Towne Park Community Development District

Agenda

August 5, 2025

AGENDA

Community Development District

219 East Livingston Street, Orlando, Florida 32801 Phone: 407-841-5524 – Fax: 407-839-1526

July 29, 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 <u>Tuesday</u>, <u>August 5</u>, <u>2025</u>, at <u>6:00 PM</u> 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

Meeting ID: 820 9385 6101

Zoom Call-In Information: 1 305 224 1968

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

- 1. Roll Call
- 2. Public Comment Period
- 3. Approval of Minutes of the May 6, 2025, Board of Supervisors Meeting
- 4. Public Hearing
 - A. Consideration of Resolution 2025-04 Adopting the Fiscal Year 2026 Approved Budget and Appropriating Funds
 - B. Consideration of Resolution 2025-05 Imposing Special Assessments and Certifying an Assessment Roll
- 5. Consideration of Easement Variance Application- 5438 Keaton Springs Drive
- Consideration of Temporary Construction Access for Pool Construction at 5247 White Egret Lane
- 7. Consideration of Easement Agreement with the City of Lakeland
- 8. Presentation of Fiscal Year 2024 Financial Audit Report
- Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Presentation of Annual Engineer's Report

- C. Field Manager's Report
 - i. Consideration of 2025/2026 Agreement Renewals
 - a. Prince and Sons, Inc.
 - b. Resort Pool Services
 - c. Aquatic Weed Management, Inc.
 - d. Landscape Workshop
 - ii. Consideration of Proposal for Tree Removal on Dolostone Dr.
 - iii. Ratification of Playground Repair Agreement
- D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Approval of Fiscal Year 2026 Meeting Schedule
 - iv. Goals and Objectives
 - a. Adoption of Fiscal Year 2026 Goals & Objectives
 - b. Presentation of Fiscal Year 2025 Goals & Objectives
 Authorizing Chair to Execute
- 10. Supervisors Requests
- 11. Adjournment

MINUTES

MINUTES OF MEETING TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT

The audit committee meeting of the Towne Park Community Development District was held Tuesday, **May 6, 2025,** at 6:00 p.m. at the Towne Park Amenity Center #1, 3883 White Ibis Road, Lakeland, Florida, and by Zoom.

Present for the Audit Committee were:

Greg Jones Chairman

Jennifer Tidwell by ZoomVice ChairpersonTom ZimmermanAssistant SecretaryRoger RunyonAssistant Secretary

Also present were:

Tricia Adams District Manager, GMS

Meredith Hammock by Zoom
Patrick Collins
District Counsel, Kilinski Van Wyk
Alan Rayl by Zoom
District Counsel, Kilinski Van Wyk
District Engineer, Rayl Engineering
Field Services Manager, GMS

FIRST ORDER OF BUSINESS

Ms. Adams called the meeting to order at 6:00 p.m. and called the roll. Three Board members were present in person constituting a quorum. Ms. Tidwell joined by Zoom.

Roll Call

SECOND ORDER OF BUSINESS Public Comment Period

Ms. Adams opened the public comment period. There being no comments, the next item followed.

THIRD ORDER OF BUSINESS Approval of Minutes of the January 7, 2025 Audit Committee Meeting

Ms. Adams presented the minutes of the January 7, 2025 audit committee meeting. These minutes have been reviewed by District Manager as well as District Counsel. If there are no corrections from Board members, is there a motion to approve as presented.

On MOTION by Mr. Jones, seconded by Mr. Zimmerman, with all in favor, the Minutes of the January 7, 2025 Audit Committee Meeting, were approved.

FOURTH ORDER OF BUSINESS

Review of Proposals and Tally of Audit Committee Members Rankings

- A. Grau & Associates
- **B.** McDirmit Davis

Ms. Adams stated the District is required to undergo an annual independent audit. The Board has the ability to engage an auditor for up to five years. At the end of that five-year period, the Board is required to appoint an audit committee and solicit for proposals for audit services. When the committee met in January, they authorized the advertisement for audit services, the form of notice and also the form of evaluation sheet used to rank the proposals. Two proposals have been received for audit services starting with Fiscal Year 2025 and ending in Fiscal Year 2029. Proposals were received from Grau & Associates and McDirmit Davis who is the incumbent. Audit committee members can do individual rankings or a consensus ranking. She stated the biggest differentiator is going to be price. Both auditors are capable and qualified to perform audit services. The Board agreed on 20 points across the board for McDirmit Davis, and 20 points across the board for Grau & Associates except for price, for which the Board awarded 19 points. McDirmit Davis received 100 points and was ranked #1. Grau & Associates received 99 points and was ranked as #2.

On MOTION by Mr. Jones, seconded by Mr. Runyon, with all in favor, Ranking McDirmit Davis #1, was approved.

FIFTH ORDER OF BUSINESS

Adjournment

Ms. Adams adjourned the meeting.

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

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Secretary/Assistant Secretary

Chairman/Vice Chairman

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, **May 6, 2025,** at 6:07 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 by ZoomVice ChairpersonTom ZimmermanAssistant SecretaryRoger RunyonAssistant Secretary

Also present were:

Tricia Adams District Manager, GMS

Meredith Hammock by Zoom
Patrick Collins
District Counsel, Kilinski Van Wyk
Alan Rayl by Zoom
District Counsel, Kilinski Van Wyk
District Engineer, Rayl Engineering
Field Services Manager, GMS

FIRST ORDER OF BUSINESS Roll Call

Ms. Adams called the meeting to order at 6:07 p.m. and called the roll. Three Board members were in attendance constituting a quorum. Supervisor Tidwell joined by Zoom.

SECOND ORDER OF BUSINESS Public Comment Period

Ms. Adams opened the public comment period.

Resident Anderson (5442 Keaton Springs Dr.) – Downed trees in the back since the hurricane, would like those removed. The cut grass is being thrown into the pond, pond is full of grass. Construction sign still in community. Those issues will be addressed under field manager's report.

THIRD ORDER OF BUSINESS

Approval of Minutes of the April 1, 2025 Board of Supervisors Meeting

Ms. Adams presented the minutes of the April 1, 2025, Board of Supervisors meeting. The draft meeting minutes have been reviewed by District Manager as well as by District Counsel. If there are no corrections, is there a motion to approve as presented.

On MOTION by Mr. Jones, seconded by Mr. Zimmerman, with all in favor, the Minutes of the April 1, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Easement Variance Appeal – 5438 Keaton Springs Drive

Ms. Adams stated on page 65 of the agenda package is a letter to the Board of Supervisors from Mr. Virdee. He is in attendance and had some remarks for the Board to consider. On page 66 is a letter dated April 8th denying the application to install a fence in a drainage easement and drainage swell in favor of the District. The application Mr. Virdee submitted is on page 67 for some background. Mr. Rayl reviewed the request. He noted the purpose of the easement is for a surface swell and not just the flow of the water but the access through the longitude of the swell to maintain it. Those are the things that this was set up for and the District is responsible for. His recommendation is to not allow encroachments into these easements.

On MOTION by Mr. Jones, seconded by Mr. Zimmerman, with all in favor, Denying the Easement Variance Appeal - 5438 Keaton Springs Dr., was approved.

FIFTH ORDER OF BUSINESS

Acceptance of Ranking of the Audit Committee and Authorizing Staff to Send a Notice of Intent to Award Number 1 Ranked Firm

Ms. Adams noted the audit committee met earlier and ranked McDirmit Davis as #1. She asked for a motion to accept the ranking from the audit committee authorizing staff to send the award letter and prepare the form of agreement for five years.

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On MOTION by Mr. Jones, seconded by Mr. Runyon, with all in favor, Acceptance of Ranking of the Audit Committee and Authorizing Staff to Send a Notice of Intent to Award to Number 1 Ranked - McDirmit Davis, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Collins proposed July 29th or 30th, August 29th and September 22nd, 24th, 29th as options for ethics training. The Board chose July 29th and September 24th from 5:30 to 7:30 for ethics training via Zoom. The Board agreed to schedule ethics training for the evening of July 29 and September 24.

B. Engineer

Mr. Rayl identified the two areas damaged during Hurricane Milton, the stormwater repairs on Medulla and also control structure 90 which is nearby Medulla lift station in Salt Springs. These are the two areas in need of repairs. The District Engineer developed a scope and sent it out to multiple bidders. He urged the Board to take action as soon as possible because with the water levels being so low right now, it is best to mobilize contractors before you have to address dewatering. Three proposals were received from Solitude, Hunter Land Management, and A1 Earth Works. He recommended Hunter Land Management (Austin Castle).

On MOTION by Mr. Jones, seconded by Mr. Zimmerman, with all in favor, the Hunter Land Management Proposal for Stormwater Repairs \$15,875, was approved.

C. Field Manager's Report

Mr. Bailey reviewed the Field Managers Report. He will have the landscapers review the downed trees near 5442 Keaton Springs and remind them not to spray cut grass into the ponds. He will look into ownership of where the sign is. It looks like a wetland. Mr. Runyon asked Allen to replace a no fishing sign at the cul-de-sac and put another no fishing sign at the cul-de-sac down where the grass is. Mr. Jones stated at the open playfield across from the mailbox kiosk in 3, 4 off Dolostone there is a white vinyl split fence that is mildewed and overgrown that needs to be addressed. A large tree on the left-hand side of Dolostone is hanging in the dry pond. It came from

3

the wetland into CDD property. He suggested seeing about maintaining it just up to the wetland. A line item has been added to the 2026 budget for paving at the mailbox kiosk.

i. Consideration of Proposal to Replace Drum at Amenity 2 Playground

Mr. Bailey presented a proposal from ProPlaygrounds to replace the drum for \$228.32. No action was taken on this item, Board directed staff to remove the drum.

ii. Consideration of Proposals to Repair Pool Chairs at Amenities 1 & 2

Mr. Bailey received two proposals; each are for 10 chairs to be re-slung. The first set is for the strap chairs for the lounges at pool 1 and another 10 for the fabric chairs at pool 2. The first quote is for \$1,480 for the fabric chairs and the second quote is for \$900.

On MOTION by Mr. Jones, seconded by Mr. Zimmerman, with all in favor, the Florida Patio Furniture Proposals to Repair Pool Chairs at Amenities 1 & 2, was approved.

D. District Manager's Report

Ms. Adams updated the Board on the completion of the proof of loss for Hurricane Milton damages with the Districts property insurance. The District is expected to be reimbursed \$36,046. Staff received notification from FEMA that the grant related to Hurricane Ian has been completely closed out.

i. Approval of the Check Register

Ms. Adams presented the check register from March 22, 2025 through April 25, 2025 totaling \$704,519.23. Immediately following is a detailed register.

On MOTION by Mr. Zimmerman, seconded by Mr. Runyon, with all in favor, the Check Register totaling \$704,519.23, was approved.

ii. Balance Sheet and Income Statement

Ms. Adams presented the unaudited financials through the end of March. The District was 99% collected on assessments at the end of March.

iii. Presentation of Registered Voters – 2,418

Ms. Adams stated as of April 15, 2025 Towne Park CDD had 2,418 registered voters. This information is required to be reported annually.

SEVENTH ORDER OF BUSINESS Supervisors Requests

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

Ms. Adams adjourned the meeting.

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

Secretary/Assistant Secretary	Chairman/Vice Chairman

SECTION IV

SECTION A

RESOLUTION 2025-04

THE ANNUAL APPROPRIATION RESOLUTION OF THE TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors ("Board") of the Towne Park Community Development District ("District") proposed budgets ("Proposed Budget") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2026") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Towne Park Community Development District for the Fiscal Year Ending September 30, 2026."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the

is deemed by the Board to be necessary to defray all expenditures of the District during said budget

to be raised by the levy of assessments and/or otherwise, which sum

\$

SECTION 2. APPROPRIATIONS

year, to be divided and appropriated in the following fashio	on:
TOTAL GENERAL FUND	\$
SERIES 2016 2A DEBT SERVICE FUND	\$
SERIES 2018 2B DEBT SERVICE FUND	\$
SERIES 2018 3A DEBT SERVICE FUND	\$
SERIES 2019 3B DEBT SERVICE FUND	\$
SERIES 2019 3C DEBT SERVICE FUND	\$
SERIES 2020 3D DEBT SERVICE FUND	\$
CAPITAL RESERVE FUND	\$

SECTION 3. BUDGET AMENDMENTS

TOTAL ALL FUNDS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026 or within sixty (60) days following the end of the Fiscal Year 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within five (5) days after adoption and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 5th DAY OF AUGUST, 2025.

ATTEST:	TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT
	By:
Secretary/Assistant Secretary	Its:

Exhibit A: Adopted Budget for Fiscal Year 2026

Community Development District

Proposed Budget FY2026



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Community Development District Proposed Budget General Fund

	Adopted Budget FY 2025	Actual Thru 6/30/25	Projected Next 3 Months	Total Projected 9/30/25	Proposed 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					
Administrative:					
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
<u>Total Administrative</u>	\$ 184,653	\$ 145,081	\$ 42,140	\$ 187,221	\$ 202,955
Operations & Maintenance					
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

Community Development District Proposed Budget General Fund

	Adopted Budget FY 2025		Actual Thru 6/30/25	Projected Next 3 Months	Total Projected 9/30/25	Proposed Budget FY 2026
Amenity Expenditures						
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
Total Operations & Maintenance	\$ 722,927	\$	539,897	\$ 193,531	\$ 731,047	\$ 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	\$	809,542	\$ 235,670	\$ 1,042,832	\$ 1,032,144
		_	221112	(212212)		
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	FY26 Gross Per Unit	
Assessment	Assessment	Increase
\$759.47	\$759.47	\$0.00

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.

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

<u>Postage</u>

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.

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.

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.

<u> Amenity – Water</u>

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.

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.

<u>Janitorial Services</u>

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.

Community Development District General Fund Budget

<u>Dolostone Parking Improvements</u>

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:

<u>Transfer Out – Capital Reserves</u>

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

Community Development District Proposed 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		Proposed 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
				Inte	erest - 11/1/26		\$36,819
					cipal - 11/1/26		\$35,000
					-, -, -,		\$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		

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		40500550
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	φ.	400 505 50
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	ф	105.050.00
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	ф	10026250
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 27,743.75	ф	105 407 50
11/01/34 05/01/35	\$ \$	965,000.00 915,000.00	\$ \$	50,000.00	\$ \$	26,306.25	\$	105,487.50
11/01/35	\$ \$	915,000.00	\$ \$	55,000.00	э \$	26,306.25	\$	107,612.50
05/01/36	\$	860,000.00	\$	33,000.00	\$	24,725.00	φ	107,012.30
11/01/36	\$	860,000.00	\$	60,000.00	\$	24,725.00	\$	109,450.00
05/01/37	\$	800,000.00	\$	-	\$	23,000.00	Ψ	107,130.00
11/01/37	\$	800,000.00	\$	60,000.00	\$	23,000.00	\$	106,000.00
05/01/38	\$	740,000.00	\$	-	\$	21,275.00	Ψ	100,000.00
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
			_	_,,,,,,	-	_,_ 5,000.20	-	=,= 00,000.00

Community Development District

Proposed 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		Proposed Budget FY 2026
<u>Revenues</u>						
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
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
Excess Revenues/(Expenditures)	\$ 110,291	\$ 123,757	\$ 1,417	\$ 125,174	\$	137,727

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		

Community Development District Series 2018 Special Assessment Bonds 2B

Date		Balance		Principal		Interest		Total
11 /01 /25	ф	1,590,000.00	ď		¢	42.146.00	φ	117.042.75
11/01/25 05/01/26	\$ \$	1,590,000.00	\$ \$	35,000.00	\$ \$	43,146.88	\$ \$	117,043.75
11/01/26	\$ \$	1,555,000.00	\$	33,000.00	\$	43,146.88 42,271.88	\$	120,418.75
05/01/27	\$	1,555,000.00	э \$	35,000.00	э \$	42,271.88	\$	120,410.73
11/01/27	\$	1,520,000.00	э \$	33,000.00	э \$	41,396.88	\$	118,668.75
05/01/28	\$	1,520,000.00	э \$	35,000.00	э \$	41,396.88	\$	110,000.73
11/01/28	\$	1,485,000.00	\$ \$	33,000.00	\$	40,521.88	\$	116,918.75
05/01/29	\$	1,485,000.00	\$ \$	40,000.00	\$ \$	40,521.88	\$	110,910.73
11/01/29	\$	1,445,000.00	\$ \$	40,000.00	\$	39,446.88	\$	119,968.75
05/01/30	\$	1,445,000.00	\$	40,000.00	\$	39,446.88	\$	117,700.73
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	\$	117,010.73
11/01/31	\$	1,360,000.00	\$ \$	45,000.00	\$ \$	37,162.50	\$	120,534.38
05/01/32	\$	1,360,000.00	\$ \$	45,000.00	\$ \$	37,162.50	\$	120,334.30
11/01/32	\$	1,315,000.00	\$ \$	45,000.00	\$ \$	35,953.13	\$	118,115.63
05/01/33	\$	1,315,000.00	\$ \$	50,000.00	\$ \$	35,953.13	\$	110,113.03
11/01/33	\$	1,265,000.00	э \$	30,000.00	э \$	34,609.38	\$	120,562.50
05/01/34	\$	1,265,000.00	э \$	50,000.00	э \$	34,609.38	\$	120,302.30
11/01/34	\$	1,215,000.00	э \$	30,000.00	э \$	33,265.63	\$	117,875.00
05/01/35	\$	1,215,000.00	э \$	55,000.00	э \$	33,265.63	\$	117,075.00
11/01/35	\$	1,160,000.00	э \$	33,000.00	э \$	31,787.50	\$	120,053.13
05/01/36	\$	1,160,000.00	э \$	55,000.00	э \$	31,787.50	\$	120,033.13
11/01/36	\$	1,105,000.00	э \$	33,000.00	э \$	30,309.38	\$	117,096.88
05/01/37	\$	1,105,000.00	э \$	60,000.00	э \$	30,309.38	\$	117,090.00
11/01/37	\$	1,045,000.00	э \$	00,000.00	э \$	28,696.88	\$	119,006.25
05/01/38	\$	1,045,000.00	э \$	65,000.00	э \$	28,696.88	\$	119,000.23
11/01/38	\$	980,000.00	э \$	03,000.00	э \$	26,950.00	\$	120,646.88
05/01/39	\$	980,000.00	э \$	65,000.00	э \$	26,950.00	\$	120,040.00
11/01/39	\$	915,000.00	\$ \$	03,000.00	\$ \$	25,162.50	\$	117,112.50
05/01/40	\$	915,000.00	э \$	70,000.00	э \$	25,162.50	\$	117,112.30
11/01/40	\$	845,000.00	\$ \$	70,000.00	\$ \$	23,237.50	\$	118,400.00
05/01/41	\$	845,000.00	\$ \$	75,000.00	\$ \$	23,237.50	\$	110,400.00
11/01/41	\$	770,000.00	\$ \$	73,000.00	\$	21,175.00	\$	119,412.50
05/01/42	\$	770,000.00	\$ \$	80,000.00	\$ \$	21,175.00	\$	119,412.50
11/01/42	\$	690,000.00	\$	00,000.00	\$	18,975.00	\$	120,150.00
05/01/43	\$	690,000.00	\$	85,000.00	\$	18,975.00	\$	120,130.00
11/01/43	\$	605,000.00	\$	05,000.00	\$	16,637.50	\$	120,612.50
05/01/44	\$	605,000.00	\$	90,000.00	\$	16,637.50	\$	120,012.30
11/01/44	\$	515,000.00	\$	70,000.00	\$	14,162.50	\$	120,800.00
05/01/45	\$	515,000.00	\$	90,000.00	\$	14,162.50	\$	120,000.00
11/01/45	\$	425,000.00	\$	70,000.00	\$	11,687.50	\$	115,850.00
05/01/46	\$	425,000.00	\$	95,000.00	\$	11,687.50	\$	113,030.00
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	\$	100,000.00	\$	6,187.50	\$	120,262.50
05/01/48	\$	225,000.00	\$ \$	110,000.00	\$	6,187.50	\$	120,202.30
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
	Ψ	113,000.00						
			\$	1,590,000.00	\$	1,306,706.25	\$	2,970,603.13

Community Development District

Proposed 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		Proposed Budget FY 2026
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
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
Evenes Davanuas /(Evnandituras)	\$	211 101	\$	240.065	\$	1 965	\$ 252 020	\$	275 702
Excess Revenues/(Expenditures)	•	311,184	>	349,065	•	4,865	 353,930 rest - 11/1/26	>	375,702 \$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

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	\$ 300,773.00
11/01/26	\$ 6,680,000.00	\$ 143,000.00	\$ 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	\$ · <u>-</u>
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	\$ <u>-</u>	\$ 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

Community Development District

Proposed 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		Proposed Budget FY 2026
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
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
Excess Revenues/(Expenditures)	\$ 178,876	\$ 200,333	\$ 3,065	\$ 203,398	\$	209,161

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		

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

Date		Balance		Principal		Interest		Total
				1				
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	4	000 500 40
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	ф	224 475 00
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	ф	222 54 0 55
11/01/37	\$	3,255,000.00	\$	100,000,00	\$	74,790.63	\$	333,518.75
05/01/38	\$ \$	3,255,000.00	\$ \$	190,000.00	\$ \$	74,790.63	\$	225 425 00
11/01/38 05/01/39	э \$	3,065,000.00 3,065,000.00	э \$	195,000.00	э \$	70,634.38 70,634.38	Ф	335,425.00
11/01/39	\$ \$	2,870,000.00	э \$	193,000.00	э \$	66,368.75	\$	332,003.13
05/01/40	\$	2,870,000.00	\$ \$	205,000.00	\$	66,368.75	φ	332,003.13
11/01/40	\$	2,665,000.00	\$ \$	203,000.00	\$ \$	61,628.13	\$	332,996.88
05/01/41	\$	2,665,000.00	\$ \$	215,000.00	\$	61,628.13	φ	332,990.00
11/01/41	\$	2,450,000.00	\$	213,000.00	\$	56,656.25	\$	333,284.38
05/01/42	\$	2,450,000.00	\$	225,000.00	\$	56,656.25	Ψ	333,204.30
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	Ψ	000,100
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

