



Towne Park
Community Development District

Adopted Budget
FY2026



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Towne Park
Community Development District
Adopted Budget
General Fund

	Adopted Budget FY 2025	Actual Thru 6/30/25	Projected Next 3 Months	Total Projected 9/30/25	Adopted Budget FY 2026
Revenues					
Assessments	\$ 1,024,144	\$ 1,028,162	\$ -	\$ 1,028,162	\$ 1,024,144
Interest Income - SBA	\$ -	\$ 11,091	\$ 2,773	\$ 13,864	\$ 4,000
Other Income	\$ 8,000	\$ 54,737	\$ 13,684	\$ 68,421	\$ 4,000
Total Revenues	\$ 1,032,144	\$ 1,093,989	\$ 16,457	\$ 1,110,446	\$ 1,032,144
Expenditures					
<i>Administrative:</i>					
Supervisor Fees	\$ 12,000	\$ 5,800	\$ 3,000	\$ 8,800	\$ 12,000
Employee FICA Expense	\$ -	\$ 291	\$ 230	\$ 520	\$ 918
Engineering Fees	\$ 15,000	\$ 20,151	\$ 5,038	\$ 25,189	\$ 30,000
Attorney	\$ 40,000	\$ 27,924	\$ 13,500	\$ 41,424	\$ 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	\$ -	\$ 100	\$ 625
Dissemination	\$ 10,500	\$ 7,875	\$ 2,625	\$ 10,500	\$ 10,815
Trustee Fees	\$ 23,867	\$ 20,594	\$ 3,273	\$ 23,867	\$ 26,254
Management Fees	\$ 48,429	\$ 36,322	\$ 12,107	\$ 48,429	\$ 49,882
Information Technology	\$ 1,890	\$ 1,418	\$ 473	\$ 1,890	\$ 1,947
Website Maintenance	\$ 1,260	\$ 945	\$ 315	\$ 1,260	\$ 1,298
Postage	\$ 1,300	\$ 783	\$ 325	\$ 1,108	\$ 1,300
Insurance	\$ 7,558	\$ 7,032	\$ -	\$ 7,032	\$ 8,691
Copies	\$ 250	\$ 164	\$ 63	\$ 227	\$ 250
Legal Advertising	\$ 3,500	\$ 1,007	\$ 1,007	\$ 2,014	\$ 3,500
Other Current Charges	\$ 4,000	\$ 393	\$ 135	\$ 528	\$ 600
Office Supplies	\$ 200	\$ 7	\$ 50	\$ 57	\$ 200
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 184,653	\$ 145,081	\$ 42,140	\$ 187,221	\$ 202,955
<i>Operations & Maintenance</i>					
Field Expenditures					
Property Insurance	\$ 34,628	\$ 30,421	\$ -	\$ 30,421	\$ 39,822
Field Management	\$ 22,050	\$ 16,538	\$ 5,514	\$ 22,052	\$ 22,712
Landscape Maintenance	\$ 263,665	\$ 171,480	\$ 57,162	\$ 228,642	\$ 271,575
Landscape Enhancements/Replacement	\$ 55,000	\$ 12,144	\$ 27,500	\$ 39,644	\$ 55,000
Pond Maintenance	\$ 48,000	\$ 44,000	\$ 16,500	\$ 60,500	\$ 66,000
Electric	\$ 5,400	\$ 1,467	\$ 642	\$ 2,109	\$ 2,527
Water & Sewer	\$ 1,100	\$ 527	\$ 177	\$ 704	\$ 814
Irrigation Repairs	\$ 12,500	\$ 9,889	\$ 6,250	\$ 16,139	\$ 12,500
General Repairs & Maintenance	\$ 20,000	\$ 21,645	\$ 5,000	\$ 26,645	\$ 20,000
Contingency	\$ 17,500	\$ 67,195	\$ 8,750	\$ 75,945	\$ 17,500
Subtotal Field Expenses	\$ 479,842	\$ 375,306	\$ 127,495	\$ 502,801	\$ 508,449

