.74	\$963.22	\$105.07	\$122.55	\$493.78	\$315.87	\$212.11	\$376.14	\$2,588.74	
11/15/24	10/01-10/31/24	\$5,537.62	(\$221.51)	(\$106.32)	\$0.00	\$5,209.79	\$1,938.47	\$211.45	\$246.63	\$993.73	\$635.67	\$426.87	\$756.97	\$5,209.79	
11/19/24	11/01-11/07/24	\$54,552.96	(\$2,182.10)	(\$1,047.42)	\$0.00	\$51,323.44	\$19,096.56	\$2,083.07	\$2,429.68	\$9,789.53	\$6,262.25	\$4,205.20	\$7,457.14	\$51,323.43	
11/26/24	11/08-11/15/24	\$52,904.56	(\$2,116.04)	(\$1,015.77)	\$0.00	\$49,772.75	\$18,519.57	\$2,020.13	\$2,356.27	\$9,493.75	\$6,073.04	\$4,078.15	\$7,231.83	\$49,772.74	
12/06/24	11/16-11/26/24	\$381,760.06	(\$15,270.31)	(\$7,329.80)	\$0.00	\$359,159.95	\$133,637.15	\$14,577.25	\$17,002.86	\$68,506.87	\$43,823.06	\$29,427.89	\$52,184.87	\$359,159.95	
12/20/24	11/17-11/30/24	\$2,253,524.08	(\$90,299.45)	(\$43,264.49)	\$0.00	\$2,119,960.14	\$788,800.16	\$86,042.96	\$100,360.27	\$404,365.33	\$258,667.86	\$173,699.66	\$308,023.90	\$2,119,960.14	
12/27/24	12/1-12/15/24	\$96,794.76	(\$3,641.85)	(\$1,863.06)	\$0.00	\$91,289.85	\$33,967.36	\$3,705.19	\$4,321.73	\$17,412.80	\$11,138.77	\$7,479.86	\$13,264.14	\$91,289.85	
12/31/24	1% Admin Fee	(\$29,596.44)	\$0.00	\$0.00	\$0.00	(\$29,596.44)	(\$11,012.32)	(\$1,201.23)	(\$1,401.12)	(\$5,645.29)	(\$3,611.22)	(\$2,424.99)	(\$4,300.27)	(\$29,596.44)	
01/10/25	12/16-12/31/24	\$28,666.02	(\$860.02)	(\$556.12)	\$0.00	\$27,249.88	\$10,139.20	\$1,105.99	\$1,290.03	\$5,197.70	\$3,324.91	\$2,232.73	\$3,959.32	\$27,249.88	
02/03/25	10/1-12/31/24	\$0.00	\$0.00	\$0.00	\$4,182.60	\$4,182.60	\$1,556.27	\$169.76	\$198.01	\$797.80	\$510.34	\$342.70	\$607.72	\$4,182.60	
02/10/25	1/1-1/31/25	\$19,160.15	(\$403.84)	(\$375.13)	\$0.00	\$18,381.18	\$6,839.32	\$746.04	\$870.18	\$3,506.06	\$2,242.79	\$1,506.07	\$2,670.73	\$18,381.19	
TOTAL		\$ 2,866,091.70	\$ (115,141.48)	\$ (55,610.94)	\$ 4,182.60	\$ 2,699,521.88	\$ 1,004,444.96	\$ 109,565.68	\$ 127,797.09	\$ 514,912.06	\$ 329,383.34	\$ 221,186.25	\$ 392,232.49	\$ 2,699,521.87	

98%	Net Percent Collected
\$ 52,946.13	Balance Remaining to Collect