Community Development District

Proposed 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	Proposed Budget FY 2026
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
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
Excess Revenues/(Expenditures)	\$ 105,731	\$ 112,065	\$ 1,889	\$ 113,955	\$ 120,352

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		

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

Date	Balance	Principal	Interest	Total
11/01/25	\$ 3,320,000.00	\$ <u>-</u>	\$ 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	\$ <u>-</u>	\$ 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	\$ <u>-</u>	\$ 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	\$ <u>-</u>
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	\$ <u>-</u>	\$ 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

Community Development District

Proposed 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		Proposed Budget FY 2026	
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	
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	
Other Financing Sources/(Uses)										
Transfer In/(Out)	\$ -	\$	(6,238)	\$	(1,800)	\$	(8,038)	\$	-	
Total Other Financing Sources/(Uses)	\$ -	\$	(6,238)	\$	(1,800)	\$	(8,038)	\$	-	
Excess Revenues/(Expenditures)	\$ 161,844	\$	163,996	\$	1,343	\$	165,339	\$	173,002	

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		

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	\$	377,007.30
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	\$	250,000,00	\$	75,231.25	\$	399,903.13
05/01/40	\$	3,785,000.00	\$	250,000.00	\$	75,231.25	\$	- 205 021 25
11/01/40 05/01/41	\$ \$	3,535,000.00 3,535,000.00	\$	260,000.00	\$ \$	70,700.00 70,700.00	\$ \$	395,931.25
11/01/41	\$ \$	3,275,000.00	\$ \$	260,000.00	э \$	65,500.00	\$	396,200.00
05/01/42	\$ \$	3,275,000.00	э \$	270,000.00	\$ \$	65,500.00	\$	390,200.00
11/01/42	\$	3,005,000.00	\$ \$	270,000.00	\$	60,100.00	\$	395,600.00
05/01/43	\$	3,005,000.00	\$	285,000.00	\$	60,100.00	\$	373,000.00
11/01/43	\$	2,720,000.00	\$	203,000.00	\$	54,400.00	\$	399,500.00
05/01/44	\$	2,720,000.00	\$	295,000.00	\$	54,400.00	\$	377,300.00
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

Community Development District Proposed Budget Capital Reserve Fund

	Adopted Budget FY 2025		Actuals Thru 6/30/25		Projected Next 3 Months	Total Projected 9/30/25		Proposed Budget FY 2026	
Revenues									
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
Expenditures									
Miscellaneous Expense	\$ -	\$	316	\$	-	\$	316	\$	-
Hydraulic Lift (Pool)	\$ 10,100	\$	-	\$	10,100	\$	10,100	\$	-
Total Expenditures	\$ 10,100	\$	316	\$	10,100	\$	10,416	\$	-
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	\$	208,091	\$	(9,754)	\$	198,338	\$	267,345

SECTION B

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND **IMPOSING** SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING $\mathbf{A}\mathbf{N}$ ASSESSMENT **ROLL**; **PROVIDING** AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Towne Park Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Polk County, Florida ("County"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("Board") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("Adopted Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2026"), attached hereto as Exhibit A and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2026; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such

special assessments may be placed on the tax roll and collected by the local tax collector ("Uniform Method"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Towne Park Community Development District ("Assessment Roll") attached to this Resolution as Exhibit B and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits A** and **B**, is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A** and **B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A** and **B**. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 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.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 5th DAY OF AUGUST, 2025.

ATTEST:		TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT
		By:
Secretary / A	Assistant Secretary	Its:
Exhibit A: Exhibit B:	Adopted Budget for Fiscal Assessment Roll	Year 2026

PARCEL ID 32908139621001010	Units	O&M	2016 Debt	2018 2B Debt	2018 3A Debt	2019 3B Debt	2019 3C Debt	2020 3D Debt	Total
2908139621001010	1	\$759.47	\$722.56						\$1,482.03
	1	\$759.47	\$722.56						\$1,482.03
32908139621001030	1	\$759.47	\$722.56						\$1,482.03
32908139621001040	1	\$759.47	\$722.56						\$1,482.03
2908139621001050	1	\$759.47	\$722.56						\$1,482.03
2908139621001060	1	\$759.47	\$722.56						\$1,482.03
32908139621001070	1	\$759.47	\$877.67						\$1,637.14
32908139621001080	1	\$759.47	\$877.67						\$1,637.14
32908139621001090	1	\$759.47	\$722.56						\$1,482.03
32908139621001100	1	\$759.47	\$722.56						\$1,482.03
32908139621001110	1	\$759.47	\$722.56						\$1,482.03
32908139621001120	1	\$759.47	\$722.56						\$1,482.03
32908139621001130	1	\$759.47	\$722.56						\$1,482.03
32908139621001140	1	\$759.47	\$722.56						\$1,482.03
32908139621001150	1	\$759.47	\$722.56						\$1,482.03
32908139621001160	1	\$759.47	\$722.56						\$1,482.03
32908139621001170	1	\$759.47	\$722.56						\$1,482.03
32908139621001180	1	\$759.47	\$722.56						\$1,482.03
32908139621001190	1	\$759.47	\$722.56						\$1,482.03
32908139621001200									
	1	\$759.47	\$722.56						\$1,482.03
32908139621001210	1	\$759.47	\$722.56						\$1,482.03
32908139621001220	1	\$759.47	\$722.56						\$1,482.03
32908139621001230	1	\$759.47	\$722.56						\$1,482.03
32908139621001240	1	\$759.47	\$722.56						\$1,482.03
32908139621001250	1	\$759.47	\$722.56						\$1,482.03
32908139621001260	1	\$759.47	\$722.56						\$1,482.03
32908139621001270	1	\$759.47	\$722.56						\$1,482.03
32908139621001280	1	\$759.47	\$722.56						\$1,482.03
32908139621001290	1	\$759.47	\$722.56						\$1,482.03
32908139621001300	1	\$759.47	\$722.56						\$1,482.03
32908139621001310	1	\$759.47	\$877.67						\$1,637.14
32908139621001320	1	\$759.47	\$722.56						\$1,482.03
32908139621001330	1	\$759.47	\$722.56						\$1,482.03
32908139621001340	1	\$759.47	\$722.56						\$1,482.03
32908139621001350	1	\$759.47	\$877.67						\$1,637.14
2908139621001360	1	\$759.47	\$877.67						\$1,637.14
32908139621001370	1	\$759.47	\$722.56						\$1,482.03
32908139621001380	1	\$759.47	\$877.67						\$1,637.14
32908139621001390	1	\$759.47	\$722.56						\$1,482.03
32908139621001400	1	\$759.47	\$722.56						\$1,482.03
32908139621001410	1	\$759.47	\$877.67						\$1,637.14
32908139621002010	1	\$759.47	\$877.67						\$1,637.14
32908139621002020	1	\$759.47	\$877.67						\$1,637.14
32908139621002030	1	\$759.47	\$722.56						\$1,482.03
32908139621002040	1	\$759.47	\$722.56						\$1,482.03
32908139621002050	1	\$759.47	\$877.67						\$1,637.14
32908139621002060	1								
32908139621002070		\$759.47	\$877.67						\$1,637.14
	1	\$759.47	\$722.56						\$1,482.03
32908139621002080	1	\$759.47	\$722.56						\$1,482.03
32908139621002090	1	\$759.47	\$722.56						\$1,482.03
32908139621002100	1	\$759.47	\$877.67						\$1,637.14
32908139621002110	1	\$759.47	\$877.67						\$1,637.14
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32908139621002140	1	\$759.47	\$877.67						\$1,637.14
32908139621002150	1	\$759.47	\$877.67						\$1,637.14
32908139621002160	1	\$759.47	\$877.67						\$1,637.14
32908139621002170	1	\$759.47	\$877.67						\$1,637.14
32908139621002170	1	\$759.47	\$877.67						\$1,637.14
32908139621002190	1	\$759.47 \$759.47	\$877.67						\$1,637.14
32908139621002190									
32908139621002200 32908139621002210	1	\$759.47	\$722.56						\$1,482.03
	1	\$759.47	\$877.67						\$1,637.14
32908139621002220	1	\$759.47	\$877.67						\$1,637.14
32908139621002230	1	\$759.47	\$877.67						\$1,637.14
32908139621002240	1	\$759.47	\$877.67						\$1,637.14
32908139621002250	1	\$759.47	\$877.67						\$1,637.14
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2908139621002270	1	\$759.47	\$877.67						\$1,637.14
2908139621002280	1	\$759.47	\$877.67						\$1,637.14
2908139621002290	1	\$759.47	\$877.67						\$1,637.14
2908139621002300	1	\$759.47	\$877.67						\$1,637.14
2908139621002310	1	\$759.47	\$877.67						\$1,637.14
2908139621002320	1	\$759.47	\$877.67						\$1,637.14
2908139621002320									
	1	\$759.47	\$877.67						\$1,637.14
32908139621002340	1	\$759.47	\$877.67						\$1,637.14
32908139621002350	1	\$759.47	\$877.67						\$1,637.14
32908139621002360	1	\$759.47	\$877.67						\$1,637.14
32908139621002370	1	\$759.47	\$877.67						\$1,637.14
32908139621002380	1	\$759.47	\$722.56						\$1,482.03
32908139621002390	1	\$759.47	\$877.67						\$1,637.14
	1	\$759.47	\$877.67						\$1,637.14
2908139621002400									
	- 1								\$1 627 14
2908139621002410	1	\$759.47	\$877.67						\$1,637.14
32908139621002400 32908139621002410 32908139621002420 32908139621002430	1 1 1	\$759.47 \$759.47 \$759.47	\$877.67 \$877.67 \$877.67						\$1,637.14 \$1,637.14 \$1,637.14

PARCEL ID	Units	O&M	2016 Debt	2018 2B Debt	2018 3A Debt	2019 3B Debt	2019 3C Debt	2020 3D Debt	Total
2908139621003020	1	\$759.47	\$722.56						\$1,482.03
2908139621003030	1	\$759.47	\$722.56						\$1,482.03
2908139621003040	1	\$759.47	\$722.56						\$1,482.03
2908139621003050	1	\$759.47	\$722.56						\$1,482.03
2908139621003060	1	\$759.47	\$877.67						\$1,637.14
2908139621003070	1	\$759.47	\$877.67						\$1,637.14
2908139621003080	1	\$759.47	\$877.67						\$1,637.14
2908139621003090	1	\$759.47	\$877.67						\$1,637.14
2908139621003100	1	\$759.47	\$877.67						\$1,637.14
908139621003110	1	\$759.47	\$877.67						\$1,637.14
908139621003120	1	\$759.47	\$877.67						\$1,637.14
2908139621003130	1	\$759.47	\$877.67						\$1,637.14
908139621003140	1	\$759.47	\$877.67						\$1,637.14
908139621003150	1	\$759.47	\$877.67						\$1,637.14
908139621003160	1	\$759.47	\$877.67						\$1,637.14
2908139621003170	1	\$759.47	\$877.67						\$1,637.14
2908139621004010	1	\$759.47	\$722.56						\$1,482.03
2908139621004020	1	\$759.47	\$877.67						\$1,637.14
908139621004030	1	\$759.47	\$877.67						\$1,637.14
2908139621004040	1	\$759.47	\$877.67						\$1,637.14
2908139621004050	1	\$759.47	\$877.67						
2908139621004060	-								\$1,637.14
908139621004000	1	\$759.47	\$877.67						\$1,637.14
	1	\$759.47	\$877.67						\$1,637.14
908139621004080	1	\$759.47	\$877.67						\$1,637.14
908139621004090	1	\$759.47	\$877.67						\$1,637.14
908139621004100	1	\$759.47	\$877.67						\$1,637.14
908139621004110	1	\$759.47	\$877.67						\$1,637.14
908139621004120	1	\$759.47	\$877.67						\$1,637.14
2908139621004130	1	\$759.47	\$877.67						\$1,637.14
908139621004140	1	\$759.47	\$877.67						\$1,637.14
2908139621004150	1	\$759.47	\$877.67						\$1,637.14
908139621004160	1	\$759.47	\$877.67						\$1,637.14
2908139621004170	1	\$759.47	\$877.67						\$1,637.14
2908139621004180	1	\$759.47	\$877.67						\$1,637.14
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2908139621004210	1	\$759.47	\$877.67						\$1,637.14
908139621004220	1	\$759.47	\$877.67						\$1,637.14
908139621004230	1	\$759.47	\$877.67						\$1,637.14
2908139621004240	1	\$759.47	\$722.56						\$1,482.03
2908139621004250	1	\$759.47	\$722.56						\$1,482.03
2908139621004260	1	\$759.47	\$722.56						\$1,482.03
2908139621005010	1	\$759.47	\$722.56						\$1,482.03
2908139621005020	1	\$759.47	\$722.56						\$1,482.03
2908139621005030	1	\$759.47	\$877.67						\$1,637.14
2908139621005040	1	\$759.47	\$877.67						\$1,637.14
2908139621005050	1	\$759.47							
2908139621005060	1	\$759.47	\$722.56 \$722.56						\$1,482.03
2908139621005000									\$1,482.03
2908139621005080	1	\$759.47	\$722.56						\$1,482.03
	1	\$759.47	\$722.56						\$1,482.03
2908139621005090	1	\$759.47	\$877.67						\$1,637.14
2908139621005100	1	\$759.47	\$722.56						\$1,482.03
2908139621005110	1	\$759.47	\$722.56						\$1,482.03
2908139621005120	1	\$759.47	\$877.67						\$1,637.14
2908139621005130	1	\$759.47	\$722.56						\$1,482.03
2908139621005140	1	\$759.47	\$722.56						\$1,482.03
2908139621005150	1	\$759.47	\$877.67						\$1,637.14
2908139621005160	1	\$759.47	\$722.56						\$1,482.03
2908139621005170	1	\$759.47	\$722.56						\$1,482.03
2908139621005180	1	\$759.47	\$877.67						\$1,637.14
2908139621005190	1	\$759.47	\$877.67						\$1,637.14
2908139621005200	1	\$759.47	\$877.67						\$1,637.14
2908139621005210	1	\$759.47	\$722.56						\$1,482.03
2908139621005230	0	\$0.00							\$0.00
908139621005240	0	\$0.00							\$0.00
2908139621005250	0	\$0.00							\$0.00
908139621005260	0	\$0.00							\$0.00
908139621005270	0	\$0.00							\$0.00
908139621005280	0	\$0.00							\$0.00
908139621005290	0	\$0.00							\$0.00
908139622005220	1	\$759.47		\$1,077.78					\$1,837.25
908139622005230	1	\$759.47		\$1,077.78					\$1,837.25
908139622005240	1	\$759.47		\$1,077.78					\$1,837.25
908139622005250	1			\$1,077.78					
908139622005260	1	\$759.47 \$759.47							\$1,837.25 \$1,837.25
		\$759.47		\$1,077.78					\$1,837.25
908139622005270	1	\$759.47		\$1,077.78					\$1,837.25
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2908139622006020	1	\$759.47		\$1,077.78					\$1,837.25
908139622006030	1	\$759.47		\$1,077.78					\$1,837.25
908139622006040	1	\$759.47		\$1,077.78					\$1,837.25
908139622006050	1	\$759.47		\$1,077.78					
		ψ1 33.41		φ1,011.10					\$1,837.25
	4	\$7E0.47		\$1 077 70					¢4 027 25
2908139622006060 2908139622006070	1 1	\$759.47 \$759.47		\$1,077.78 \$1,077.78					\$1,837.25 \$1,837.25

PARCEL ID	Units	O&M	2016 Debt	2018 2B Debt	2018 3A Debt	2019 3B Debt	2019 3C Debt	2020 3D Debt	Total
2908139622006090	1	\$759.47		\$1,077.78					\$1,837.25
2908139622006100	1	\$759.47		\$1,077.78					\$1,837.25
2908139622006110	1	\$759.47		\$1,077.78					\$1,837.25
2908139622006120	1	\$759.47		\$1,077.78					\$1,837.25
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2908139622006140	1	\$759.47		\$1,077.78					\$1,837.25
2908139622006150	1	\$759.47		\$1,077.78					\$1,837.25
908139622006160	1	\$759.47		\$1,077.78					\$1,837.25
908139622007010	1	\$759.47		\$1,077.78					\$1,837.25
908139622007020	1	\$759.47		\$1,077.78					\$1,837.25
908139622007030	1	\$759.47		\$1,077.78					\$1,837.25
2908139622007040	1	\$759.47		\$1,077.78					\$1,837.25
2908139622007050	1	\$759.47		\$1,077.78					\$1,837.25
2908139622007060	1	\$759.47		\$1,077.78					\$1,837.25
2908139622007070	1	\$759.47		\$1,077.78					\$1,837.25
2908139622007080	1	\$759.47		\$1,077.78					\$1,837.25
2908139622007090	1	\$759.47		\$1,077.78					\$1,837.25
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2908139622007160	1	\$759.47		\$1,077.78					\$1,837.25
2908139622007170	1	\$759.47		\$1,077.78					\$1,837.25
908139622007180	1	\$759.47		\$1,077.78					\$1,837.25
1908139622007190	1	\$759.47 \$759.47		\$1,077.78					\$1,837.25
		\$759.47 \$759.47							
2908139622007200 2908139622007210	1			\$1,077.78					\$1,837.25
2908139622007210	1	\$759.47		\$1,077.78					\$1,837.25
		\$759.47		\$1,077.78					\$1,837.25
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2908139622007330	1	\$759.47		\$1,077.78					\$1,837.25
2908139622007340	1	\$759.47		\$1,077.78					\$1,837.25
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2908139622007460	1	\$759.47		\$1,077.78					\$1,837.25
2908139622007470	1	\$759.47		\$1.077.78					\$1,837.25
2908139622007480	1	\$759.47		\$1,077.78					\$1,837.25
2908139622007490	1	\$759.47		\$1,077.78					\$1,837.25
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2908139622007520	1	\$759.47		\$1,077.78					\$1,837.25
2908139622007530	1	\$759.47		\$1,077.78					\$1,837.25
2908139622007540	1	\$759.47 \$759.47		\$1,077.78					\$1,837.25
2908139622007550	1	\$759.47 \$759.47		\$1,077.78					
2908139622007560	1	\$759.47 \$759.47		\$1,077.78 \$1,077.78					\$1,837.25 \$1,837.25
2908139622007570	1	\$759.47 \$759.47		\$1,077.78 \$1,077.78					
2908139622007570	1								\$1,837.25 \$1,837.25
		\$759.47		\$1,077.78					\$1,837.25
2908139622007590	1	\$759.47		\$1,077.78					\$1,837.25
2908139622007600	1	\$759.47		\$1,077.78					\$1,837.25
2908139622007610	1	\$759.47		\$1,077.78					\$1,837.25
2908139622007620	1	\$759.47		\$1,077.78					\$1,837.25
908139622007630	1	\$759.47		\$1,077.78					\$1,837.25
908139622007640	1	\$759.47		\$1,077.78					\$1,837.25
908139622007650	1	\$759.47		\$1,077.78					\$1,837.25
908139622007660	1	\$759.47		\$1,077.78					\$1,837.25
908139622007670	1	\$759.47		\$1,077.78					\$1,837.25
908139622007680	1	\$759.47		\$1,077.78					\$1,837.25
2908139622007690	1	\$759.47		\$1,077.78					\$1,837.25
2908139622008010	1	\$759.47		\$1,077.78					\$1,837.25
2908139622008020	1	\$759.47		\$1,077.78					\$1,837.25
2908139622008030	1	\$759.47		\$1,077.78					\$1,837.25
2908139622008040	1	\$759.47		\$1,077.78					\$1,837.25
2908139622008050	1	\$759.47		\$1,077.78					\$1,837.25
2908139622008060	1	\$759.47		\$1,077.78					\$1,837.25
	1	\$759.47		\$1,077.78					\$1,837.25
2908139622008070	1	ψιυυ.41		0 / . / ا ∪ , ا پ					ψ1,031.25
	4	\$750 47		64 077 70					64 007 05
908139622008080	1	\$759.47 \$750.47		\$1,077.78 \$1,077.78					\$1,837.25
2908139622008070 2908139622008080 2908139622008090 2908139622008100	1 1 1	\$759.47 \$759.47 \$759.47		\$1,077.78 \$1,077.78 \$1,077.78					\$1,837.25 \$1,837.25 \$1,837.25

