

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 |
| | <hr/> |
| | \$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 |