Towne Park
Community Development District
Adopted Budget
General Fund

	Adopted Budget FY 2025	Actual Thru 6/30/25	Projected Next 3 Months	Total Projected 9/30/25	Adopted Budget FY 2026
<u>Amenity Expenditures</u>					
Electric	\$ 26,400	\$ 12,504	\$ 4,200	\$ 16,704	\$ 26,400
Water	\$ 8,400	\$ 6,208	\$ 3,558	\$ 9,766	\$ 10,000
Internet & Phone	\$ 3,200	\$ 1,930	\$ 660	\$ 2,590	\$ 3,680
Playground & Equipment Lease	\$ 26,935	\$ 17,747	\$ 6,195	\$ 23,942	\$ 7,575
Pool Service Contract	\$ 43,800	\$ 24,325	\$ 12,825	\$ 37,150	\$ 45,114
Pool Furniture Repair & Replacement	\$ 6,000	\$ 2,380	\$ 3,620	\$ 3,620	\$ 6,000
Janitorial Services	\$ 22,500	\$ 14,207	\$ 5,940	\$ 20,147	\$ 22,500
Security Services	\$ 50,500	\$ 25,422	\$ 12,900	\$ 38,322	\$ 53,025
Pest Control	\$ 3,400	\$ 2,125	\$ 1,110	\$ 3,235	\$ 3,570
Amenity Access Management	\$ 9,450	\$ 7,088	\$ 2,364	\$ 9,452	\$ 9,734
Amenity Repair & Maintenance	\$ 25,000	\$ 32,051	\$ 8,013	\$ 40,063	\$ 30,000
Dolostone Parking Improvements	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Contingency	\$ 17,500	\$ 18,606	\$ 4,651	\$ 23,257	\$ 20,000
Subtotal Amenity Expenses	\$ 243,084	\$ 164,591	\$ 66,036	\$ 228,247	\$ 252,598
<u>Total Operations & Maintenance</u>	\$ 722,927	\$ 539,897	\$ 193,531	\$ 731,047	\$ 761,047
<u>Other Expenditures</u>					
Transfer Out - Capital Reserve	\$ 124,564	\$ 124,564	\$ -	\$ 124,564	\$ 68,142
<u>Total Other Expenditures</u>	\$ 124,564	\$ 124,564	\$ -	\$ 124,564	\$ 68,142
Total Expenditures	\$ 1,032,144	\$ 809,542	\$ 235,670	\$ 1,042,832	\$ 1,032,144
Excess Revenues/(Expenditures)	\$ -	\$ 284,448	\$ (219,213)	\$ 67,614	\$ -

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 McDirmitt 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	\$66,000
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
Adopted Budget
Series 2016 2A Debt Service Fund

	Adopted Budget FY 2025	Actuals Thru 6/30/25	Projected Next 3 Months	Total Projected 9/30/25	Adopted Budget FY 2026
Revenues					
Assessments - On Roll	\$ 111,715	\$ 112,153	\$ -	\$ 112,153	\$ 111,715
Assessments - prepayments	\$ -	\$ 7,850	\$ -	\$ 7,850	\$ -
Interest	\$ 5,405	\$ 7,046	\$ 1,761	\$ 8,807	\$ 4,404
Carry Forward Surplus	\$ 101,726	\$ 105,530	\$ -	\$ 105,530	\$ 117,771
Total Revenues	\$ 218,845	\$ 232,578	\$ 1,761	\$ 234,340	\$ 233,889
Expenditures					
Interest - 11/1	\$ 38,731	\$ 38,875	\$ -	\$ 38,875	\$ 37,694
Principal - 11/1	\$ 30,000	\$ 30,000	\$ -	\$ 30,000	\$ 35,000
Special Call - 2/1	\$ -	\$ 10,000	\$ -	\$ 10,000	\$ -
Interest - 5/1	\$ 37,981	\$ 37,694	\$ -	\$ 37,694	\$ 36,819
Total Expenditures	\$ 106,713	\$ 116,569	\$ -	\$ 116,569	\$ 109,513
Excess Revenues/(Expenditures)	\$ 112,133	\$ 116,010	\$ 1,761	\$ 117,771	\$ 124,377