PARCEL ID	Units	O&M	2016 Debt	2018 2B Debt	2018 3A Debt	2019 3B Debt	2019 3C Debt	2020 3D Debt	Total
32908139622008120	1	\$759.47		\$1,077.78					\$1,837.25
32908139622008130	1	\$759.47		\$1,077.78					\$1,837.25
32908139622008140	1	\$759.47		\$1,077.78					\$1,837.25
2908139622008150	1	\$759.47		\$1,077.78					\$1,837.25
2908139622008160	1	\$759.47		\$1,077.78					\$1,837.25
2908139622008170	1	\$759.47		\$1,077.78					\$1,837.25
908139622008180	1	\$759.47		\$1,077.78					\$1,837.25
908139622008190	1	\$759.47		\$1,077.78					\$1,837.25
908139622008200	1	\$759.47		\$1,077.78					\$1,837.25
908139622008210	1	\$759.47		\$1,077.78					\$1,837.25
2908139622008220	1	\$759.47		\$1,077.78					\$1,837.25
2908139622008230	1	\$759.47		\$1,077.78					\$1,837.25
2908139622008240	1	\$759.47		\$1,077.78					\$1,837.25
2908139622008250	1	\$759.47		\$1,077.78					\$1,837.25
2908139622008260	1	\$759.47		\$1,077.78					\$1,837.25
2908139622008270	1	\$759.47		\$1,077.78					\$1,837.25
2908139622008280	1	\$759.47		\$1,077.78					\$1,837.25
2908139622008290	1	\$759.47		\$1,077.78					\$1,837.25
2908139622008300	1	\$759.47		\$1,077.78					\$1,837.25
2908139622008310	1	\$759.47		\$1,077.78					\$1,837.25
2908139622008320	1	\$759.47		\$1,077.78					\$1,837.25
2908139622008330	1	\$759.47		\$1,077.78					\$1,837.25
2908139622008340	1	\$759.47		\$1,077.78					\$1,837.25
2908139622008350	1	\$759.47		\$1,077.78					\$1,837.25
2908139622008360	0	\$0.00		÷.,					\$0.00
2908139622008370	0	\$0.00							\$0.00
2909139631002090	0	\$0.00							\$0.00
2917141622009010	1	\$0.00 \$759.47			\$1,303.76				\$2,063.23
2917141622009010									
2917141622009020	1	\$759.47 \$759.47			\$1,303.76 \$1,303.76				\$2,063.23
2917141622009030	1	\$759.47			\$1,303.76 \$1,303.76				\$2,063.23
	1	\$759.47			\$1,303.76				\$2,063.23
2917141622009050	1	\$759.47			\$1,303.76				\$2,063.23
2917141622009060	1	\$759.47			\$1,303.76				\$2,063.23
32917141622009070	1	\$759.47			\$1,303.76				\$2,063.23
2917141622009080	1	\$759.47			\$1,303.76				\$2,063.23
2917141622009090	1	\$759.47			\$1,303.76				\$2,063.23
2917141622009100	1	\$759.47			\$1,303.76				\$2,063.23
2917141622009110	1	\$759.47			\$1,303.76				\$2,063.23
2917141622009120	1	\$759.47			\$1,303.76				\$2,063.23
2917141622009130	1	\$759.47			\$1,303.76				\$2,063.23
2917141622009140	1	\$759.47			\$1,303.76				\$2,063.23
32917141622009150	1	\$759.47			\$1,303.76				\$2,063.23
32917141622009160	1	\$759.47			\$1,303.76				\$2,063.23
32917141622009170	1	\$759.47			\$1,303.76				\$2,063.23
32917141622009180	1	\$759.47			\$1,303.76				\$2,063.23
32917141622009190	1	\$759.47			\$1,303.76				\$2,063.23
32917141622009200	1	\$759.47			\$1,303.76				\$2,063.23
32917141622009210	1	\$759.47			\$1,303.76				\$2,063.23
32917141622009220	1	\$759.47			\$1,303.76				\$2,063.23
32917141622009230	1	\$759.47			\$1,303.76				\$2,063.23
32917141622009240	1	\$759.47			\$1,303.76				\$2,063.23
32917141622009250	0	\$0.00			\$0.00				\$0.00
32917141622009260	0	\$0.00			\$0.00				\$0.00
32917141622010010	1	\$759.47			\$1,303.76				\$2,063.23
32917141622010020	1	\$759.47			\$1,303.76				\$2,063.23
32917141622010030	1	\$759.47			\$1,303.76				\$2,063.23
32917141622010040	1	\$759.47			\$1,303.76				\$2,063.23
32917141622010050	1	\$759.47			\$1,303.76				\$2,063.23
32917141622010050	1	\$759.47			\$1,303.76				\$2,063.23
32917141622010000	1	\$759.47 \$759.47			\$1,303.76				\$2,063.23
2917141622010070	1	\$759.47 \$759.47			\$1,303.76				\$2,063.23
32917141622010080	1								
2917141622010090	1	\$759.47 \$759.47			\$1,303.76 \$1,303.76				\$2,063.23 \$2,063.23
2917141622010100	1	\$759.47 \$759.47			\$1,303.76				\$2,063.23
32917141622010110		\$759.47 \$759.47							
32917141622010120	1	,			\$1,303.76				\$2,063.23
	1	\$759.47			\$1,303.76				\$2,063.23
32917141622010140	1	\$759.47			\$1,303.76				\$2,063.23
2917141622010150	1	\$759.47			\$1,303.76				\$2,063.23
2917141622010160	1	\$759.47			\$1,303.76				\$2,063.23
2917141622010170	1	\$759.47			\$1,303.76				\$2,063.23
2917141622010180	1	\$759.47			\$1,303.76				\$2,063.23
2917141622010190	1	\$759.47			\$1,303.76				\$2,063.23
2917141622010200	1	\$759.47			\$1,303.76				\$2,063.23
2917141622011010	1	\$759.47			\$1,303.76				\$2,063.23
2917141622011020	1	\$759.47			\$1,303.76				\$2,063.23
2917141622011030	1	\$759.47			\$1,303.76				\$2,063.23
2917141622011040	1	\$759.47			\$1,303.76				\$2,063.23
2917141622011050	1	\$759.47			\$1,303.76				\$2,063.23
2917141622011060	1	\$759.47			\$1,303.76				\$2,063.23
2917141622011070	1	\$759.47			\$1,303.76				\$2,063.23
2917141622011070	1	\$759.47			\$1,303.76				\$2,063.23
2917141622011000	1	\$759.47			\$1,303.76				\$2,063.23
2917141622011090									
	1	\$759.47			\$1,303.76 \$1,303.76				\$2,063.23
2917141622011110	1	\$759.47			\$1,303.76				\$2,063.23
2917141622011120	1	\$759.47			\$1,303.76				\$2,063.23
	1	\$759.47			\$1,303.76				\$2,063.23
32917141622011130 32917141622011140 32917141622011150	1 1	\$759.47 \$759.47			\$1,303.76 \$1,303.76				\$2,063.23 \$2,063.23

PARCEL ID	Units	O&M	2016 Debt	2018 2B Debt	2018 3A Debt	2019 3B Debt	2019 3C Debt	2020 3D Debt	Total
2917141622011160	1	\$759.47			\$1,303.76				\$2,063.23
2917141622011170	1	\$759.47			\$1,303.76				\$2,063.23
2917141622011180	1	\$759.47			\$1,303.76				\$2,063.23
2917141622011190	1	\$759.47			\$1,303.76				\$2,063.23
2917141622011200	1	\$759.47			\$1,303.76				\$2,063.23
2917141622011210	1	\$759.47			\$1,303.76				\$2,063.23
2917141622011210									
	1	\$759.47			\$1,303.76				\$2,063.23
917141622011230	1	\$759.47			\$1,303.76				\$2,063.23
2917141622011240	1	\$759.47			\$1,303.76				\$2,063.23
2917141622011250	1	\$759.47			\$1,303.76				\$2,063.23
2917141622011260	1	\$759.47			\$1,303.76				\$2,063.23
2917141622011270	1	\$759.47			\$1,303.76				\$2,063.23
2917141622011280	1	\$759.47			\$1,303.76				\$2.063.23
2917141622011290	1	\$759.47			\$1,303.76				\$2,063.23
2917141622011300	1								\$2,063.23
		\$759.47			\$1,303.76				
2917141622011310	1	\$759.47			\$1,303.76				\$2,063.23
2917141622011320	1	\$759.47			\$1,303.76				\$2,063.23
2917141622011330	1	\$759.47			\$1,303.76				\$2,063.23
2917141622011340	1	\$759.47			\$1,303.76				\$2,063.23
2917141622011350	1	\$759.47			\$1,303.76				\$2,063.23
2917141622011360	1	\$759.47			\$1,303.76				\$2,063.23
2917141622011370	1	\$759.47			\$1,303.76				\$2,063.23
2917141622011380	1	\$759.47			\$1,303.76				\$2,063.23
2917141622011390	1	\$759.47			\$1,303.76				\$2,063.23
2917141622011400	1	\$759.47			\$1,303.76				\$2,063.23
2917141622011410	1	\$759.47			\$1,303.76				\$2,063.23
2917141622011420	1	\$759.47			\$1,303.76				\$2,063.23
2917141622011420	0	\$0.00							\$2,003.23
					\$0.00				
2917141622012010	1	\$759.47			\$1,303.76				\$2,063.23
2917141622012020	1	\$759.47			\$1,303.76				\$2,063.23
2917141622012030	1	\$759.47			\$1,303.76				\$2,063.23
2917141622012040	1	\$759.47			\$1,303.76				\$2,063.23
2917141622012050	1	\$759.47			\$1,303.76				\$2,063.23
2917141622012060		\$759.47							
	1				\$1,303.76				\$2,063.23
2917141622012070	1	\$759.47			\$1,303.76				\$2,063.23
2917141622012080	1	\$759.47			\$1,303.76				\$2,063.23
2917141622012090	1	\$759.47			\$1,303.76				\$2,063.23
2917141622012100	1	\$759.47			\$1,303.76				\$2,063.23
2917141622012110	1	\$759.47			\$1,303.76				\$2,063.23
2917141622012120	1	\$759.47			\$1,303.76				\$2,063.23
2917141622012120									
	1	\$759.47			\$1,303.76				\$2,063.23
2917141622012140	1	\$759.47			\$1,303.76				\$2,063.23
2917141622012150	1	\$759.47			\$1,303.76				\$2,063.23
2917141622012160	1	\$759.47			\$1,303.76				\$2,063.23
2917141622012170	1	\$759.47			\$1,303.76				\$2,063.23
2917141622012180	1	\$759.47			\$1,303.76				\$2,063.23
2917141622012190	1	\$759.47			\$1,303.76				\$2,063.23
2917141622012200	1								
		\$759.47			\$1,303.76				\$2,063.23
2917141622012210	1	\$759.47			\$1,303.76				\$2,063.23
2917141622012220	1	\$759.47			\$1,303.76				\$2,063.23
2917141622012230	1	\$759.47			\$1,303.76				\$2,063.23
2917141622012240	1	\$759.47			\$1,303.76				\$2,063.23
2917141622012250	1	\$759.47			\$1,303.76				\$2,063.23
2917141622012260	1	\$759.47			\$1,303.76				\$2,063.23
2917141622012200									
	1	\$759.47			\$1,303.76				\$2,063.23
2917141622012280	1	\$759.47			\$1,303.76				\$2,063.23
2917141622012290	1	\$759.47			\$1,303.76				\$2,063.23
2917141622012300	1	\$759.47			\$1,303.76				\$2,063.23
2917141622012310	1	\$759.47			\$1,303.76				\$2,063.23
2917141622012320	1	\$759.47			\$1,303.76				\$2,063.23
2917141622012320	1	\$759.47			\$1,303.76				\$2,063.23
2917141622012330									
	1	\$759.47			\$1,303.76				\$2,063.23
2917141622012350	1	\$759.47			\$1,303.76				\$2,063.23
2917141622012360	1	\$759.47			\$1,303.76				\$2,063.23
2917141622012370	1	\$759.47			\$1,303.76				\$2,063.23
2917141622012380	1	\$759.47			\$1,303.76				\$2,063.23
2917141622012390	1	\$759.47			\$1,303.76				\$2,063.23
2917141622012400	1	\$759.47			\$1,303.76				\$2,063.23
2917141622012400	1								
		\$759.47			\$1,303.76				\$2,063.23
2917141622012420	1	\$759.47			\$1,303.76				\$2,063.23
2917141622012430	1	\$759.47			\$1,303.76				\$2,063.23
917141622012440	1	\$759.47			\$1,303.76				\$2,063.23
917141622013010	1	\$759.47			\$1,303.76				\$2,063.23
917141622013020	1	\$759.47			\$1,303.76				\$2,063.23
917141622013030	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013030									
	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013050	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013060	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013070	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013080	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013090	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013100	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013110	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013120	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013130	1	\$759.47							\$2,063.23
., 1, 1, 10, 10, 10, 10, 10, 10, 10, 10,					\$1,303.76				
017141622012140	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013140 2917141622013150 2917141622013160	1 1	\$759.47 \$759.47			\$1,303.76 \$1,303.76				\$2,063.2 \$2,063.2

PARCEL ID	Units	O&M	2016 Debt	2018 2B Debt	2018 3A Debt	2019 3B Debt	2019 3C Debt	2020 3D Debt	Total
2917141622013170	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013180	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013190	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013200	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013210	1	\$759.47			\$1,303.76				\$2,063.23
917141622013220	1	\$759.47			\$1,303.76				\$2,063.23
917141622013230	1	\$759.47			\$1,303.76				\$2,063.23
917141622013240	1	\$759.47			\$1,303.76				\$2,063.23
917141622013250	1	\$759.47							
					\$1,303.76				\$2,063.23
917141622013260	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013270	1	\$759.47			\$1,303.76				\$2,063.23
917141622013280	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013290	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013300	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013310	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013320	1	\$759.47			\$1,303.76				\$2,063.23
917141622013330	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013340	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013350									
	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013360	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013370	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013380	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013390	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013400	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013410	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013420	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013430	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013440	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013450	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013460	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013470	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013480	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013490	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013500	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013510	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013520	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013530		\$759.47							
	1				\$1,303.76				\$2,063.23
2917141622013540	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013550	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013560	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013570	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013580	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013590	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013600	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013610	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013620	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013630	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013640	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013650	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013660	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013670	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013680	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013690	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013700	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013700									
	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013720	1	\$759.47			\$1,303.76				\$2,063.23
2917141622013730	0	\$0.00			\$0.00				\$0.00
2917141622013740	0	\$0.00			\$0.00				\$0.00
2917141622013750	0	\$0.00			\$0.00				\$0.00
2917141622014010	1	\$759.47			\$1,303.76				\$2,063.23
2917141622014020	1	\$759.47			\$1,303.76				\$2,063.23
2917141622014030	1	\$759.47			\$1,303.76				\$2,063.23
2917141622014040	1	\$759.47			\$1,303.76				\$2,063.23
2917141622014040		\$759.47 \$759.47							
	1				\$1,303.76				\$2,063.23
2917141622014060	1	\$759.47			\$1,303.76				\$2,063.23
2917141622014070	1	\$759.47			\$1,303.76				\$2,063.23
2917141622014080	1	\$759.47			\$1,303.76				\$2,063.23
2917141622014090	1	\$759.47			\$1,303.76				\$2,063.23
2917141622014100	1	\$759.47			\$1,303.76				\$2,063.23
2917141622014110	1	\$759.47			\$1,303.76				\$2,063.23
2917141622014120	1	\$759.47			\$1,303.76				\$2,063.23
917141622014130	1	\$759.47			\$1,303.76				\$2,063.23
917141622014140	1	\$759.47			\$1,303.76				\$2,063.23
2917141622014150	1	\$759.47			\$1,303.76				\$2,063.23
917141622014160	1	\$759.47			\$1,303.76				\$2,063.23
2917141622014170	1	\$759.47			\$1,303.76				\$2,063.23
2917141622014180	1	\$759.47			\$1,303.76				\$2,063.23
2917141622014190	1	\$759.47			\$1,303.76				\$2,063.23
2917141622014190									
	1	\$759.47			\$1,303.76				\$2,063.23
2917141622014210	1	\$759.47			\$1,303.76				\$2,063.23
2917141622014220	1	\$759.47			\$1,303.76				\$2,063.23
2917141622014230	1	\$759.47			\$1,303.76				\$2,063.23
2917141622014240	1	\$759.47			\$1,303.76				\$2,063.23
2917141622014250	1	\$759.47			\$1,303.76				\$2,063.23
	1	\$759.47							\$2,063.23
917141622014260	1	ψι υσ.41			\$1,303.76				
2917141622015010	1	\$759.47			\$1,303.76				\$2,063.23
32917141622014260 32917141622015010 32917141622015020	1 1	\$759.47 \$759.47			\$1,303.76 \$1,303.76				\$2,06 \$2,06

32917141622015040 32917141622015050	4					
32917141622015050	1	\$759.47		\$1,303.76		\$2,063.23
	1	\$759.47		\$1,303.76		\$2,063.23
32917141622015060	1	\$759.47		\$1,303.76		\$2,063.23
32917141622015070	1	\$759.47		\$1,303.76		\$2,063.23
32917141622015080	1	\$759.47		\$1,303.76		\$2,063.23
32917141622015090	1	\$759.47		\$1,303.76		\$2,063.23
2917141622015100	1	\$759.47		\$1,303.76		\$2.063.23
2917141622015110	1	\$759.47		\$1,303.76		\$2,063.23
2917141622015120	1	\$759.47		\$1,303.76		\$2,063.23
2917141622015130	1	\$759.47		\$1,303.76		\$2,063.23
32917141622015130						
32917141622015140	1	\$759.47		\$1,303.76		\$2,063.23
	1	\$759.47		\$1,303.76		\$2,063.23
32917141622015160	1	\$759.47		\$1,303.76		\$2,063.23
32917141622015170	1	\$759.47		\$1,303.76		\$2,063.23
32917141622015180	1	\$759.47		\$1,303.76		\$2,063.23
32917141622015190	1	\$759.47		\$1,303.76		\$2,063.23
32917141622015200	1	\$759.47		\$1,303.76		\$2,063.23
32917141622015210	1	\$759.47		\$1,303.76		\$2,063.23
32917141622015220	1	\$759.47		\$1,303.76		\$2,063.23
32917141622015230	1	\$759.47		\$1,303.76		\$2,063.23
32917141622015240	1	\$759.47		\$1,303.76		\$2,063.23
32917141622015250	1	\$759.47		\$1,303.76		\$2,063.23
32917141622015260	1	\$759.47				
32917141622015270	1	\$759.47 \$759.47		\$1,303.76 \$1,303.76		\$2,063.23 \$2,063.23
32917141622015280	1	\$759.47		\$1,303.76		\$2,063.23
32917141622015290	1	\$759.47		\$1,303.76		\$2,063.23
32917141622015300	1	\$759.47		\$1,303.76		\$2,063.23
32917141622015310	1	\$759.47		\$1,303.76		\$2,063.23
32917141622015320	1	\$759.47		\$1,303.76		\$2,063.23
32917141622015330	1	\$759.47		\$1,303.76		\$2,063.23
32917141622015340	1	\$759.47		\$1,303.76		\$2,063.23
32917141622015350	1	\$759.47		\$1,303.76		\$2,063.23
32917141622015360	1	\$759.47		\$1,303.76		\$2,063.23
32917141622015370	1	\$759.47		\$1,303.76		\$2,063.23
32917141622015380	1	\$759.47		\$1,303.76		\$2,063.23
32917141622015390	1	\$759.47		\$1,303.76		\$2,063.23
32917141622015400		\$759.47				\$2,063.23
32917141622015410	1			\$1,303.76		. ,
	1	\$759.47		\$1,303.76		\$2,063.23
32917141622015420	1	\$759.47		\$1,303.76		\$2,063.23
32917141622015430	1	\$759.47		\$1,303.76		\$2,063.23
32917141622015440	1	\$759.47		\$1,303.76		\$2,063.23
32917141622015450	1	\$759.47		\$1,303.76		\$2,063.23
32917141622015460	1	\$759.47		\$1,303.76		\$2,063.23
32917141622015470	1	\$759.47		\$1,303.76		\$2,063.23
32917141622015480	1	\$759.47		\$1,303.76		\$2,063.23
32917141622015490	1	\$759.47		\$1,303.76		\$2,063.23
32917141622015500	1	\$759.47		\$1,303.76		\$2,063.23
32917141622015510	1	\$759.47		\$1,303.76		\$2,063.23
32917141622015520	1	\$759.47		\$1,303.76		\$2,063.23
32917141622015530	1	\$759.47				
32917141622015540	1	\$759.47		\$1,303.76		\$2,063.23
				\$1,303.76		\$2,063.23
32917141622015550	1	\$759.47		\$1,303.76		\$2,063.23
32917141622015560	1	\$759.47		\$1,303.76		\$2,063.23
32917141622015570	1	\$759.47		\$1,303.76		\$2,063.23
32917141622015580	1	\$759.47		\$1,303.76		\$2,063.23
32917141622015590	1	\$759.47		\$1,303.76		\$2,063.23
32917141622015600	1	\$759.47		\$1,303.76		\$2,063.23
32917141622015610	1	\$759.47		\$1,303.76		\$2,063.23
32917141622015620	0	\$0.00		\$0.00		\$0.00
32917141622016010	1	\$759.47		\$1,303.76		\$2,063.23
32917141622016020	1	\$759.47		\$1,303.76		\$2,063.23
32917141622016030	1	\$759.47		\$1,303.76		\$2,063.23
32917141622016040	1	\$759.47		\$1,303.76		\$2,063.23
32917141622016050	1	\$759.47 \$759.47		\$1,303.76		\$2,063.23
32917141622016060						
	1	\$759.47		\$1,303.76		\$2,063.23
32917141622016070	1	\$759.47		\$1,303.76		\$2,063.23
32917141622016080	1	\$759.47		\$1,303.76		\$2,063.23
32917141622016090	1	\$759.47		\$1,303.76		\$2,063.23
32917141622016100	1	\$759.47		\$1,303.76		\$2,063.23
2917141622016110	1	\$759.47		\$1,303.76		\$2,063.23
2917141622016120	1	\$759.47		\$1,303.76		\$2,063.23
2917141622016130	1	\$759.47		\$1,303.76		\$2,063.23
2917141622016140	1	\$759.47		\$1,303.76		\$2,063.23
2917141622016150	1	\$759.47		\$1,303.76		\$2,063.23
2917141622016160	1	\$759.47		\$1,303.76		\$2,063.23
2917141622016170	1	\$759.47				\$2,063.23
2917141622016170				\$1,303.76 \$1,303.76		
	1	\$759.47		\$1,303.76		\$2,063.23
32917141622016190	1	\$759.47		\$1,303.76		\$2,063.23
32917141622016200	1	\$759.47		\$1,303.76		\$2,063.23
2917141622016210	1	\$759.47		\$1,303.76		\$2,063.23
2917141622016220	1	\$759.47		\$1,303.76		\$2,063.23
2917141622017010	1	\$759.47		\$1,303.76		\$2,063.23
2917141622017020	1	\$759.47		\$1,303.76		\$2,063.23
	1	\$759.47		\$1,303.76		\$2,063.23
		ψ. ου. τι				
2917141622017030		\$750.47		\$1 303 76		
2917141622017030 2917141622017040	1	\$759.47 \$750.47		\$1,303.76 \$1,303.76		\$2,063.23
2917141622017030 2917141622017040 2917141622017050 2917141622017060		\$759.47 \$759.47 \$759.47		\$1,303.76 \$1,303.76 \$1,303.76		\$2,063.23 \$2,063.23 \$2,063.23

PARCEL ID	Units	O&M	2016 Debt	2018 2B Debt	2018 3A Debt	2019 3B Debt	2019 3C Debt	2020 3D Debt	Total
2917141622017080	1	\$759.47			\$1,303.76				\$2,063.23
2917141622017090	1	\$759.47			\$1,303.76				\$2,063.23
2917141622017100	1	\$759.47			\$1,303.76				\$2,063.23
917141622017110	1	\$759.47			\$1,303.76				\$2,063.23
917141622017120	1	\$759.47			\$1,303.76				\$2,063.23
917141622017130	1	\$759.47			\$1,303.76				\$2,063.23
917141622017140	1	\$759.47			\$1,303.76				\$2,063.23
917141622017150									
	1	\$759.47			\$1,303.76				\$2,063.23
917141622017160	1	\$759.47			\$1,303.76				\$2,063.23
17141622017170	1	\$759.47			\$1,303.76				\$2,063.23
917141622017180	1	\$759.47			\$1,303.76				\$2,063.23
917141622017190	1	\$759.47			\$1,303.76				\$2,063.23
917141622017200	1	\$759.47			\$1,303.76				\$2,063.23
917141622017210	1	\$759.47			\$1,303.76				\$2,063.23
917141622017220	1	\$759.47			\$1,303.76				\$2,063.23
917141622017230	1	\$759.47			\$1,303.76				\$2,063.23
917141622017240	1	\$759.47			\$1,303.76				\$2,063.23
917141622017250	1	\$759.47			\$1,303.76				\$2,063.23
917141622017260	1	\$759.47			\$1,303.76				\$2,063.23
917141622017270	1	\$759.47			\$1,303.76				\$2,063.23
917141622017280	1	\$759.47			\$1,303.76				\$2,063.23
917141622017290	1	\$759.47			\$1,303.76				\$2,063.23
917141622017200									
	1	\$759.47			\$1,303.76				\$2,063.23
917141622017310	1	\$759.47			\$1,303.76				\$2,063.23
917141622017320	1	\$759.47			\$1,303.76				\$2,063.23
917141622017330	0	\$0.00			\$0.00				\$0.00
917141622018010	1	\$759.47			\$1,303.76				\$2,063.23
917141622018020	1	\$759.47			\$1,303.76				\$2,063.23
917141622018030	1	\$759.47			\$1,303.76				
917141622018030	1	,							\$2,063.23
		\$759.47			\$1,303.76				\$2,063.23
917141622018050	1	\$759.47			\$1,303.76				\$2,063.23
917141622018060	1	\$759.47			\$1,303.76				\$2,063.23
917141622018070	1	\$759.47			\$1,303.76				\$2,063.23
917141622018080	1	\$759.47			\$1,303.76				\$2,063.23
917141622018090	1	\$759.47			\$1,303.76				\$2,063.23
917141622018100	1	\$759.47			\$1,303.76				\$2,063.23
917141622018110	1	\$759.47			\$1,303.76				\$2,063.23
917141622018120	1	\$759.47			\$1,303.76				\$2,063.23
917141622018130	1	\$759.47			\$1,303.76				\$2,063.23
917141622018140	1	\$759.47			\$1,303.76				\$2,063.23
917141622018150	1	\$759.47			\$1,303.76				\$2,063.23
917141622018160	1	\$759.47			\$1,303.76				\$2,063.23
917141622018170	1	\$759.47							
					\$1,303.76				\$2,063.23
2917141622018180	1	\$759.47			\$1,303.76				\$2,063.23
2917141622018190	1	\$759.47			\$1,303.76				\$2,063.23
2917141622018200	1	\$759.47			\$1,303.76				\$2,063.23
2917141622018210	1	\$759.47			\$1,303.76				\$2,063.23
2917141622018220	1	\$759.47			\$1,303.76				\$2,063.23
2917141622018230	1	\$759.47			\$1,303.76				\$2,063.23
2917141622018240	1	\$759.47							
2917141622018250	1				\$1,303.76				\$2,063.23
		\$759.47			\$1,303.76				\$2,063.23
2917141622018260	1	\$759.47			\$1,303.76				\$2,063.23
917141622018270	1	\$759.47			\$1,303.76				\$2,063.23
917141622018280	1	\$759.47			\$1,303.76				\$2,063.23
917141622018290	1	\$759.47			\$1,303.76				\$2,063.23
2917141622018300	1	\$759.47			\$1,303.76				\$2,063.23
917141622018310	1	\$759.47			\$1,303.76				\$2,063.23
917141622018320	1	\$759.47			\$1,303.76				\$2,063.23
917141622018330	1	\$759.47			\$1,303.76				\$2,063.23
2917141622018340	1	\$759.47			\$1,303.76				\$2,063.23
917141622018350	1	\$759.47			\$1,303.76				\$2,063.23
2917141622018360	1	\$759.47			\$1,303.76				\$2,063.23
917141622018370	1	\$759.47			\$1,303.76				\$2,063.23
917141622018380	1	\$759.47			\$1,303.76				\$2,063.23
917141622018390	1								
		\$759.47			\$1,303.76				\$2,063.23
917141622018400	1	\$759.47			\$1,303.76				\$2,063.23
2917141622018410	1	\$759.47			\$1,303.76				\$2,063.23
917141622018420	1	\$759.47			\$1,303.76				\$2,063.23
917141622018430	1	\$759.47			\$1,303.76				\$2,063.23
917141622018440	1	\$759.47			\$1,303.76				\$2,063.23
917141622018450	1	\$759.47			\$1,303.76				\$2,063.23
917141622018460	1								
		\$759.47			\$1,303.76				\$2,063.23
917141622018470	1	\$759.47			\$1,303.76				\$2,063.23
917141622018480	1	\$759.47			\$1,303.76				\$2,063.23
917141622018490	1	\$759.47			\$1,303.76				\$2,063.23
917141622018500	1	\$759.47			\$1,303.76				\$2,063.23
917141622018510	1	\$759.47			\$1,303.76				\$2,063.23
917141622018520	1								
		\$759.47			\$1,303.76				\$2,063.23
917141622018530	1	\$759.47			\$1,303.76				\$2,063.23
917141622018540	1	\$759.47			\$1,303.76				\$2,063.23
917141622018550	1	\$759.47			\$1,303.76				\$2,063.23
917141622018560	1	\$759.47			\$1,303.76				\$2,063.23
917141622018570									
	0	\$0.00			\$0.00				\$0.00
917141622018580	0	\$0.00			\$0.00				\$0.00
917141622018590	0	\$0.00			\$0.00				\$0.00
017141633010010	1	\$759.47			\$1,303.76				\$2,063.23
91/141622019010									
2917141622019010 2917141622019020	1	\$759.47			\$1,303.76				\$2,063.23

PARCEL ID	Units	O&M	2016 Debt	2018 2B Debt	2018 3A Debt	2019 3B Debt	2019 3C Debt	2020 3D Debt	Total
32917141622019040	1	\$759.47			\$1,303.76				\$2,063.23
2917141622019050	1	\$759.47			\$1,303.76				\$2,063.23
2917141622019060	1	\$759.47			\$1,303.76				\$2,063.23
2917141622019070	1	\$759.47			\$1,303.76				\$2,063.23
2917141622019080	1	\$759.47			\$1,303.76				\$2,063.23
2917141622019090	1								
		\$759.47			\$1,303.76				\$2,063.23
2917141622019100	1	\$759.47			\$1,303.76				\$2,063.23
2917141622019110	1	\$759.47			\$1,303.76				\$2,063.23
2917141622019120	1	\$759.47			\$1,303.76				\$2,063.23
2917141622019130	1	\$759.47			\$1,303.76				\$2,063.23
32917141622019140	1	\$759.47			\$1,303.76				\$2,063.23
32917141622019150	1	\$759.47			\$1,303.76				\$2,063.23
32917141622019160	1	\$759.47			\$1,303.76				\$2,063,23
32917141622019170	1	\$759.47			\$1,303.76				\$2,063.23
32917141622019180	1	\$759.47			\$1,303.76				\$2,063.23
32917141622019190	1	\$759.47			\$1,303.76				\$2,063.23
32917141622019200	1	\$759.47			\$1,303.76				\$2,063.23
32917141622019210	1	\$759.47			\$1,303.76				\$2,063.23
32917141622019220	1	\$759.47			\$1,303.76				\$2,063.23
32917141622019230	1	\$759.47			\$1,303.76				\$2,063.23
32917141622019240	1	\$759.47			\$1,303.76				\$2,063.23
32917141622019250	1	\$759.47			\$1,303.76				\$2,063.23
32917141622019260	1	\$759.47			\$1,303.76				\$2,063.23
32917141622019270	1								
		\$759.47			\$1,303.76				\$2,063.23
32917141622019280	1	\$759.47			\$1,303.76				\$2,063.23
32917141622019290	1	\$759.47			\$1,303.76				\$2,063.23
32917141622019300	1	\$759.47			\$1,303.76				\$2,063.23
32917141622019310	1	\$759.47			\$1,303.76				\$2,063.23
32917141622019320	1	\$759.47			\$1,303.76				\$2,063.23
32917141622019330	1	\$759.47			\$1,303.76				\$2,063.23
32917141622019340	1	\$759.47			\$1,303.76				\$2,063.23
32917141623020010	1	\$759.47			ψ.,550.70	\$1,303.69			\$2,063.16
32917141623020010	1	\$759.47 \$759.47				\$1,303.69			\$2,063.16
32917141623020030	1	\$759.47				\$1,303.69			\$2,063.16
32917141623020040	1	\$759.47				\$1,303.69			\$2,063.16
32917141623020050	1	\$759.47				\$1,303.69			\$2,063.16
32917141623020060	1	\$759.47				\$1,303.69			\$2,063.16
32917141623020070	1	\$759.47				\$1,303.69			\$2,063.16
32917141623020080	1	\$759.47				\$1,303.69			\$2,063.16
32917141623020090	1	\$759.47				\$1,303.69			\$2,063.16
32917141623020100	1	\$759.47				\$1,303.69			\$2,063.16
32917141623020110	1	\$759.47				\$1,303.69			\$2,063.16
32917141623020120	1	\$759.47				\$1,303.69			\$2,063.16
32917141623020130	1	\$759.47				\$1,303.69			\$2,063.16
32917141623020140	1	\$759.47				\$1,303.69			\$2,063.16
32917141623020150	1	\$759.47				\$1,303.69			\$2,063.16
32917141623020160	1	\$759.47				\$1,303.69			\$2,063.16
32917141623020170	1	\$759.47				\$1,303.69			\$2,063.16
32917141623020180	1	\$759.47				\$1,303.69			\$2,063.16
32917141623020190	1	\$759.47				\$1,303.69			\$2,063.16
32917141623020200	1	\$759.47				\$1,303.69			
									\$2,063.16
32917141623020210	1	\$759.47				\$1,303.69			\$2,063.16
32917141623020220	1	\$759.47				\$1,303.69			\$2,063.16
32917141623020230	1	\$759.47				\$1,303.69			\$2,063.16
32917141623020240	1	\$759.47				\$1,303.69			\$2,063.16
32917141623020250	1	\$759.47				\$1,303.69			\$2,063.16
32917141623020260	0	\$0.00				\$0.00			\$0.00
32917141623020270	0	\$0.00				\$0.00			\$0.00
32917141623021010	1	\$759.47				\$1,303.69			\$2,063.16
32917141623021010	1	\$759.47				\$1,303.69			\$2,063.16
	1					\$1,303.69			
32917141623021030	-	\$759.47							\$2,063.16
32917141623021040	1	\$759.47				\$1,303.69			\$2,063.16
32917141623021050	1	\$759.47				\$1,303.69			\$2,063.16
32917141623021060	1	\$759.47				\$1,303.69			\$2,063.16
32917141623021070	1	\$759.47				\$1,303.69			\$2,063.16
32917141623021080	1	\$759.47				\$1,303.69			\$2,063.16
32917141623021090	1	\$759.47				\$1,303.69			\$2,063.16
32917141623021100	1	\$759.47				\$1,303.69			\$2,063.16
32917141623021110	1	\$759.47				\$1,303.69			\$2,063.16
2917141623021120	1	\$759.47				\$1,303.69			\$2,063.16
2917141623021130	1	\$759.47				\$1,303.69			\$2,063.16
32917141623021140	0	\$0.00				\$0.00			\$0.00
2917141623022010	1	\$759.47				\$1,303.69			\$2,063.16
2917141623022020	1	\$759.47				\$1,303.69			\$2,063.16
2917141623022030	1	\$759.47				\$1,303.69			\$2,063.16
2917141623022040	1	\$759.47				\$1,303.69			\$2,063.16
2917141623022050									
	1	\$759.47				\$1,303.69			\$2,063.16
2917141623022060	1	\$759.47				\$1,303.69			\$2,063.16
2917141623022070	1	\$759.47				\$1,303.69			\$2,063.16
2917141623022080	1	\$759.47				\$1,303.69			\$2,063.16
32917141623022090	1	\$759.47				\$1,303.69			\$2,063.16
32917141623022100	1	\$759.47				\$1,303.69			\$2,063.16
2017141622022110	1	\$759.47				\$1,303.69			\$2,063.16
		\$759.47				\$1,303.69			\$2,063.16
2917141623022120	1								
2917141623022110 2917141623022120 2917141623022130	1	\$759.47				\$1,303.69			\$2,063.16
2917141623022120 2917141623022130						\$1,303.69 \$1,303.69			\$2,063.16 \$2,063.16
2917141623022120	1	\$759.47							

PARCEL ID	Units	O&M	2016 Debt	2018 2B Debt	2018 3A Debt	2019 3B Debt	2019 3C Debt	2020 3D Debt	Total
32917141623022170	1	\$759.47				\$1,303.69			\$2,063.16
2917141623022180	1	\$759.47				\$1,303.69			\$2,063.16
2917141623022190	1	\$759.47				\$1,303.69			\$2,063.16
2917141623022200		\$759.47							
	1					\$1,303.69			\$2,063.16
917141623022210	1	\$759.47				\$1,303.69			\$2,063.16
917141623022220	1	\$759.47				\$1,303.69			\$2,063.16
917141623022230	1	\$759.47				\$1,303.69			\$2,063.16
917141623022240	1	\$759.47				\$1,303.69			\$2,063.16
917141623022250	1								
	-	\$759.47				\$1,303.69			\$2,063.16
917141623022260	1	\$759.47				\$1,303.69			\$2,063.16
917141623022270	1	\$759.47				\$1,303.69			\$2,063.16
917141623022280	1	\$759.47				\$1,303.69			\$2,063.16
917141623022290	1	\$759.47				\$1,303.69			\$2,063.16
917141623022300	1	\$759.47				\$1,303.69			\$2,063.16
917141623022310	1	\$759.47				\$1,303.69			\$2,063.16
917141623022320	1	\$759.47				\$1,303.69			\$2,063.16
917141623022330	1	\$759.47				\$1,303.69			\$2,063.16
917141623022340	1								
	-	\$759.47				\$1,303.69			\$2,063.16
917141623022350	1	\$759.47				\$1,303.69			\$2,063.16
917141623022360	1	\$759.47				\$1,303.69			\$2,063.16
917141623022370	1	\$759.47				\$1,303.69			\$2,063.16
917141623022380	0	\$0.00				\$0.00			\$0.00
917141623023010	1	\$759.47				\$1,303.69			\$2,063.16
917141623023020	1	\$759.47				\$1,303.69			\$2,063.16
917141623023030	1	\$759.47				\$1,303.69			\$2,063.16
917141623023040	1	\$759.47							
		,				\$1,303.69			\$2,063.16
917141623023050	1	\$759.47				\$1,303.69			\$2,063.16
917141623023060	1	\$759.47				\$1,303.69			\$2,063.16
2917141623023070	1	\$759.47				\$1,303.69			\$2,063.16
917141623023080	1	\$759.47				\$1,303.69			\$2,063.16
	-								
2917141623023090	1	\$759.47				\$1,303.69			\$2,063.16
2917141623023100	1	\$759.47				\$1,303.69			\$2,063.16
2917141623023110	1	\$759.47				\$1,303.69			\$2,063.16
2917141623023120	1	\$759.47				\$1,303.69			\$2,063.16
2917141623023130									
	1	\$759.47				\$1,303.69			\$2,063.16
917141623023140	1	\$759.47				\$1,303.69			\$2,063.16
917141623023150	1	\$759.47				\$1,303.69			\$2,063.16
917141623023160	1	\$759.47				\$1,303.69			\$2,063.16
917141623023170	1	,							
	-	\$759.47				\$1,303.69			\$2,063.16
917141623023180	1	\$759.47				\$1,303.69			\$2,063.16
2917141623023190	1	\$759.47				\$1,303.69			\$2,063.16
917141623023200	1	\$759.47				\$1,303.69			\$2,063.16
2917141623023210	1	\$759.47							
						\$1,303.69			\$2,063.16
2917141623024010	1	\$759.47				\$1,303.69			\$2,063.16
2917141623024020	1	\$759.47				\$1,303.69			\$2,063.16
2917141623024030	1	\$759.47				\$1,303.69			\$2,063.16
2917141623024040	1	\$759.47				\$1,303.69			\$2,063.16
2917141623024050	1	\$759.47				\$1,303.69			\$2,063.16
2917141623024060	1	\$759.47				\$1,303.69			\$2,063.16
2917141623024070	1	\$759.47				\$1,303.69			\$2,063.16
2917141623024080	1	\$759.47				\$1,303.69			\$2,063.16
2917141623024090	-								
	1	\$759.47				\$1,303.69			\$2,063.16
2917141623024100	1	\$759.47				\$1,303.69			\$2,063.16
2917141623024110	1	\$759.47				\$1,303.69			\$2,063.16
2917141623024120	1	\$759.47				\$1,303.69			\$2,063.16
2917141623024130									
	1	\$759.47				\$1,303.69			\$2,063.16
917141623024140	1	\$759.47				\$1,303.69			\$2,063.16
917141623024150	1	\$759.47				\$1,303.69			\$2,063.16
917141623024160	1	\$759.47				\$1,303.69			\$2,063.16
917141623024170	1	\$759.47				\$1,303.69			\$2,063.16
	-								
917141623024180	1	\$759.47				\$1,303.69			\$2,063.16
2917141623024190	1	\$759.47				\$1,303.69			\$2,063.16
2917141623024200	1	\$759.47				\$1,303.69			\$2,063.16
2917141623024210	1	\$759.47				\$1,303.69			\$2,063.16
917141623024220	1								
		\$759.47				\$1,303.69			\$2,063.16
2917141623024230	1	\$759.47				\$1,303.69			\$2,063.16
917141623024240	1	\$759.47				\$1,303.69			\$2,063.16
917141623025010	1	\$759.47				\$1,303.69			\$2,063.16
917141623025020	1	\$759.47				\$1,303.69			\$2,063.16
917141623025030	1	\$759.47				\$1,303.69			\$2,063.16
917141623025040	1	\$759.47				\$1,303.69			\$2,063.16
917141623025050	1	\$759.47				\$1,303.69			\$2,063.16
17141623025060	1	\$759.47				\$1,303.69			\$2,063.16
917141623025070									
	1	\$759.47				\$1,303.69			\$2,063.16
17141623026010	1	\$759.47				\$1,303.69			\$2,063.16
917141623026020	1	\$759.47				\$1,303.69			\$2,063.16
917141623026030	1	\$759.47				\$1,303.69			\$2,063.16
917141623026040	1	\$759.47				\$1,303.69			\$2,063.16
917141623026050	1	\$759.47				\$1,303.69			\$2,063.16
917141623026060	1	\$759.47				\$1,303.69			\$2,063.16
917141623026070	1	\$759.47							
.> 1 / 1710230200/0						\$1,303.69			\$2,063.16
047444600055555	1	\$759.47				\$1,303.69			\$2,063.16
917141623026080	1	\$759.47				\$1,303.69			\$2,063.16
917141623026090	4								
917141623026090 917141623026100	1	\$759.47				\$1,303.69			\$2,063.16
917141623026090 917141623026100 917141623026110	1 1	\$759.47				\$1,303.69			\$2,063.16
917141623026090 917141623026100 917141623026110									
917141623026090 917141623026100	1	\$759.47				\$1,303.69			\$2,063.16