Interest - 11/1/26	\$36,819
Principal - 11/1/26	\$35,000
	<hr/> \$71,819

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	\$ 1,330,000.00	\$ 35,000.00	\$ 37,693.75	\$ 110,387.50
05/01/26	\$ 1,295,000.00	\$ -	\$ 36,818.75	
11/01/26	\$ 1,295,000.00	\$ 35,000.00	\$ 36,818.75	\$ 108,637.50
05/01/27	\$ 1,260,000.00	\$ -	\$ 35,943.75	
11/01/27	\$ 1,260,000.00	\$ 35,000.00	\$ 35,943.75	\$ 106,887.50
05/01/28	\$ 1,225,000.00	\$ -	\$ 35,068.75	
11/01/28	\$ 1,225,000.00	\$ 40,000.00	\$ 35,068.75	\$ 110,137.50
05/01/29	\$ 1,185,000.00	\$ -	\$ 34,068.75	
11/01/29	\$ 1,185,000.00	\$ 40,000.00	\$ 34,068.75	\$ 108,137.50
05/01/30	\$ 1,145,000.00	\$ -	\$ 32,918.75	
11/01/30	\$ 1,145,000.00	\$ 40,000.00	\$ 32,918.75	\$ 105,837.50
05/01/31	\$ 1,105,000.00	\$ -	\$ 31,768.75	
11/01/31	\$ 1,105,000.00	\$ 45,000.00	\$ 31,768.75	\$ 108,537.50
05/01/32	\$ 1,060,000.00	\$ -	\$ 30,475.00	
11/01/32	\$ 1,060,000.00	\$ 45,000.00	\$ 30,475.00	\$ 105,950.00
05/01/33	\$ 1,015,000.00	\$ -	\$ 29,181.25	
11/01/33	\$ 1,015,000.00	\$ 50,000.00	\$ 29,181.25	\$ 108,362.50
05/01/34	\$ 965,000.00	\$ -	\$ 27,743.75	
11/01/34	\$ 965,000.00	\$ 50,000.00	\$ 27,743.75	\$ 105,487.50
05/01/35	\$ 915,000.00	\$ -	\$ 26,306.25	
11/01/35	\$ 915,000.00	\$ 55,000.00	\$ 26,306.25	\$ 107,612.50
05/01/36	\$ 860,000.00	\$ -	\$ 24,725.00	
11/01/36	\$ 860,000.00	\$ 60,000.00	\$ 24,725.00	\$ 109,450.00
05/01/37	\$ 800,000.00	\$ -	\$ 23,000.00	
11/01/37	\$ 800,000.00	\$ 60,000.00	\$ 23,000.00	\$ 106,000.00
05/01/38	\$ 740,000.00	\$ -	\$ 21,275.00	
11/01/38	\$ 740,000.00	\$ 65,000.00	\$ 21,275.00	\$ 107,550.00
05/01/39	\$ 675,000.00	\$ -	\$ 19,406.25	
11/01/39	\$ 675,000.00	\$ 70,000.00	\$ 19,406.25	\$ 108,812.50
05/01/40	\$ 605,000.00	\$ -	\$ 17,393.75	
11/01/40	\$ 605,000.00	\$ 75,000.00	\$ 17,393.75	\$ 109,787.50
05/01/41	\$ 530,000.00	\$ -	\$ 15,237.50	
11/01/41	\$ 530,000.00	\$ 80,000.00	\$ 15,237.50	\$ 110,475.00
05/01/42	\$ 450,000.00	\$ -	\$ 12,937.50	
11/01/42	\$ 450,000.00	\$ 80,000.00	\$ 12,937.50	\$ 105,875.00
05/01/43	\$ 370,000.00	\$ -	\$ 10,637.50	
11/01/43	\$ 370,000.00	\$ 85,000.00	\$ 10,637.50	\$ 106,275.00
05/01/44	\$ 285,000.00	\$ -	\$ 8,193.75	
11/01/44	\$ 285,000.00	\$ 90,000.00	\$ 8,193.75	\$ 106,387.50
05/01/45	\$ 195,000.00	\$ -	\$ 5,606.25	
11/01/45	\$ 195,000.00	\$ 95,000.00	\$ 5,606.25	\$ 106,212.50
05/01/46	\$ 100,000.00	\$ -	\$ 2,875.00	
11/01/46	\$ 100,000.00	\$ 100,000.00	\$ 2,875.00	\$ 105,750.00
	\$ 1,330,000.00	\$ 1,000,856.25	\$ 2,368,550.00	

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

	Adopted Budget FY 2025	Actuals Thru 6/30/25	Projected Next 3 Months	Total Projected 9/30/25	Adopted Budget FY 2026
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Revenues

Assessments	\$ 130,304	\$ 130,815	\$ -	\$ 130,815	\$ 130,304
Interest	\$ 4,251	\$ 5,669	\$ 1,417	\$ 7,086	\$ 3,543
Carry Forward Surplus	\$ 93,530	\$ 105,067	\$ -	\$ 105,067	\$ 125,174

Total Revenues	\$ 228,085	\$ 241,550	\$ 1,417	\$ 242,968	\$ 259,020
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Expenditures

Interest - 11/1	\$ 43,897	\$ 38,897	\$ -	\$ 38,897	\$ 43,147
Interest - 5/1	\$ 43,897	\$ 48,897	\$ -	\$ 48,897	\$ 43,147
Principal - 5/1	\$ 30,000	\$ 30,000	\$ -	\$ 30,000	\$ 35,000

Total Expenditures	\$ 117,794	\$ 117,794	\$ -	\$ 117,794	\$ 121,294
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Excess Revenues/(Expenditures)	\$ 110,291	\$ 123,757	\$ 1,417	\$ 125,174	\$ 137,727
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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
Adopted Budget
Series 2018 3A Debt Service Fund

	Adopted Budget FY 2025	Actuals Thru 6/30/25	Projected Next 3 Months	Total Projected 9/30/25	Adopted Budget FY 2026
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Revenues