PARCEL ID	Units	O&M	2016 Debt	2018 2B Debt	2018 3A Debt	2019 3B Debt	2019 3C Debt	2020 3D Debt	Total
32917141623026150	1	\$759.47				\$1,303.69			\$2,063.16
2917141623026160	1	\$759.47				\$1,303.69			\$2,063.16
2917141623026170	1	\$759.47				\$1,303.69			\$2,063.16
2917141623026180	1	\$759.47				\$1,303.69			\$2,063.16
2917141623026190	1	\$759.47				\$1,303.69			\$2,063.16
2917141623026200	1	\$759.47				\$1,303.69			\$2,063.16
917141623026210									
	1	\$759.47				\$1,303.69			\$2,063.16
2917141623026220	1	\$759.47				\$1,303.69			\$2,063.16
2917141623026230	1	\$759.47				\$1,303.69			\$2,063.16
2917141623026240	1	\$759.47				\$1,303.69			\$2,063.16
2917141623026250	1	\$759.47				\$1,303.69			\$2,063.16
2917141623026260	0	\$0.00				\$0.00			\$0.00
2917141623027010	1	\$759.47				\$1,303.69			\$2,063.16
32917141623027020	1	\$759.47				\$1,303.69			\$2,063.16
32917141623027030	1	\$759.47				\$1,303.69			\$2,063.16
32917141623027040		\$759.47							
	1					\$1,303.69			\$2,063.16
2917141623027050	1	\$759.47				\$1,303.69			\$2,063.16
2917141623201010	1	\$759.47				\$1,303.69			\$2,063.16
2917141623201020	1	\$759.47				\$1,303.69			\$2,063.16
32917141623201030	1	\$759.47				\$1,303.69			\$2,063.16
32917141623201040	1	\$759.47				\$1,303.69			\$2,063.16
32917141623201050	1	\$759.47				\$1,303.69			\$2,063.16
32917141623201060	1	\$759.47				\$1,303.69			\$2,063.16
32917141623201070	1	\$759.47				\$1,303.69			\$2,063.16
32917141623201080	1	\$759.47				\$1,303.69			\$2,063.16
2917141623201090	1	\$759.47				\$1,303.69			\$2,063.16
2917141623201100	1	\$759.47				\$1,303.69			\$2,063.16
32917141623201110	1	\$759.47				\$1,303.69			\$2,063.16
32917141623201120	1	\$759.47				\$1,303.69			\$2,063.16
32917141623201130	1	\$759.47				\$1,303.69			\$2,063.16
32917141623201140	1	\$759.47				\$1,303.69			\$2,063.16
32917141623201150	1	\$759.47				\$1,303.69			\$2,063.16
32917141623201160	1	\$759.47				\$1,303.69			\$2,063.16
32917141623201170	1	\$759.47				\$1,303.69			\$2,063.16
32917141623201180	1	\$759.47				\$1,303.69			\$2,063.16
32917141623201190	1	\$759.47				\$1,303.69			\$2,063.16
32917141623201200	1	\$759.47				\$1,303.69			\$2,063.16
32917141623201210	1	\$759.47				\$1,303.69			\$2,063.16
32917141623201220	1	\$759.47				\$1,303.69			\$2,063.16
32917141623201230	1	\$759.47				\$1,303.69			\$2,063.16
32917141623201240	1	\$759.47				\$1,303.69			\$2,063.16
32917141623201250	1	\$759.47				\$1,303.69			\$2,063.16
32917141623201260	1	\$759.47							
						\$1,303.69			\$2,063.16
32917141623201270	1	\$759.47				\$1,303.69			\$2,063.16
32917141623202010	1	\$759.47				\$1,303.69			\$2,063.16
32917141623202020	1	\$759.47				\$1,303.69			\$2,063.16
32917141623202030	1	\$759.47				\$1,303.69			\$2,063.16
32917141623202040	1	\$759.47				\$1,303.69			\$2,063.16
32917141623202050	1	\$759.47				\$1,303.69			\$2,063.16
32917141623202060	1	\$759.47				\$1,303.69			\$2,063.16
32917141623202070	1	\$759.47				\$1,303.69			\$2,063.16
32917141623202080		\$759.47							
	1					\$1,303.69			\$2,063.16
32917141623202090	1	\$759.47				\$1,303.69			\$2,063.16
32917141623202100	1	\$759.47				\$1,303.69			\$2,063.16
32917141623202110	1	\$759.47				\$1,303.69			\$2,063.16
32917141623202120	1	\$759.47				\$1,303.69			\$2,063.16
32917141623202130	1	\$759.47				\$1,303.69			\$2,063.16
32917141623202140	1	\$759.47				\$1,303.69			\$2,063.16
32917141623202150	1	\$759.47				\$1,303.69			\$2,063.16
32917141623202160	1	\$759.47				\$1,303.69			\$2,063.16
32917141623202100	1	\$759.47							\$2,063.16
						\$1,303.69			
32917141623202180	1	\$759.47				\$1,303.69			\$2,063.16
32917141623202190	1	\$759.47				\$1,303.69			\$2,063.16
32917141623202200	1	\$759.47				\$1,303.69			\$2,063.16
2917141623202210	1	\$759.47				\$1,303.69			\$2,063.16
32917141623202220	1	\$759.47				\$1,303.69			\$2,063.16
32917141623202230	1	\$759.47				\$1,303.69			\$2,063.16
2917141623202240	1	\$759.47				\$1,303.69			\$2,063.16
32917141623202250	1	\$759.47				\$1,303.69			\$2,063.16
2917141623202250	1	\$759.47				\$1,303.69			\$2,063.16
2917141623202260									
	1	\$759.47				\$1,303.69			\$2,063.16
2917141623202280	1	\$759.47				\$1,303.69			\$2,063.16
2917141623202290	1	\$759.47				\$1,303.69			\$2,063.16
2917141623202300	1	\$759.47				\$1,303.69			\$2,063.16
2917141623202310	1	\$759.47				\$1,303.69			\$2,063.16
2917141623202320	1	\$759.47				\$1,303.69			\$2,063.16
2917141623211010	1								
		\$759.47				\$1,303.69			\$2,063.16
2917141623211020	1	\$759.47				\$1,303.69			\$2,063.16
2917141623211030	1	\$759.47				\$1,303.69			\$2,063.16
2917141623211040	1	\$759.47				\$1,303.69			\$2,063.16
2917141623211050	1	\$759.47				\$1,303.69			\$2,063.16
2917141623211060	1	\$759.47				\$1,303.69			\$2,063.16
2917141623211000	1								
		\$759.47				\$1,303.69			\$2,063.16
2917141623211080	1	\$759.47				\$1,303.69			\$2,063.16
	1	\$759.47				\$1,303.69			\$2,063.16
	1	\$759.47				\$1,303.69			\$2,063.16
2917141623211090 2917141623211100 2917141623211110	1 1	\$759.47 \$759.47				\$1,303.69 \$1,303.69			\$2,063.16 \$2,063.16

PARCEL ID	Units	O&M	2016 Debt	2018 2B Debt	2018 3A Debt	2019 3B Debt	2019 3C Debt	2020 3D Debt	Total
2917141623211130	1	\$759.47				\$1,303.69			\$2,063.16
2917141623211140	1	\$759.47				\$1,303.69			\$2,063.16
2917141623211150	1	\$759.47				\$1,303.69			\$2,063.16
2917141623211160	1	\$759.47				\$1,303.69			\$2,063.16
917141623211170	0	\$0.00				\$0.00			\$0.00
917141623221010	1	\$759.47				\$1,303.69			\$2,063.16
917141623221020	1	\$759.47				\$1,303.69			\$2,063.16
917141623221030	1	\$759.47				\$1,303.69			\$2,063.16
917141623221040	1	\$759.47				\$1,303.69			\$2,063.16
917141623221050	1	\$759.47				\$1,303.69			\$2,063.16
917141623221060	1	\$759.47				\$1,303.69			\$2,063.16
917141623221070	1	\$759.47				\$1,303.69			\$2,063.16
917141623221080	1	\$759.47				\$1,303.69			\$2,063.16
917141623221090	1	\$759.47				\$1,303.69			\$2,063.16
917141623221100	1	\$759.47				\$1,303.69			\$2,063.16
917141623221110	1	\$759.47				\$1,303.69			\$2,063.16
917141623221120	1	\$759.47				\$1,303.69			\$2,063.16
917141623221130	1	\$759.47				\$1,303.69			\$2,063.16
917141623221140	1	\$759.47				\$1,303.69			\$2,063.16
917141623221150	1	\$759.47				\$1,303.69			\$2,063.16
917141623221160	1	\$759.47				\$1,303.69			\$2,063.16
2917141623221170	1	\$759.47				\$1,303.69			\$2,063.16
917141623221170	1	\$759.47							
917141623221190	1					\$1,303.69			\$2,063.16
917141623221190		\$759.47				\$1,303.69			\$2,063.16
917141623221200	1	\$759.47				\$1,303.69			\$2,063.16
	1	\$759.47				\$1,303.69			\$2,063.16
2917141623221220	1	\$759.47				\$1,303.69			\$2,063.16
2917141623221230	0	\$0.00				\$0.00			\$0.00
2917141623231010	1	\$759.47				\$1,303.69			\$2,063.16
2917141623231020	1	\$759.47				\$1,303.69			\$2,063.16
2917141623231030	1	\$759.47				\$1,303.69			\$2,063.16
2917141623231040	1	\$759.47				\$1,303.69			\$2,063.16
2917141623231050	1	\$759.47				\$1,303.69			\$2,063.16
2917141623231060	1	\$759.47				\$1,303.69			\$2,063.16
2917141623231070	1	\$759.47				\$1,303.69			\$2,063.16
2917141623231080	1	\$759.47				\$1,303.69			\$2,063.16
2917141623231090	1	\$759.47				\$1,303.69			\$2,063.16
2917141623231100	1	\$759.47				\$1,303.69			\$2,063.16
2917141623231110	1	\$759.47				\$1,303.69			\$2,063.16
2917141623231120	1	\$759.47				\$1,303.69			\$2,063.16
2917141623231130	1	\$759.47				\$1,303.69			\$2,063.16
2917141623231140	1	\$759.47				\$1,303.69			\$2,063.16
2917141623231150	1	\$759.47				\$1,303.69			\$2,063.16
2917141623231160	1	\$759.47				\$1,303.69			\$2,063.16
2917141623231170	1	\$759.47				\$1,303.69			\$2,063.16
2917141623231180	1	\$759.47				\$1,303.69			\$2,063.16
2917141623231190	1	\$759.47				\$1,303.69			\$2,063.16
2917141623231200	1	\$759.47				\$1,303.69			\$2,063.16
2917141623231210		\$759.47							
2917141623231220	1					\$1,303.69			\$2,063.16
2917141623231220	1 1	\$759.47				\$1,303.69			\$2,063.16
2917141623231230		\$759.47				\$1,303.69			\$2,063.16
2917141624001010	0	\$0.00				\$0.00	64 000 70		\$0.00
	1	\$759.47					\$1,303.76		\$2,063.23
2917141624001020	1	\$759.47					\$1,303.76		\$2,063.23
2917141624001030	1	\$759.47					\$1,303.76		\$2,063.23
2917141624001040	1	\$759.47					\$1,303.76		\$2,063.23
2917141624001050	1	\$759.47					\$1,303.76		\$2,063.23
2917141624001060	1	\$759.47					\$1,303.76		\$2,063.23
2917141624001070	1	\$759.47					\$1,303.76		\$2,063.23
2917141624001080	1	\$759.47					\$1,303.76		\$2,063.23
2917141624001090	1	\$759.47					\$1,303.76		\$2,063.23
2917141624001100	1	\$759.47					\$1,303.76		\$2,063.23
2917141624001110	0	\$0.00					\$0.00		\$0.00
2917141624001120	0	\$0.00					\$0.00		\$0.00
2917141624002010	1	\$759.47					\$1,303.76		\$2,063.23
2917141624002020	1	\$759.47					\$1,303.76		\$2,063.23
2917141624002030	1	\$759.47					\$1,303.76		\$2,063.23
2917141624002040	1	\$759.47					\$1,303.76		\$2,063.23
2917141624002050	1	\$759.47					\$1,303.76		\$2,063.23
2917141624002060	1	\$759.47					\$1,303.76		\$2,063.23
917141624002070	1	\$759.47					\$1,303.76		\$2,063.23
917141624002080	1	\$759.47					\$1,303.76		\$2,063.23
917141624002080	1	\$759.47 \$759.47							\$2,063.23
917141624002100	1						\$1,303.76 \$1,303.76		\$2,063.23
917141624002100		\$759.47 \$759.47							
	1	\$759.47					\$1,303.76		\$2,063.23
917141624002120	1	\$759.47					\$1,303.76		\$2,063.23
917141624002130	1	\$759.47					\$1,303.76		\$2,063.23
2917141624002140	1	\$759.47					\$1,303.76		\$2,063.23
2917141624002150	1	\$759.47					\$1,303.76		\$2,063.23
2917141624002160	1	\$759.47					\$1,303.76		\$2,063.23
2917141624002170	1	\$759.47					\$1,303.76		\$2,063.23
2917141624002180	1	\$759.47					\$1,303.76		\$2,063.23
	1	\$759.47					\$1,303.76		\$2,063.23
917141624002190							\$1,303.76		\$2,063.23
	1	\$/594/							
917141624002200	1	\$759.47 \$759.47							
917141624002200 917141624002210	1	\$759.47					\$1,303.76		\$2,063.23
2917141624002190 2917141624002200 2917141624002210 2917141624002220 2917141624002230									

PARCEL ID	Units	O&M	2016 Debt	2018 2B Debt	2018 3A Debt	2019 3B Debt	2019 3C Debt	2020 3D Debt	Total
2917141624003020	1	\$759.47				· · · · · · · · · · · · · · · · · · ·	\$1,303.76		\$2,063.23
2917141624003030	1	\$759.47					\$1,303.76		\$2,063.23
2917141624003040	1	\$759.47					\$1,303.76		\$2,063.23
2917141624003050	1	\$759.47					\$1,303.76		\$2,063.23
2917141624003060	1	\$759.47					\$1,303.76		\$2,063.23
2917141624003070	1	\$759.47					\$1,303.76		\$2,063.23
2917141624003080	1	\$759.47					\$1,303.76		\$2,063.23
32917141624003090	1	\$759.47					\$1,303.76		\$2,063.23
32917141624003100	1	\$759.47					\$1,303.76		\$2,063.23
32917141624003110	1	\$759.47					\$1,303.76		\$2,063.23
32917141624004010	1	\$759.47					\$1,303.76		\$2,063.23
32917141624004020	1	\$759.47					\$1,303.76		\$2,063.23
32917141624004030	1	\$759.47					\$1,303.76		\$2,063.23
32917141624004040	1	\$759.47					\$1,303.76		\$2,063.23
32917141624004050	1	\$759.47					\$1,303.76		\$2,063.23
32917141624004060	1	\$759.47					\$1,303.76		\$2,063.23
32917141624004070	1	\$759.47					\$1,303.76		\$2,063.23
32917141624004080	1	\$759.47					\$1,303.76		\$2,063.23
32917141624004090	1	\$759.47					\$1,303.76		\$2,063.23
32917141624004100	1	\$759.47					\$1,303.76		\$2,063.23
32917141624004110	1	\$759.47					\$1,303.76		\$2,063.23
32917141624004120	1	\$759.47							
32917141624004130							\$1,303.76		\$2,063.23
	1	\$759.47					\$1,303.76		\$2,063.23
32917141624004140	1	\$759.47					\$1,303.76		\$2,063.23
32917141624004150	1	\$759.47					\$1,303.76		\$2,063.23
32917141624004160	1	\$759.47					\$1,303.76		\$2,063.23
32917141624004170	1	\$759.47					\$1,303.76		\$2,063.23
32917141624004180	1	\$759.47					\$1,303.76		\$2,063.23
32917141624004190	1	\$759.47					\$1,303.76		\$2,063.23
32917141624004200	1	\$759.47					\$1,303.76		\$2,063.23
32917141624004210	1	\$759.47					\$1,303.76		\$2,063.23
32917141624004220	1	\$759.47					\$1,303.76		\$2,063.23
32917141624004230	1	\$759.47					\$1,303.76		\$2,063.23
32917141624004240	1	\$759.47					\$1,303.76		\$2,063.23
32917141624004250		\$759.47							
32917141624004260	1						\$1,303.76		\$2,063.23
	1	\$759.47					\$1,303.76		\$2,063.23
32917141624004270	1	\$759.47					\$1,303.76		\$2,063.23
32917141624004280	1	\$759.47					\$1,303.76		\$2,063.23
32917141624004290	1	\$759.47					\$1,303.76		\$2,063.23
32917141624004300	1	\$759.47					\$1,303.76		\$2,063.23
32917141624004310	1	\$759.47					\$1,303.76		\$2,063.23
32917141624004320	1	\$759.47					\$1,303.76		\$2,063.23
32917141624004330	1	\$759.47					\$1,303.76		\$2,063.23
32917141624004340	1	\$759.47					\$1,303.76		\$2,063.23
32917141624004350	1	\$759.47					\$1,303.76		\$2,063.23
32917141624004360	1	\$759.47					\$1,303.76		\$2,063.23
32917141624004370	1	\$759.47					\$1,303.76		\$2,063.23
32917141624004380	1	\$759.47							\$2,063.23
							\$1,303.76		
32917141624004390	1	\$759.47					\$1,303.76		\$2,063.23
32917141624004400	0	\$0.00					\$0.00		\$0.00
32917141624005010	1	\$759.47					\$1,303.76		\$2,063.23
32917141624005020	1	\$759.47					\$1,303.76		\$2,063.23
32917141624005030	1	\$759.47					\$1,303.76		\$2,063.23
32917141624005040	1	\$759.47					\$1,303.76		\$2,063.23
32917141624005050	1	\$759.47					\$1,303.76		\$2,063.23
32917141624005060	1	\$759.47					\$1,303.76		\$2,063.23
32917141624006010	1	\$759.47					\$1,303.76		\$2,063.23
32917141624006020	1	\$759.47					\$1,303.76		\$2,063.23
32917141624006030	1	\$759.47					\$1,303.76		\$2,063.23
32917141624006040	1	\$759.47 \$759.47					\$1,303.76		\$2,063.23
32917141624006050									
	1	\$759.47					\$1,303.76		\$2,063.23
32917141624006060	1	\$759.47					\$1,303.76		\$2,063.23
32917141624006070	1	\$759.47					\$1,303.76		\$2,063.23
32917141624006080	1	\$759.47					\$1,303.76		\$2,063.23
32917141624006090	1	\$759.47					\$1,303.76		\$2,063.23
32917141624006100	1	\$759.47					\$1,303.76		\$2,063.23
32917141624006110	1	\$759.47					\$1,303.76		\$2,063.23
32917141624007010	1	\$759.47					\$1,303.76		\$2,063.23
32917141624007020	1	\$759.47					\$1,303.76		\$2,063.23
2917141624007030	1	\$759.47					\$1,303.76		\$2,063.23
32917141624007040	1	\$759.47					\$1,303.76		\$2,063.23
2917141624007050	1	\$759.47 \$759.47							\$2,063.23
2917141624007050							\$1,303.76 \$1,303.76		
	1	\$759.47					\$1,303.76		\$2,063.23
2917141624007070	1	\$759.47					\$1,303.76		\$2,063.23
2917141624007080	1	\$759.47					\$1,303.76		\$2,063.23
2917141624007090	1	\$759.47					\$1,303.76		\$2,063.23
2917141624007100	1	\$759.47					\$1,303.76		\$2,063.23
2917141624007110	1	\$759.47					\$1,303.76		\$2,063.23
32917141624007120	1	\$759.47					\$1,303.76		\$2,063.23
2917141624007130	1	\$759.47					\$1,303.76		\$2,063.23
2917141624007140	1	\$759.47 \$759.47							
							\$1,303.76		\$2,063.23
2917141624007150	1	\$759.47					\$1,303.76		\$2,063.23
2917141624007160	1	\$759.47					\$1,303.76		\$2,063.23
2917141624007170	1	\$759.47					\$1,303.76		\$2,063.23
2917141624007180	1	\$759.47					\$1,303.76		\$2,063.23
2917141624007190	1	\$759.47					\$1,303.76		\$2,063.23
32917141624007190 32917141624007200	1	\$759.47 \$759.47					\$1,303.76 \$1,303.76		\$2,063.23 \$2,063.23