Assessments	\$ 525,011	\$ 527,070	\$ -	\$ 527,070	\$ 525,011
Interest	\$ 15,356	\$ 19,458	\$ 4,865	\$ 24,323	\$ 12,161
Carry Forward Surplus	\$ 282,967	\$ 314,687	\$ -	\$ 314,687	\$ 353,930

Total Revenues	\$ 823,334	\$ 861,215	\$ 4,865	\$ 866,080	\$ 891,102
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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	\$ 512,150	\$ -	\$ 512,150	\$ 515,400
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Excess Revenues/(Expenditures)	\$ 311,184	\$ 349,065	\$ 4,865	\$ 353,930	\$ 375,702
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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
Adopted Budget
Series 2019 3B Debt Service Fund

	Adopted Budget FY 2025	Actuals Thru 6/30/25	Projected Next 3 Months	Total Projected 9/30/25	Adopted Budget FY 2026
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Revenues

Assessments	\$ 335,844	\$ 337,161	\$ -	\$ 337,161	\$ 335,844
Interest	\$ 9,909	\$ 12,261	\$ 3,065	\$ 15,326	\$ 7,663
Carry Forward Surplus	\$ 170,266	\$ 188,055	\$ -	\$ 188,055	\$ 203,398

Total Revenues	\$ 516,019	\$ 537,476	\$ 3,065	\$ 540,542	\$ 546,905
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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	\$ 337,144	\$ -	\$ 337,144	\$ 337,744
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Excess Revenues/(Expenditures)	\$ 178,876	\$ 200,333	\$ 3,065	\$ 203,398	\$ 209,161
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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
Adopted Budget
Series 2019 3C Debt Service Fund

	Adopted Budget FY 2025	Actuals Thru 6/30/25	Projected Next 3 Months	Total Projected 9/30/25	Adopted Budget FY 2026
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Revenues

Assessments	\$ 225,524	\$ 226,409	\$ -	\$ 226,409	\$ 225,524
Interest	\$ 6,086	\$ 7,557	\$ 1,889	\$ 9,446	\$ 4,723
Carry Forward Surplus	\$ 100,689	\$ 104,668	\$ -	\$ 104,668	\$ 113,955

Total Revenues	\$ 332,299	\$ 338,634	\$ 1,889	\$ 340,523	\$ 344,202
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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	\$ 226,569	\$ -	\$ 226,569	\$ 223,850
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Excess Revenues/(Expenditures)	\$ 105,731	\$ 112,065	\$ 1,889	\$ 113,955	\$ 120,352
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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
Adopted Budget
Series 2020 3D Debt Service Fund

	Adopted Budget FY 2025	Actuals Thru 6/30/25	Projected Next 3 Months	Total Projected 9/30/25	Adopted Budget FY 2026
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Revenues

Assessments	\$ 399,925	\$ 401,494	\$ -	\$ 401,494	\$ 399,925
Interest	\$ 10,422	\$ 12,571	\$ 3,143	\$ 15,713	\$ 7,857
Carry Forward Surplus	\$ 150,553	\$ 155,226	\$ -	\$ 155,226	\$ 165,339

Total Revenues	\$ 560,900	\$ 569,291	\$ 3,143	\$ 572,433	\$ 573,121
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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	\$ 399,056	\$ -	\$ 399,056	\$ 400,119
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Other Financing Sources/(Uses)

Transfer In/(Out)	\$ -	\$ (6,238)	\$ (1,800)	\$ (8,038)	\$ -
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Total Other Financing Sources/(Uses)	\$ -	\$ (6,238)	\$ (1,800)	\$ (8,038)	\$ -
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Excess Revenues/(Expenditures)	\$ 161,844	\$ 163,996	\$ 1,343	\$ 165,339	\$ 173,002
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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
Adopted Budget
Capital Reserve Fund

	Adopted Budget FY 2025		Actuals Thru 6/30/25		Projected Next 3 Months		Total Projected 9/30/25		Adopted Budget FY 2026	
<u>Revenues</u>										
Interest	\$	-	\$	1,385	\$	346	\$	1,732	\$	866
Carry Forward Surplus	\$	58,610	\$	82,458	\$	-	\$	82,458	\$	198,338
Total Revenues	\$	58,610	\$	83,843	\$	346	\$	84,190	\$	199,203
<u>Expenditures</u>										
Miscellaneous Expense	\$	-	\$	316	\$	-	\$	316	\$	-
Hydraulic Lift (Pool)	\$	10,100	\$	-	\$	10,100	\$	10,100	\$	-
Total Expenditures	\$	10,100	\$	316	\$	10,100	\$	10,416	\$	-
<u>Other Financing Sources/(Uses)</u>										
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	\$	208,091	\$	(9,754)	\$	198,338	\$	267,345