PARCEL ID	Units	O&M	2016 Debt	2018 2B Debt	2018 3A Debt	2019 3B Debt	2019 3C Debt	2020 3D Debt	Total
32917141624007220	1	\$759.47					\$1,303.76		\$2,063.23
32917141624007230	1	\$759.47					\$1,303.76		\$2,063.23
32917141624007240	1	\$759.47					\$1,303.76		\$2,063.23
32917141624007250	1	\$759.47					\$1,303.76		\$2,063.23
32917141624007260	1	\$759.47					\$1,303.76		\$2,063.23
32917141624007270	1	\$759.47					\$1,303.76		\$2,063.23
32917141624007280	1	\$759.47					\$1,303.76		\$2,063.23
32917141624007290	0	\$0.00					\$0.00		\$0.00
32917141624008010	1	\$759.47					\$1,303.76		\$2,063.23
32917141624008020	1	\$759.47					\$1,303.76		\$2,063.23
32917141624008030	1	\$759.47					\$1,303.76		\$2,063.23
32917141624008040	1	\$759.47					\$1,303.76		\$2,063.23
32917141624008050	1	\$759.47					\$1,303.76		\$2,063.23
32917141624008060	1	\$759.47					\$1,303.76		\$2,063.23
32917141624009010	1	\$759.47					\$1,303.76		\$2,063.23
32917141624009020	1	\$759.47					\$1,303.76		\$2,063.23
32917141624009030	1	\$759.47					\$1,303.76		\$2,063.23
2917141624009040	1	\$759.47					\$1,303.76		\$2,063.23
32917141624009050	1	\$759.47					\$1,303.76		\$2,063.23
2917141624009060	1	\$759.47					\$1,303.76		\$2,063.23
2917141624009070	1	\$759.47					\$1,303.76		\$2,063.23
2917141624009080	1	\$759.47					\$1,303.76		\$2,063.23
32917141624009090	1	\$759.47					\$1,303.76		\$2,063.23
32917141624009100	1	\$759.47					\$1,303.76		\$2,063.23
2917141624009110	1	\$759.47					\$1,303.76		\$2,063.23
2917141624009120	1	\$759.47					\$1,303.76		\$2,063.23
2917141624009130	1	\$759.47					\$1,303.76		\$2,063.23
2917141624009140	1	\$759.47					\$1,303.76		\$2,063.23
2917141624009150	1	\$759.47					\$1,303.76		\$2,063.23
2917141624009160	1	\$759.47					\$1,303.76		\$2,063.23
2917141624009170	1	\$759.47					\$1,303.76		\$2,063.23
2917141624009180	1	\$759.47					\$1,303.76		\$2,063.23
2917141624009190	0	\$0.00					\$0.00		\$0.00
2917141624010010	1	\$759.47					\$1,303.76		\$2,063.23
2917141624010020	1	\$759.47					\$1,303.76		\$2,063.23
2917141624010030	1	\$759.47					\$1,303.76		\$2,063.23
2917141624010040	1	\$759.47					\$1,303.76		\$2,063.23
2917141624010050	1	\$759.47 \$759.47					\$1,303.76		\$2,063.23
2917141624010060	1	\$759.47					\$1,303.76		\$2,063.23
2917141624010000	1	\$759.47					\$1,303.76		\$2,063.23
2917141624010080	1	\$759.47							
32917141624010090	1	\$759.47					\$1,303.76 \$1,303.76		\$2,063.23 \$2,063.23
32917141624010100	1	\$759.47							
32917141624010110							\$1,303.76		\$2,063.23
	1	\$759.47					\$1,303.76		\$2,063.23
32917141624010120	1	\$759.47					\$1,303.76		\$2,063.23
32917141624010130 32917141624010140	1	\$759.47					\$1,303.76		\$2,063.23
32917141624010150	1 1	\$759.47					\$1,303.76		\$2,063.23
32917141624010160		\$759.47 \$759.47					\$1,303.76		\$2,063.23
32917141624010170	1 1						\$1,303.76		\$2,063.23
32917141624010170	1	\$759.47					\$1,303.76 \$1,303.76		\$2,063.23
2917141624010190	-	\$759.47					\$1,303.76		\$2,063.23
2917141624010190	1	\$759.47					\$1,303.76		\$2,063.23
2917141624010200	1 1	\$759.47					\$1,303.76		\$2,063.23
		\$759.47					\$1,303.76		\$2,063.23
2917141624010220 2917141624091010	0	\$0.00					\$0.00		\$0.00
	1	\$759.47					\$1,303.76		\$2,063.23
2917141624091020	1	\$759.47					\$1,303.76		\$2,063.23
2917141624091030	1	\$759.47					\$1,303.76		\$2,063.23
2917141624091040	1	\$759.47					\$1,303.76		\$2,063.23
2917141624091050	1	\$759.47					\$1,303.76		\$2,063.23
2917141624091060	1	\$759.47					\$1,303.76		\$2,063.23
2917141624091070	1	\$759.47					\$1,303.76		\$2,063.23
917141624091080	1	\$759.47					\$1,303.76		\$2,063.23
917141624091090	1	\$759.47					\$1,303.76		\$2,063.23
2917141624091100	1	\$759.47					\$1,303.76		\$2,063.23
2917141624091110	1	\$759.47					\$1,303.76		\$2,063.23
2917141624091120	1	\$759.47					\$1,303.76		\$2,063.23
2917141624091130	1	\$759.47					\$1,303.76		\$2,063.23
917141624091140	1	\$759.47					\$1,303.76		\$2,063.23
917141625001010	1	\$759.47						\$1,558.07	\$2,317.54
917141625001020	1	\$759.47						\$1,558.07	\$2,317.54
917141625001030	1	\$759.47						\$1,558.07	\$2,317.54
917141625001040	1	\$759.47						\$1,558.07	\$2,317.54
917141625001050	1	\$759.47						\$1,558.07	\$2,317.54
917141625001060	1	\$759.47						\$1,558.07	\$2,317.54
917141625001070	1	\$759.47						\$1,558.07	\$2,317.54
917141625001080	1	\$759.47						\$1,558.07	\$2,317.54
917141625001090	1	\$759.47						\$1,558.07	\$2,317.54
917141625001100	1	\$759.47						\$1,558.07	\$2,317.54
917141625001110	1	\$759.47						\$1,558.07	\$2,317.54
917141625001120	0	\$0.00						\$0.00	\$0.00
917141625002010	1	\$759.47						\$1,558.07	\$2,317.54
2917141625002010	1	\$759.47						\$1,558.07	\$2,317.54
	1	\$759.47 \$759.47						\$1,558.07	\$2,317.54
917141625002030		φιυσ.41						ψ1,000.07	44.71 ق, عب
		\$7E0 47						\$1 EEO 07	¢2 247 54
917141625002040	1	\$759.47						\$1,558.07	\$2,317.54
2917141625002030 2917141625002040 2917141625002050 2917141625002060		\$759.47 \$759.47 \$759.47						\$1,558.07 \$1,558.07 \$1,558.07	\$2,317.54 \$2,317.54 \$2,317.54

PARCEL ID	Units	O&M	2016 Debt	2018 2B Debt	2018 3A Debt	2019 3B Debt	2019 3C Debt	2020 3D Debt	Total
32917141625002080	1	\$759.47						\$1,558.07	\$2,317.54
32917141625002090	1	\$759.47						\$1,558.07	\$2,317.54
32917141625002100	1	\$759.47						\$1,558.07	\$2,317.54
32917141625002110	1	\$759.47						\$1,558.07	\$2,317.54
32917141625002120	1	\$759.47						\$1,558.07	\$2,317.54
32917141625002120	1	,							
		\$759.47						\$1,558.07	\$2,317.54
2917141625002140	1	\$759.47						\$1,558.07	\$2,317.54
2917141625002150	1	\$759.47						\$1,558.07	\$2,317.54
2917141625002160	1	\$759.47						\$1,558.07	\$2,317.54
2917141625002170	1	\$759.47						\$1,558.07	\$2,317.54
2917141625002180	1	\$759.47						\$1,558.07	\$2,317.54
2917141625002190	1	\$759.47						\$1,558.07	\$2,317.54
2917141625002200	1	\$759.47						\$1,558.07	\$2,317.54
2917141625002210	1	\$759.47							
2917141625002210								\$1,558.07	\$2,317.54
	1	\$759.47						\$1,558.07	\$2,317.54
2917141625002230	1	\$759.47						\$1,558.07	\$2,317.54
2917141625002240	1	\$759.47						\$1,558.07	\$2,317.54
2917141625002250	1	\$759.47						\$1,558.07	\$2,317.54
2917141625002260	1	\$759.47						\$1,558.07	\$2,317.54
2917141625002270	1	\$759.47						\$1,558.07	\$2,317.54
2917141625002280	1	\$759.47						\$1,558.07	\$2,317.54
	-								
2917141625002290	1	\$759.47						\$1,558.07	\$2,317.54
2917141625002300	1	\$759.47						\$1,558.07	\$2,317.54
2917141625002310	1	\$759.47						\$1,558.07	\$2,317.54
2917141625002320	1	\$759.47						\$1,558.07	\$2,317.54
917141625002330	1	\$759.47						\$1,558.07	\$2,317.54
917141625002340	1	\$759.47						\$1,558.07	\$2,317.54
917141625002350	1	\$759.47						\$1,558.07	\$2,317.54
917141625002360									
	1	\$759.47						\$1,558.07	\$2,317.54
917141625002370	1	\$759.47						\$1,558.07	\$2,317.54
917141625002380	1	\$759.47						\$1,558.07	\$2,317.54
917141625002390	1	\$759.47						\$1,558.07	\$2,317.54
2917141625002400	1	\$759.47						\$1,558.07	\$2,317.54
2917141625002410	1	\$759.47						\$1,558.07	\$2,317,54
2917141625002420	1	\$759.47						\$1,558.07	\$2,317.54
2917141625002430	1	\$759.47							
								\$1,558.07	\$2,317.54
917141625002440	1	\$759.47						\$1,558.07	\$2,317.54
917141625002450	1	\$759.47						\$1,558.07	\$2,317.54
917141625002460	1	\$759.47						\$1,558.07	\$2,317.54
917141625002470	1	\$759.47						\$1,558.07	\$2,317.54
917141625002480	1	\$759.47						\$1,558.07	\$2,317.54
2917141625003010	1	\$759.47						\$1,558.07	\$2,317.54
2917141625003020	1	\$759.47							\$2,317.54
								\$1,558.07	
2917141625003030	1	\$759.47						\$1,558.07	\$2,317.54
2917141625003040	1	\$759.47						\$1,558.07	\$2,317.54
2917141625003050	1	\$759.47						\$1,558.07	\$2,317.54
2917141625003060	1	\$759.47						\$1,558.07	\$2,317.54
2917141625003070	1	\$759.47						\$1,558.07	\$2,317.54
2917141625003080	1	\$759.47						\$1,558.07	\$2,317.54
2917141625003090	1	\$759.47						\$1,558.07	\$2,317.54
917141625003100	1								
	-	\$759.47						\$1,558.07	\$2,317.54
2917141625003110	1	\$759.47						\$1,558.07	\$2,317.54
2917141625003120	1	\$759.47						\$1,558.07	\$2,317.54
2917141625003130	1	\$759.47						\$1,558.07	\$2,317.54
2917141625003140	1	\$759.47						\$1,558.07	\$2,317.54
917141625003150	1	\$759.47						\$1,558.07	\$2,317.54
2917141625003160	1	\$759.47						\$1,558.07	\$2,317.54
917141625003170									\$2,317.54
	1	\$759.47						\$1,558.07	
2917141625003180	1	\$759.47						\$1,558.07	\$2,317.54
917141625003190	1	\$759.47						\$1,558.07	\$2,317.54
2917141625003200	1	\$759.47						\$1,558.07	\$2,317.54
917141625003210	1	\$759.47						\$1,558.07	\$2,317.54
2917141625003220	1	\$759.47						\$1,558.07	\$2,317.54
917141625003230	1	\$759.47						\$1,558.07	\$2,317.54
2917141625003240	1	\$759.47						\$1,558.07	\$2,317.54
917141625003210	1	\$759.47							
								\$1,558.07 \$1,558.07	\$2,317.54
2917141625004020	1	\$759.47						\$1,558.07	\$2,317.54
917141625004030	1	\$759.47						\$1,558.07	\$2,317.54
917141625004040	1	\$759.47						\$1,558.07	\$2,317.54
917141625004050	1	\$759.47						\$1,558.07	\$2,317.54
917141625004060	1	\$759.47						\$1,558.07	\$2,317.54
917141625004070	1	\$759.47						\$1,558.07	\$2,317.54
917141625004080	1	\$759.47						\$1,558.07	\$2,317.54
917141625005010									
	1	\$759.47						\$1,558.07	\$2,317.54
917141625005020	1	\$759.47						\$1,558.07	\$2,317.54
917141625005030	1	\$759.47						\$1,558.07	\$2,317.54
917141625005040	1	\$759.47						\$1,558.07	\$2,317.54
917141625005050	1	\$759.47						\$1,558.07	\$2,317.54
917141625005060	1	\$759.47						\$1,558.07	\$2,317.54
917141625005000									
	1	\$759.47						\$1,558.07	\$2,317.54
917141625005080	1	\$759.47						\$1,558.07	\$2,317.54
917141625005090	1	\$759.47						\$1,558.07	\$2,317.54
2917141625005100	1	\$759.47						\$1,558.07	\$2,317.54
917141625005110	1								
		\$759.47						\$1,558.07	\$2,317.54
917141625005120	1	\$759.47						\$1,558.07	\$2,317.54
917141625005130	1	\$759.47						\$1,558.07	\$2,317.54
		00.00							60.00
2917141625005140	0	\$0.00						\$0.00	\$0.00

PARCEL ID	Units	O&M	2016 Debt	2018 2B Debt	2018 3A Debt	2019 3B Debt	2019 3C Debt	2020 3D Debt	Total
32917141625006020	1	\$759.47						\$1,558.07	\$2,317.54
32917141625006030	1	\$759.47						\$1,558.07	\$2,317.54
32917141625006040	1	\$759.47						\$1,558.07	\$2,317.54
32917141625006050	1	\$759.47						\$1,558.07	\$2,317.54
32917141625006060	1	\$759.47						\$1,558.07	\$2,317.54
32917141625006070	1	\$759.47						\$1,558.07	\$2,317.54
2917141625006080		\$759.47							
	1							\$1,558.07	\$2,317.54
2917141625006090	1	\$759.47						\$1,558.07	\$2,317.54
2917141625006100	1	\$759.47						\$1,558.07	\$2,317.54
2917141625006110	1	\$759.47						\$1,558.07	\$2,317.54
2917141625006120	1	\$759.47						\$1,558.07	\$2,317.54
2917141625006130	1	\$759.47						\$1,558.07	\$2,317.54
2917141625006140	1	\$759.47						\$1,558.07	\$2,317,54
2917141625006150	1	\$759.47						\$1,558.07	\$2,317.54
2917141625006160	0	\$0.00						\$0.00	\$0.00
2917141625007010	1	\$759.47						\$1,558.07	\$2,317.54
2917141625007020	1	\$759.47						\$1,558.07	\$2,317.54
2917141625007030	1	\$759.47						\$1,558.07	\$2,317.54
2917141625007040	1	\$759.47						\$1,558.07	\$2,317.54
2917141625007050	1	\$759.47						\$1,558.07	\$2,317.54
2917141625007060	1	\$759.47						\$1,558.07	\$2,317.54
2917141625007070	1	\$759.47						\$1,558.07	\$2,317.54
2917141625007080	1	\$759.47						\$1,558.07	\$2,317.54
2917141625007090	1								
		\$759.47						\$1,558.07	\$2,317.54
917141625007100	1	\$759.47						\$1,558.07	\$2,317.54
917141625007110	0	\$0.00						\$0.00	\$0.00
917141625008010	1	\$759.47						\$1,558.07	\$2,317.54
2917141625008020	1	\$759.47						\$1,558.07	\$2,317.54
2917141625008030	1	\$759.47						\$1,558.07	\$2,317.54
2917141625008040	1	\$759.47						\$1,558.07	\$2,317.54
917141625008050	1	\$759.47						\$1,558.07	\$2,317.54
917141625008060	1	\$759.47						\$1,558.07	\$2,317.54
2917141625008070	1	\$759.47 \$759.47							\$2,317.54
								\$1,558.07	
2917141625008080	1	\$759.47						\$1,558.07	\$2,317.54
2917141625008090	1	\$759.47						\$1,558.07	\$2,317.54
917141625008100	1	\$759.47						\$1,558.07	\$2,317.54
917141625008110	1	\$759.47						\$1,558.07	\$2,317.54
917141625008120	1	\$759.47						\$1,558.07	\$2,317.54
917141625009010	1	\$759.47						\$1,558.07	\$2,317.54
917141625009020	1	\$759.47						\$1,558.07	\$2,317.54
917141625009030	1	\$759.47						\$1,558.07	\$2,317.54
2917141625009040	1								
		\$759.47						\$1,558.07	\$2,317.54
917141625009050	1	\$759.47						\$1,558.07	\$2,317.54
2917141625009060	1	\$759.47						\$1,558.07	\$2,317.54
2917141625009070	1	\$759.47						\$1,558.07	\$2,317.54
2917141625009080	1	\$759.47						\$1,558.07	\$2,317.54
2917141625009090	1	\$759.47						\$1,558.07	\$2,317.54
2917141625009100	1	\$759.47						\$1,558.07	\$2,317.54
2917141625009110	1	\$759.47						\$1,558.07	\$2,317.54
2917141625009120	1	\$759.47						\$1,558.07	\$2,317.54
2917141625009120	1								
		\$759.47						\$1,558.07	\$2,317.54
2917141625010010	1	\$759.47						\$1,558.07	\$2,317.54
2917141625010020	1	\$759.47						\$1,558.07	\$2,317.54
2917141625010030	1	\$759.47						\$1,558.07	\$2,317.54
2917141625010040	1	\$759.47						\$1,558.07	\$2,317.54
2917141625010050	1	\$759.47						\$1,558.07	\$2,317.54
917141625010060	1	\$759.47						\$1,558.07	\$2,317.54
917141625010070	1	\$759.47						\$1,558.07	\$2,317.54
917141625010070	1	\$759.47						\$1,558.07	\$2,317.54
917141625010080	1								\$2,317.54
		\$759.47						\$1,558.07	
2917141625010100	1	\$759.47						\$1,558.07	\$2,317.54
2917141625010110	1	\$759.47						\$1,558.07	\$2,317.54
2917141625010120	1	\$759.47						\$1,558.07	\$2,317.54
917141625011010	1	\$759.47						\$1,558.07	\$2,317.54
917141625011020	1	\$759.47						\$1,558.07	\$2,317.54
917141625011030	1	\$759.47						\$1,558.07	\$2,317.54
2917141625011040	1	\$759.47						\$1,558.07	\$2,317.54
917141625011050	1	\$759.47						\$1,558.07	\$2,317.54
2917141625011050	1	\$759.47 \$759.47							
								\$1,558.07	\$2,317.54
917141625011070	1	\$759.47						\$1,558.07	\$2,317.54
917141625011080	1	\$759.47						\$1,558.07	\$2,317.54
917141625011090	1	\$759.47						\$1,558.07	\$2,317.54
917141625011100	1	\$759.47						\$1,558.07	\$2,317.54
917141625011110	1	\$759.47						\$1,558.07	\$2,317.54
917141625011120	1	\$759.47						\$1,558.07	\$2,317.54
917141625011130	1	\$759.47						\$1,558.07	\$2,317.54
917141625012010									
	1	\$759.47						\$1,558.07	\$2,317.54
2917141625012020	1	\$759.47						\$1,558.07	\$2,317.54
917141625012030	1	\$759.47						\$1,558.07	\$2,317.54
917141625012040	1	\$759.47						\$1,558.07	\$2,317.54
917141625012050	1	\$759.47						\$1,558.07	\$2,317.54
917141625012060	1	\$759.47						\$1,558.07	\$2,317.54
917141625012000									
	1	\$759.47						\$1,558.07	\$2,317.54
917141625012080	1	\$759.47						\$1,558.07	\$2,317.54
917141625012090	1	\$759.47						\$1,558.07	\$2,317.54
	1	\$759.47						\$1,558.07	\$2,317.54
2917141625012100 2917141625012110	1 1	\$759.47 \$759.47						\$1,558.07 \$1,558.07	\$2,317.54 \$2,317.54

	DADCEI IN	Heita	OSM	2016 Dobt	2018 2P Dabt	2018 34 Dobt	2010 3P Dabt	2010 3C Dabt	2020 3D Dobt	Total
March Marc	PARCEL ID 232017141625012130	Units	0&M \$750.47	2016 Debt	2018 2B Debt	2018 3A Debt	2019 3B Debt	2019 3C Debt	2020 3D Debt	Total
March Marc										
March Marc										
March Marc										
March Marc										
SEPUTH MESSENSER S. 1954		1	\$759.47						\$1,558.07	\$2,317.54
		1	\$759.47						\$1,558.07	\$2,317.54
220771465501310		1	\$759.47						\$1,558.07	
		1	\$759.47						\$1,558.07	\$2,317.54
	232917141625013110	1	\$759.47						\$1,558.07	\$2,317.54
232071462503140	232917141625013120	1	\$759.47						\$1,558.07	\$2,317.54
	232917141625013130	1	\$759.47						\$1,558.07	\$2,317.54
	232917141625013140	1	\$759.47						\$1,558.07	\$2,317.54
2285714625811400	232917141625013150	1	\$759.47						\$1,558.07	\$2,317.54
	232917141625013160	1	\$759.47						\$1,558.07	\$2,317.54
200714162013180	232917141625013170	1	\$759.47						\$1,558.07	\$2,317.54
\$28971485031850	232917141625013180	1	\$759.47						\$1,558.07	\$2,317.54
\$22917465594900	232917141625013190	0								
	232917141625014010	1								
2329171462501480										
2329174162501490										
		1	\$759.47						\$1,558.07	\$2,317.54
2222114162501440 1 \$759.47 \$2.317.54 22221141625015000 1 \$759.47 \$1.58.80 7 \$2.317.54 22221141625015000 1 \$759.47 \$1.58.80 7 \$2.317.54 22221141625015000 1 \$759.47 \$1.58.80 7 \$2.317.54 22221141625015000 1 \$759.47 \$1.58.80 7 \$2.317.54 22221141625015000 1 \$759.47 \$1.58.80 7 \$2.317.54 22221141625015000 1 \$759.47 \$1.58.80 7 \$2.317.54 22221141625015000 1 \$759.47 \$1.58.80 7 \$2.317.54 22221141625015000 1 \$759.47 \$1.58.80 7 \$2.317.54 22221141625015000 1 \$759.47 \$1.58.80 7 \$2.317.54 22221141625015000 1 \$759.47 \$1.58.80 7 \$2.317.54 22221141625015000 1 \$759.47 \$1.58.80 7 \$2.317.54 22221141625016000 1 \$759.47 \$1.58.80 7 \$2.317.54 22221141625016000 1 \$759.47 </td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>\$1,558.07</td> <td></td>									\$1,558.07	
		1	\$759.47						\$1,558.07	\$2,317.54
22921741625015010 1 3759 47 \$1,558 07 \$2,317.54 22921741625015020 1 3759 47 \$1,558 07 \$2,317.54 22921741625015030 1 3759 47 \$1,558 07 \$2,317.54 22921741625015090 1 3759 47 \$1,558 07 \$2,317.54 22921741625015090 1 3759 47 \$1,558 07 \$2,317.54 22921741625015090 1 3759 47 \$1,558 07 \$2,317.54 22921741625015090 1 3759 47 \$1,558 07 \$2,317.54 22921741625015090 1 3759 47 \$1,558 07 \$2,317.54 22921741625015090 1 3759 47 \$1,558 07 \$2,317.54 22921741625015000 1 3759 47 \$1,558 07 \$2,317.54 22921741625016010 1 3759 47 \$1,558 07 \$2,317.54 22921741625016000 1 3759 47 \$1,558 07 \$2,317.54 22921741625016000 1 3759 47 \$1,558 07 \$2,317.54 22921741625016000 1		1	\$759.47						\$1,558.07	\$2,317.54
		0	\$0.00						\$0.00	\$0.00
222917141625015030 1 \$759.47 \$1,558.07 \$2,217.54 222917141625015050 1 \$759.47 \$1,558.07 \$2,217.54 222917141625015050 1 \$759.47 \$1,558.07 \$2,217.54 222917141625015070 1 \$759.47 \$1,558.07 \$2,217.54 222917141625015070 1 \$759.47 \$1,558.07 \$2,217.54 222917141625015080 1 \$759.47 \$1,558.07 \$2,317.54 222917141625015090 1 \$759.47 \$1,558.07 \$2,317.54 222917141625015000 1 \$759.47 \$1,558.07 \$2,317.54 222917141625015000 1 \$759.47 \$1,558.07 \$2,317.54 22291714162501600 1 \$759.47 \$1,558.07 \$2,317.54 22291714162501600 1 \$759.47 \$1,558.07 \$2,317.54 22291714162501600 1 \$759.47 \$1,558.07 \$2,317.54 22291714162501600 1 \$759.47 \$1,558.07 \$2,317.54 22291714162501600 1 </td <td></td> <td>1</td> <td>\$759.47</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>\$1,558.07</td> <td>\$2,317.54</td>		1	\$759.47						\$1,558.07	\$2,317.54
		1	\$759.47						\$1,558.07	\$2,317.54
2291714625015050	232917141625015030	1	\$759.47						\$1,558.07	\$2,317.54
222917141625015000 1 \$759.47 \$1,558.07 \$2,317.54 222917141625015000 1 \$759.47 \$1,558.07 \$2,317.54 222917141625015000 1 \$759.47 \$1,558.07 \$2,317.54 222917141625015100 1 \$759.47 \$1,558.07 \$2,317.54 222917141625016100 1 \$759.47 \$1,558.07 \$2,317.54 222917141625016000 1 \$759.47 \$1,558.07 \$2,317.54 222917141625016000 1 \$759.47 \$1,558.07 \$2,317.54 222917141625016000 1 \$759.47 \$1,558.07 \$2,317.54 222917141625016000 1 \$759.47 \$1,558.07 \$2,317.54 222917141625016000 1 \$759.47 \$1,558.07 \$2,317.54 222917141625016000 1 \$759.47 \$1,558.07 \$2,317.54 222917141625016000 1 \$759.47 \$1,558.07 \$2,317.54 222917141625016000 1 \$759.47 \$1,558.07 \$2,317.54 22291714162501000 <td< td=""><td>232917141625015040</td><td>1</td><td>\$759.47</td><td></td><td></td><td></td><td></td><td></td><td>\$1,558.07</td><td>\$2,317.54</td></td<>	232917141625015040	1	\$759.47						\$1,558.07	\$2,317.54
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PARCEL ID	Units	O&M	2016 Debt	2018 2B Debt	2018 3A Debt	2019 3B Debt	2019 3C Debt	2020 3D Debt	Total
Total Gross Assessments	1450	\$1,101,231.50	\$119,400.67	\$140,111.40	\$564,528.08	\$361,122.13	\$242,499.36	\$430,027.32	\$2,958,920.46
Total Net Assessments		\$1.024.145.29	\$111 042 62	\$130,303,60	\$525 011 11	\$335 843 58	\$225 524 40	\$399 925 41	\$2 751 796 03

SECTION V

TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT Easement Variance Policy

Effective: April 2, 2024

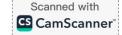
- Scope. This policy applies to requests to construct/install improvements within easements held by the Towne Park Community Development District ("District"). No improvements, including fences, pavers, landscaping, etc., may be constructed or installed within District easements without approval from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

TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT Easement Variance Request

Name of Owner: SUKHADEVSING!	H J. VIRDEE					
Address: 5438 KEATON SPRIN	IGS DR. LAKELAND, FL- 33811					
Telephone: 737-781-3295	Email: VIRDEE 1212 @ GMAIL. COM					
Description of proposed improvement (please	attach a detailed survey sketch showing the proposed location					
of the improvement): SEE ATTACH	IED DOCUMENT.					
Proposed installation commencement date:	06/30/2025					
Acknowledgements (please initial by each):						
Sov I acknowledge that any approrequest, and that if my plans cl	val is only for the improvement(s) as specified in this hange, I must file a new variance request.					
Park Community Development other necessary approvals, include	I acknowledge that approval of this variance request is approval from the Towne Park Community Development District only, and that I am responsible for obtaining any other necessary approvals, including but not limited to approvals from any HOA, County, or any other entity having an interest in the property, as applicable.					
a Variance Agreement, which	a Variance Agreement, which will be recorded in the official records of Polk County, Florida. No improvements may be installed until the Variance Agreement is executed and					
	I acknowledge that this variance request must be made by the legal owner of the property. I certify that I am the legal owner of the property.					
Nargeel	SUKHADEVSINGH J. VIRDEE					
Owner's Signature	Print Name					
Dec. 001101000						
Date 06 18 2025						

Please submit this completed form to the District Manager by email at <u>tadams@gmscfl.com</u>, or by mail at c/o Governmental Management Services, 219 E. Livingston St., Orlando, FL 32801.

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager.



Easement Variance Request

Description of Proposed Improvement:

My name is Sukhadevsingh Virdee and I reside at 5438 Keaton Springs Drive.

My family and I purchased this property in November of 2022. At the time it was purchased, the property was fenced, and we presumed that it was not in violation of any legal restriction. We were never notified by the seller, the HOA, or the Towne Park Community Development District ("District") that the fence was in violation of the subject Easement. I understand that it was my responsibility as a purchaser to identify any restrictions on the property I was purchasing, but I did the best I could and relied on professionals assisting me with this purchase.

We have since learned of the Easement and its purpose. My family and I are grateful for the District and intend to comply with all laws and live in harmony with our neighbors, the HOA and the District. After being notified that our fence was in violation of the Easement, we removed the fence with the hope of finding another solution to maximize our enjoyment of the land we purchased. We were very upset about losing the use of this much of our property. Losing the use of the rear 20 feet in our back yard significantly impacts the value of what we purchased.

Pursuant to TPCDD's Easement Variance Policy, we are seeking a variance to allow us to place a fence along our rear boundary line that will not damage or obstruct the Easement. We understand and appreciate the purpose of the Easement and intend to install a fence that will not interfere with the intended purpose of the Easement. In the spirit of compromise, we are proposing various types of fences that can be installed in various manners to:

- Avoid damaging the District's Easement.
- Avoid unduly limiting the District's use or access to the Easement.
- Avoid posing any risk to the health, safety, or welfare of the District's residents, guests, staff, or invitees.
- Avoid obstructing the flow of storm water.

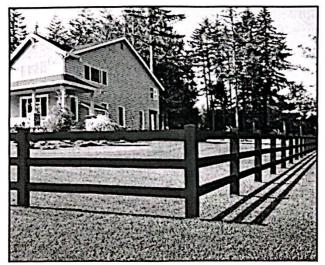
If approved, we will obtain all necessary approvals, permits, and authorization for our fence project, including but not limited to approvals from the HOA, the county, municipality, or any other regulatory agency.

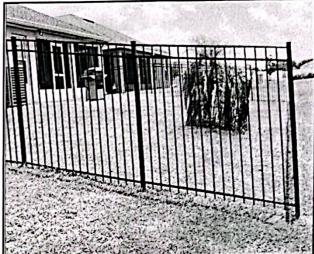
I understand the District has the authority to approve or deny a variance request in its sole discretion. In the spirit of compromise, I am presenting multiple options of fences and methods of installation for the District to consider. I am proposing any of the following fences:

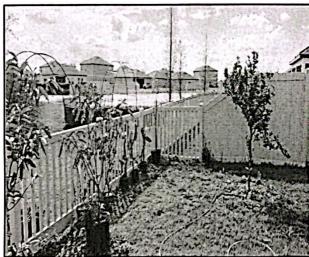
- 1. An open style aluminum rail/picket fence.
- 2. An open style vinyl rail/picket fence.



The following are some images that illustrate the various fence types I am proposing:









I am also proposing to install gates, the size of which the District may choose, on the side portions of my back yard to permit unfettered access to the District for any valid District purpose.

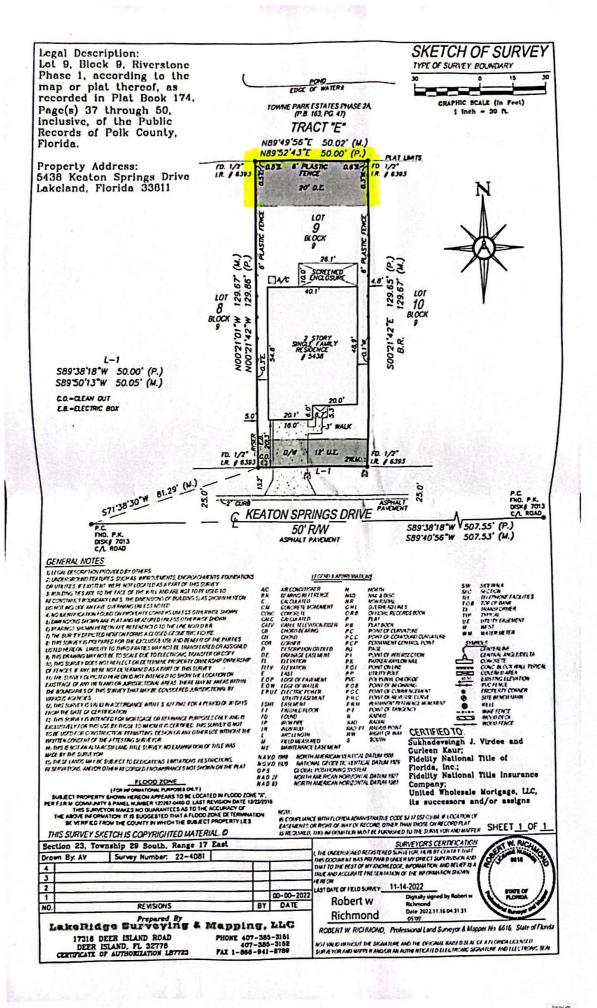
Finally, I am willing to have any of the proposed fences so that the base of the fence is elevated off the ground to further ensure the unobstructed flow of storm water. I will defer to the District as to the height of the elevation of the fence.

When the District approved the fence for the Tillis family, we were given hope that we might be able to erect our fence once again. I conferred with a civil engineer regarding the various fences I have proposed and believe that any of those fences, properly installed, will not interfere with the District's Easement as detailed above.

Any of the proposed fences will not interfere with the intended purpose of the Easement and allow my family to maximize the enjoyment of our entire property, provide security for my children and pets, and preserve the value of my property.

Finally, my request is to install any of the proposed fences on the boundary line of my back yard; however, I am willing to compromise on the exact location in a manner that permits us to fence in as much of our property as possible.

Thank you in advance for your consideration.



SECTION VI



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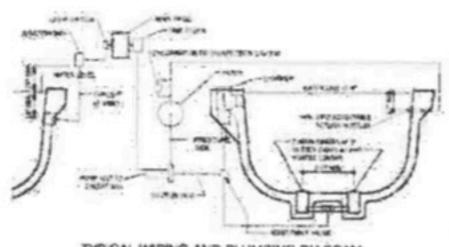
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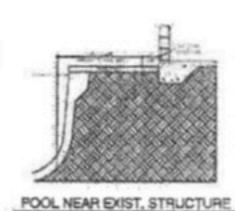


SALMAN HERMAN MACHINES

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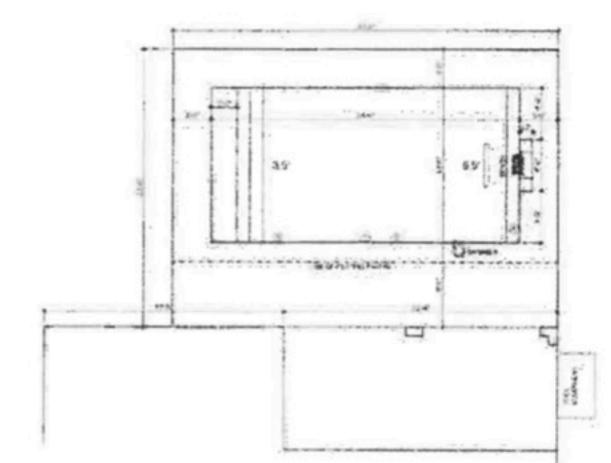
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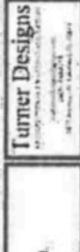




TYPICAL WIRING AND PLUMBING DIAGRAM







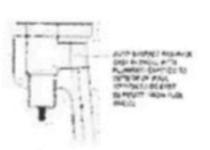
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SEWOOD DR. FL 33803 NOBERT T. H 1740 E. EDGE LAKELAND, I

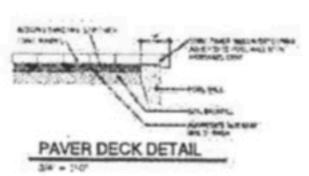


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SCREEN FTN'G DETAIL

SECTION VII



Right-of-Way Manager 863.834.6486 Fax 863.834.6501

E-mail: kris.hayes@lakelandelectric.com

May 6, 2025

Towne Park Community Development District 219 East Livingston Street Orlando, FL 32801

RE: City of Lakeland Department of Water Utilities Oakview Estates

Water Quality and Reliability Improvement Project

Parcel: 232917-141622-009250

As noted in our earlier conversation, Lakeland Water would like to purchase an easement on the above referenced parcel you own along Keaton Springs Drive further described as a portion of Tract A, Riverstone Phase I, PB 174, PG 40. The scope of this project is summarized as follows. The City of Lakeland, Department of Water Utilities (Lakeland Water), continuously performs reliability studies to ensure that we have the capacity and system reliability to meet our customers' needs. Our planning department determined that the proposed waterline extension would help bolster our existing system and would enhance reliability so we can better serve the needs of the residents within the Oakview Estates area.

Lakeland Water's project engineer has determined that easements are required on two (2) parcels to complete this reliability project. The easements needed for this project will be acquired through voluntary negotiation and not under the threat of eminent domain. This is an "all-or-nothing" project whereas both easements are needed to accommodate our design. If Lakeland Water is unable to negotiate for the purchase of all the easements, the individual easements will not be utilized or recorded. If our negotiations are successful, and once all the easements have been executed, I will distribute the settlement checks and record the easements.

Please sign and return the City of Lakeland Utility Easement Purchase Agreement. This Agreement is needed for me to secure a settlement check. Additionally, please execute and return the attached Easement document. If you have any questions, please contact me at your convenience.

Sincerely,

KΗ

Kris Hayes

501 E. Lemon Street, Lakeland, FL 33801

Phone: 863.834.9535

RIGHT-OF-WAY MANAGEMENT

City of Lakeland Utility Easement Purchase Agreement

THIS AGREEMENT, made and entered into this	_ day of			, 2025, by and
between Towne Park Community Development District,	a local unit	of special-p	urpose gover	nment established
under Chapter 190 of the Florida Statutes, hereinafter re	eferred to as	"Seller" an	d the CITY	OF LAKELAND,
FLORIDA, a municipal corporation, hereinafter referred to	as "Purchase	er;"		

WITNESSETH

For and in consideration of mutual covenants and conditions herein contained, Seller agrees to sell and Purchaser agrees to buy a utility easement within the following described property (attached as Exhibit "A" hereto) upon the following terms and conditions:

I. DESCRIPTION:

Real estate identified as Tax Parcel No. 232917-141622-009250, located in Section 17, Township 29 South, Range 23 East, Polk County, Florida, and more particularly described in Official Record Book 11509 on Pages 942-944, Polk County, Florida.

II. PURCHASE PRICE:

(a) Amount to be paid by Purchaser to Seller at closing: Water Utilities Easement

Easement	=	\$4,000
Seller's internal legal and engineering review	=	\$4,000
Incentive	=	<u>1,000</u>

Total Purchase Price \$9,000

III. INSTRUMENT OF CONVEYANCE (TYPE): A perpetual underground public water utilities and supporting aboveground appurtenances easement as per the attached form.

IV. CONDITIONS AND LIMITATIONS:

Seller agrees to provide a fully executed and recordable Instrument of Conveyance to Purchaser at or prior to closing.

- a) It is mutually understood that this purchase agreement is subject to final agency acceptance.
- b) Seller agrees that the purchase price of \$9,000 represents the total compensation paid to the seller including legal, appraisal, or any other professional fees incurred by the seller.

c) Lakeland Water's project engineer has determined that easements are required on two (2) parcels to complete this reliability project. The easements needed for this project will be acquired through voluntary negotiation and not under the threat of eminent domain. This is an "all-or-nothing" project whereas both easements are needed to accommodate our design. If Lakeland Water is unable to negotiate for the purchase of all the easements, the individual easements will not be utilized or recorded. If our negotiations are successful, and once all the easements have been executed, I will distribute the settlement checks and record the easements.

CLOSING: Closing for this agreement shall be defined as payment for Instrument of Conveyance to Seller and delivery of Instrument of Conveyance to Buyer, and fulfillment of the aforesaid terms and conditions by both parties.

V. TYPEWRITTEN OR HANDWRITTEN PROVISIONS:

Typewritten or handwritten provisions inserted herein or attached hereto as addenda, and initialed by all parties, shall control all printed provisions in conflict herewith.

IN WITNESS WHEREOF, the parties hereto have duly executed this agreement on the date first written above.

SELLER:	PURCHASER: CITY OF LAKELAND, FLORIDA
By: Chairperson of the Board of Supervisors For the Towne Park Community Development District	By: Kris A. Hayes, Right-of-Way Manager, Its Agent
	FINAL AGENCY ACCEPTANCE:
By: David Bayhan, Water Utilities Director Lakeland Water Utilities	Date:

(SEAL)

Exhibit "A"

Note:	T		
Exhibit "A" will be replaced with either an original signed and sealed or digitally signed issue of the easement description.and sketch prepared by the	SIZE	A	REV.
City of Lakeland surveyor.		SHT. NO.	2 of 2
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Right-of-Way Manager 863.834.6486 Fax 863.834.6501 E-mail: kris.hayes@lakelandelectric.com

May 6, 2025

Towne Park Community Development District 219 East Livingston Street Orlando, FL 32801

RE: City of Lakeland Department of Water Utilities easement involving Tract A along

Keaton Springs Drive, Lakeland, Polk County, Florida

Parcel: 232917-141622-009250

Enclosed please find an easement form for execution. Have the signatures witnessed by two people and notarized. The notary may also sign as one of the witnesses.

To get this document recorded, the easement must be signed by an authorized signatory of the ownership entity. It is preferred that blue ink be used by all parties signing the easement. Also, the names of all people signing the document, including witnesses and notary, must be typed or printed under their signatures. The address of each person executing the document must also be printed or typed beneath their signature as well as that of the notary.

Return the executed easement to me at your earliest convenience. After the easement has been recorded, a copy will be sent for your files.

If you have any questions or need additional information, please contact me.

Sincerely,

27

Kris Hayes

501 E. Lemon Street, Lakeland, FL 33801

Phone: 863.834.9535

Parcel No.: 232917-141622-009250

This instrument prepared by (and after recording return to):
City of Lakeland Department of Electric Utilities
501 E. Lemon Street, Mail Code: LE-ROW

Lakeland, Florida 33801

By: Kris Hayes

Water Project Number: N/A ROW Tracking Number: 024_25

Space above this line for recorder's use only

EASEMENT

THIS EASEMENT, is made this ____ day of _____, 2025, between TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established under Chapter 190 of the Florida Statutes, Grantor, and the CITY OF LAKELAND, FLORIDA, Grantee.

WITNESSETH:

That the Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants unto the Grantee, its successors, and assigns, a non-exclusive perpetual easement and right-of-way for the purpose of ingress/egress, clearing, excavating, constructing, operating and maintaining underground public water utilities and supporting aboveground appurtenances in, upon, and through the following described land in the County of Polk, State of Florida, to-wit:

See Attached Exhibit " A "

Upon the completion of any work, Grantee, at its own cost and expense, shall promptly remove all debris, materials and equipment and restore the surface of the Easement Area and installations thereon, and the surrounding land, to substantially the same condition as the same existed prior to such work.

IT IS EXPRESSLY COVENANTED AND AGREED that this easement agreement does in no way convey the fee simple title to this property but is only an easement for the use thereof and for the purpose herein stated.

Grantor covenants with the Grantee that it is lawfully seized of said lands and that it has good right and lawful authority to grant this easement.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by its proper officers thereunto duly authorized on the date first written above.

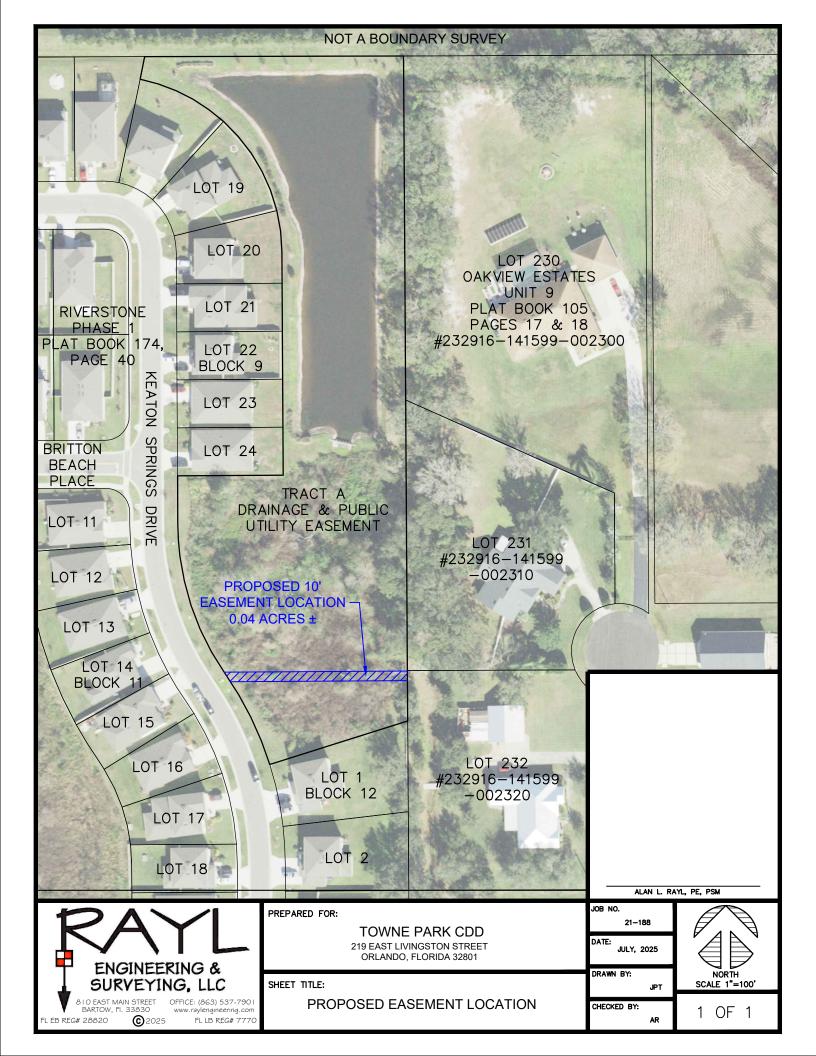
SIGNATURES ON FOLLOWING PAGE

Parcel No.: 232917-141622-009250

Its: Chairperson Witness as to all Signatories Print Name	Signed, sealed, and delivered in the presence of:	Towne Park Community Development District , a local unit of special-purpose government established under Chapter 190 of the Florida Statutes						
Witness as to all Signatories Print Name Address Chairperson Witness as to all Signatories Print Name Address Witness as to all Signatories Print Name Address (Name and address of two witnesses required - must be legibly printed) STATE OF COUNTY OF The foregoing instrument was acknowledged before me by means of □ physical presence or □ online notarization, this day of 2025, by Chairperson of the Board of Supervisors for the Towne Park Community Development District, who is in personally known to me or □ has produced as identification. Signature of Notary Public Print Name My Commission Expires: (AFFIX NOTARY SEAL)		BY:						
Address		Print Name						
Witness as to all Signatories Print Name Address (Name and address of two witnesses required - must be legibly printed) STATE OF COUNTY OF The foregoing instrument was acknowledged before me by means of 2025, by Chairperson of the Board of Supervisors for the Towne Park Community Development District, who is to personally known to me or has produced (AFFIX NOTARY SEAL) Signature of Notary Public Print Name My Commission Expires:	Print Name	Address 219 East Livingston Street						
Witness as to all Signatories Print Name	Address							
Print NameAddress		Its: <u>Chairperson</u>						
(Name and address of two witnesses required - must be legibly printed) STATE OF								
STATE OF COUNTY OF The foregoing instrument was acknowledged before me by means of □ physical presence or □ online notarization, this day of 2025, by, Chairperson of the Board of Supervisors for the Towne Park Community Development District, who is I personally known to me or □ has produced as identification. (AFFIX NOTARY SEAL) Signature of Notary Public Print Name My Commission Expires:	Print NameAddress							
notarization, this day of 2025, by, Chairperson of the Board of Supervisors for the Towne Park Community Development District, who is I personally known to me or □ has produced as identification. (AFFIX NOTARY SEAL) Signature of Notary Public Print Name My Commission Expires:	STATE OF	uired - must be legibly printed)						
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Exhibit "A"

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SECTION VIII

Financial Report

September 30, 2024

Towne Park Community Development District

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors

Towne Park Community Development District

Report on the Audit of the Financial Statements Opinions

We have audited the financial statements of the governmental activities, and each major fund of the *Towne Park Community Development District* (the "District"), as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of the District as of September 30, 2024, and the respective changes in financial position thereof and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* (GAS), issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and GAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and GAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and
 design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis,
 evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis starting on page 3, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated June 20, 2025, on our consideration of the District's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

McDismit Davis

Orlando, Florida June 20, 2025 Our discussion and analysis of the *Towne Park Community Development District* (the "District") financial accomplishments provide an overview of the District's financial activities for the year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, financial statements and accompanying notes.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement (GASB) No. 34, Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments issued June 1999.

Financial Highlights

- The assets of the District exceeded its liabilities at September 30, 2024 by \$15,810,092, an increase in net position of \$822,215 in comparison with the prior year.
- At September 30, 2024, the District's governmental funds reported fund balances of \$2,412,015 an increase of \$219,138 in comparison with the prior year.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the *Towne Park Community Development District's* financial statements. The District's financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements and 3) notes to financial statements.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include general government, culture and recreation, and physical environment.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: Governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances for the general fund, debt service fund, and capital projects fund, which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Government-Wide Financial Analysis

Statement of Net Position

The District's net position was \$15,810,092 at September 30, 2024. The following analysis focuses on the net position of the District's governmental activities.

	 September 30, 2024	September 30, 2023
Assets, excluding capital assets Capital assets, net of depreciation	\$ 2,439,632 39,087,544	\$ 2,211,063 39,003,657
Total assets	 41,527,176	 41,214,720
Liabilities, excluding long-term liabilities Long-term liabilities	 515,189 25,201,895	513,891 25,712,952
Total liabilities	 25,717,084	 26,226,843
Net Position: Net investment in capital assets Restricted for debt service Restricted for capital projects Unrestricted	 14,796,742 485,360 82,458 445,532	14,273,644 349,819 82,647 281,767
Total net position	\$ 15,810,092	\$ 14,987,877

The following is a summary of the District's governmental activities for the year ended September 30, 2024.

	 2024	2023
Revenues: Program revenues General revenues	\$ 2,869,973 119,259	\$ 2,695,608 37,718
Total revenues	2,989,232	 2,733,326
Expenses:		
General government	181,206	176,997
Culture and recreation	220,469	208,932
Physical environment	585,588	415,793
Interest on long-term debt	1,179,754	1,198,206
Total expenses	2,167,017	1,999,928
Change in net position	822,215	733,398
Net position, beginning of year	 14,987,877	14,254,479
Net position, ending	\$ 15,810,092	\$ 14,987,877

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2024 was \$2,167,017, the majority were interest on long term debt and physical environment expenses.

Financial Analysis of the Government's Funds

The District uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The focus of the District's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$2,412,015. Of this total, \$63,060 is non-spendable, \$1,966,783 is restricted and the remainder of \$382,172 is unassigned.

The General Fund increased \$163,465 due to increased investment income. The debt service fund balance increased by \$127,707 because of increased assessment and investment income. The capital projects fund balance decreased \$72,034 due to capital outlays.

General Fund Budgetary Highlights

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget to actual comparison for the general fund, including the original budget and final adopted budget, is shown on page 12. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. There were no budget amendments during the year. The legal level of budgetary control is at the fund level.

Capital Asset and Debt Administration

Capital Assets

At September 30, 2024, the District had \$39,087,544 invested in infrastructure under construction. More detailed information about the District's capital assets is presented in the notes to financial statements.

Capital Debt

At September 30, 2024, the District had \$25,095,000 in bonds outstanding. More detailed information about the District's capital debt is presented in the notes to financial statements.

Requests for Information

If you have questions about this report or need additional financial information, contact the *Towne Park Community Development District's* Finance Department c/o Governmental Management Services – Central Florida, LLC at 219 E. Livingston Street, Orlando, Florida 32801.



	Governmental Activities
Assets	
Cash	\$ 339,593
Investments	150,394
Assessment receivable	6,075
Prepaid costs	58,560
Deposits	4,500
Restricted Assets:	
Temporarily restricted investments	1,880,510
Capital Assets:	
Capital assets not being depreciated	39,087,544
Total assets	41,527,176
Liabilities	
Accounts payable and accrued expenses	27,617
Accrued interest payable	487,572
Noncurrent Liabilities:	
Due within one year	530,000
Due in more than one year	24,671,895
Total liabilities	25,717,084
Net Position	
Net investment in capital assets	14,796,742
Restricted for debt service	485,360
Restricted for capital projects	82,458
Unrestricted	445,532
Total net position	\$ 15,810,092

	Program Revenue								Net (Exp Revenu Changes		
Functions/Programs		Expenses	Charges for Grants and Expenses Services Contributions Contributions							overnmental Activities	
Governmental Activities: General government Culture and recreation Physical environment Interest on long-term debt	220,469 230,2 585,588 611,6		220,469 230,299 585,588 611,696		\$ - - 96,181		\$ - - - 2,148		\$	8,079 9,830 26,108 658,939	
Total governmental activities	\$	2,167,017	\$	2,771,644	\$	96,181	\$	2,148		702,956	
		(lnv	eral Revenues restment and Change in ne	misce					119,259 822,215	
		I	Net p	osition, begin	ning					14,987,877	
		I	Net p	oosition - end	ding				\$	15,810,092	

A 4 .		General		Debt Service	Capit	tal Projects	G	Total overnmental Funds
Assets Cash	\$	257,135	\$	_	\$	82,458	\$	339,593
Investments	Ψ	150,394	Ψ	1,878,032	Ψ	2,478	Ψ	2,030,904
Assessments receivable		2,260		3,815				6,075
Prepaid expenses		58,560		-		-		58,560
Deposits		4,500		-				4,500
Total assets	\$	472,849	\$	1,881,847	\$	84,936	\$	2,439,632
Liabilities and Fund Balances Liabilities:								
Accounts payable and accrued expenses	\$	27,617	\$	-	\$	-	\$	27,617
Total liabilities		27,617						27,617
Fund Balances: Nonspendable		63,060		_		_		63,060
Restricted for:								
Debt service		-		1,881,847		-		1,881,847
Capital projects		-		-		84,936		84,936
Unassigned		382,172		-		-		382,172
Total fund balances		445,232		1,881,847		84,936		2,412,015
Total liabilities and fund balances	\$	472,849	\$	1,881,847	\$	84,936	\$	2,439,632
Amounts reported for governmental activities	s in the	statement o	f net	position are d	ifferent	because:		
Total fund balance governmental funds								2,412,015
Capital assets used in governmental activities a the funds.	re not	financial reso	urces	and therefore	are not	reported in		39,087,544
Developer advances are recorded as a liability on the Statement of Net Position as Due to the Developer but are treated as other financing sources on the fund level statements								(77,041)
Liabilities not due and payable from current a statements. All liabilities, both current and long-t				•	-			
Accrued interest payable						(487,572)		
Bonds payable					(2	25,124,854 <u>)</u>		(25,612,426)
Net position of governmental activities							\$	15,810,092

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues	\$ 1.031.280	ф 4.740.2C4	Φ	0.774.044
Assessments	¥ 1,001,=00	\$ 1,740,364	\$ -	2,771,644
Investment and other income	119,259	96,181	2,148	217,588
Total revenues	1,150,539	1,836,545	2,148	2,989,232
Expenditures				
Current				
General government	180,408	-	798	181,206
Culture and recreation	220,469		-	220,469
Maintenance and operations	585,588	-	-	585,588
Debt Service:				
Interest	-	1,188,944	-	1,188,944
Principal	-	510,000	-	510,000
Capital Outlay			83,887	83,887
Total expenditures	986,465	1,698,944	84,685	2,770,094
Excess (deficit) of revenues over				
Expenditures	164,074	137,601	(82,537)	219,138
Other Financing Sources (Uses):				
Transfers out	(609)	(9,894)	_	(10,503)
Transfers in			10,503	10,503
Total other financing sources (uses)	(609)	(9,894)	10,503	
Net change in fund balance	163,465	127,707	(72,034)	219,138
Fund balances, beginning of year	281,767	1,754,140	156,970	2,192,877
Fund balances, end of year	\$ 445,232	\$ 1,881,847	\$ 84,936	\$ 2,412,015

Towne Park Community Development District Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances Governmental Funds to the Statement of Activities

Year Ended September 30, 2024

Amounts reported for Governmental Activities in the Statement of Activities are different because: Net change in fund balances - total governmental funds	\$ 219,138
Governmental Funds report outlays for Capital Assets as expenditures because such outlays use curren financial resources; however, in the statement of net position the cost of those assets is recorded as capita assets. Repayments of long-term liabilities are reported as expenditures in governmental funds, while repayments reduce long-term liabilities in the statement of net position.	83,887 510,000
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	
Change in accrued interest8,133Amortization of bond discount/premium1,057	9,190
Change in net position of governmental activities	\$ 822,215

	Budgeted	Amo	unts	Actual Amounts	 ariance with inal Budget Positive (Negative)
	Original		Final		
Revenues					
Assessments	\$ 1,024,144	\$	1,024,144	\$ 1,031,280	\$ 7,136
Investment and other income	 2,400		2,400	 119,259	 116,859
Total revenues	1,026,544		1,026,544	1,150,539	123,995
Expenditures Current:					
General government	175,302		175,302	180,408	(5,106)
Culture and recreation	225,177		225,177	220,469	4,708
Maintenance and operations	 625,065		625,065	585,588	39,477
Total expenditures	 1,025,544		1,025,544	 986,465	 39,079
Excess (Deficit) of Revenues Over					
Expenditures	 1,000		1,000	 164,074	163,074
Other Financing Sources (Uses)					
Transfers out	 (1,000)		(1,000)	(609)	 391
Total other financing sources (uses)	 (1,000)		(1,000)	(609)	 391
Net change in fund balance	-		-	163,465	163,465
Fund balance, beginning	 281,767		281,767	 281,767	
Fund balance, ending	\$ 281,767	\$	281,767	\$ 445,232	\$ 163,465



NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The *Towne Park Community Development District*, (the "District") was established on November 3, 2014 by the City of Lakeland, Florida Ordinance No. 5476, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides, among other things, the power to manage basic services for community development, the power to borrow money and issue bonds, and the power to levy and collect non-ad valorem assessments for the financing and delivery of capital infrastructure. The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors (the "Board"), which is composed of five members. The Supervisors are elected on an at large basis by owners of the property within the District. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for, among other things:

- Levying and collecting assessments.
- Approving budgets.
- 3. Exercising control over facilities and properties.
- 4. Controlling the use of funds generated by the District.
- 5. Approving the hiring and firing of key personnel.
- 6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements 14, 39 and 61. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

Government-Wide and Fund Financial Statements

The financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment and 2) grants, contributions and investment income that are restricted to meeting the operational or capital requirements of a particular function or segment and 3) operating-type special assessments that are treated as charges for services (including assessments for maintenance and debt service). Other items not included among program revenues are reported instead as *general revenues*.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the modified *accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting; however, debt service expenditures are recorded only when payment is due.

Assessments, including debt service assessments and operation and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefited by the District's activities. Operation and maintenance assessments are levied by the District prior to the start of the fiscal year which begins October 1st and ends on September 30th. These assessments are imposed upon all benefited lands located in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of bonds issued by the District.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the District.

The District reports the following major governmental funds:

General Fund - Is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Fund - Is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt

Capital Projects Fund - Accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance

Restricted Assets

These assets represent cash and investments set aside pursuant to bond covenants.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

Investments of the District are reported at fair value and are categorized within the fair value hierarchy established in accordance with GASB Statement No. 72, Fair Value Measurement and Application.

Receivables

All receivables are shown net of an allowance for uncollectibles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g., utilities system, stormwater system, landscaping and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed. All capital asset acquisition and construction is considered infrastructure under construction at September 30, 2024.

Long Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of premiums or discounts. Due to developer balances represent developer advances that are expected to be repaid upon the issuance of long-term bonds.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issuad is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2024.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2024.

Net Position Flow Assumption

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

Fund Balance Flow Assumption

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources (total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last

Fund Balance Policies

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The District itself can establish limitations on the use of resources through either commitment (committed fund balance) or an assignment (assigned fund balance).

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

The committed fund balance classification includes fund balance amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The Board of Supervisors is the highest level of decision-making authority for the government that can, by adoption of an ordinance or resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance or resolution remains in place until a similar action is taken to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The Board of Supervisors has authorized the District Manager to assign amounts for specific purposes. The Board of Supervisors may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above an additional action is essential to either remove or revise a commitment.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

New Accounting Standards

In fiscal year 2024, the District has not implemented any new accounting standards with a material effect on the District's financial statements.

NOTE 2 STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Budgetary Information

The District is required to establish a budgetary system and an approved annual budget for the General Fund. Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. All annual appropriations lapse at the fiscal year end. The legal level of budgetary control is at the fund level. Any budget amendments that increase the aggregate budgeted appropriations, at the fund level, must be approved by the Board of Supervisors.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- Each year the District Manager submits to the District Board proposed budgets for the fiscal year commencing the following October 1.
- 2. A public hearing is conducted to obtain public comments.
- 3. Prior to October 1, the budget is legally adopted by the District Board.
- 4. Subject to certain limited exceptions set forth in the District's appropriation resolutions adopted each year, all budget changes must be approved by the District Board.
- 5. The budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America

NOTE 3 DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset.

Under GASB 72, assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable, and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

The District has the following recurring fair value measurements as of September 30, 2024:

• First American Government Obligation fund of \$1,661,686 are valued using Level 2 inputs.

Instead of establishing a written investment policy, the District elected to limit investments to those approved by Florida Statutes and the District Trust Indenture. Authorized District investments include, but are not limited to:

- 1. The State Board of Administration Local Government Investment Pool (SBA):
- 2. Securities and Exchange Commission Registered Money Market Funds with the highest credit quality rating from a nationally recognized rating agency;
- 3. Interest-bearing savings accounts and certificates of deposit in state-certified qualified public depositories;
- 4. Direct obligations of the U.S. Treasury.

Investments made by the District at September 30, 2024 are summarized below:

Investment Type	 Fair Value	Credit Rating	Weighted Average Maturity
First American Government Obligation Fund, Class Y	\$ 1,661,686	AAAm	31 Days
Florida Prime	150,394	AAAm	39 Days
U.S. Bank Money Market	 218,824	N/A	N/A
Total	\$ 2,030,904		

Credit Risk

For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. Investments in U.S. Government securities and agencies must be backed by the full faith and credit of the United States Government. Short term bond funds shall be rated by a nationally recognized ratings agency and shall maintain the highest credit quality rating. Investment ratings by investment type are included in the preceding summary of investments.

NOTE 3 DEPOSITS AND INVESTMENTS (CONTINUED)

Custodial Credit Risk

In the case of deposits, this is the risk that, in the event of a bank failure, the District's deposits may not be returned to it. The District's investment policy requires that bank deposits be secured as provided by Chapter 280, Florida Statutes. This law requires local governments to deposit funds only in financial institutions designated as qualified public depositories by the Chief Financial Officer of the State of Florida, and creates the Public Deposits Trust Fund, a multiple financial institution pool with the ability to assess its member financial institutions for collateral shortfalls if a default or insolvency has occurred. At September 30, 2024, all of the District's bank deposits were in qualified public depositories.

For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At September 30, 2024, none of the investments listed are exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

Concentration of Credit Risk

The District's investment policy does not specify limits on the amount the District may invest in any one issuer.

Interest Rate Risk

The District's investment policy does not specifically address interest rate risk; however, the general investment policy is to apply the prudent-person rule: Investments are made as a prudent person would be expected to act, with discretion and intelligence, to seek reasonable income, preserve capital, and in general, avoid speculative investments. The District manages its exposure to declines in fair values by investing primarily in pooled investments that have a weighted average maturity of less than three months.

NOTE 4 CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2024 was as follows:

	Beginning Balance	Additions	Disposals	Ending Balance
Governmental Activities Capital assets, not being depreciated: Construction in progress	\$ 39,003,657	\$ 83,887	\$ _	\$ 39,087,544
Total capital assets, not being depreciated	39,003,657	83,887		39,087,544
Governmental activities capital assets, net	\$ 39,003,657	\$ 83,887	\$ _	\$ 39,087,544

The total projected cost of the infrastructure has been estimated at approximately, \$21.2 million, of which approximately \$16.3 million was expected to be financed with the proceeds from the 2016, 2018 and 2019 Bond Series with the remainder to be funded by the Developer. The infrastructure will include storm water management, water and sewer facilities, roadways, landscaping and hardscaping and amenities. Upon completion, certain assets will be conveyed to other entities for ownership and/or maintenance.

NOTE 5 LONG-TERM LIABILITIES

Series 2016 Special Assessment Bonds - Public Offering

On June 13, 2016, the District issued \$2,960,000 of Special Assessment Bonds, Series 2016 consisting of \$675,000 Term Bonds due on November 1, 2028 with a fixed interest rate of 5.00%, and \$2,285,000 Term Bonds due on November 1, 2046 with a fixed interest rate of 5.75%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is paid semiannually on each May 1 and November 1. Principal is paid serially commencing on November 1, 2017 through November 1, 2046.

NOTE 5 LONG-TERM LIABILITIES (CONTINUED)

As of September 30, 2024, total principal and interest remaining on the Series 2016 Special Assessment Bonds was \$2,455,331. For the fiscal year ended September 30, 2024, principal and interest paid was \$108,212 and \$112,493 of special assessment revenue pledged.

Series 2018 Special Assessment Bonds - Public Offering

On June 8, 2018, the District issued \$13,835,000 of Special Assessment Bonds, Series 2018 consisting of \$3,365,000 2018 Term Bonds due on May 1, 2049 with interest rates ranging from 4.00% to 5.50% and \$10,470,000 of 2018 Term Bonds due on May 1, 2049 with interest rates ranging from 4.00% to 5.50%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is paid semiannually on each May 1 and November 1. Principal is paid serially commencing on May 1, 2020 through May 1, 2049.

As of September 30, 2024, total principal and interest remaining on the Series 2018 Special Assessment Bonds was \$15,959,281. For the fiscal year ended September 30, 2024, principal and interest paid was \$632,944 and \$659,880 of special assessment revenue pledged.

Series 2019 Special Assessment Bonds - Public Offering

On July 22, 2019, the District issued \$5,485,000 of Special Assessment Bonds, Series 2019 with interest rates ranging from 3.50% to 6.625%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is paid semiannually on each May 1 and November 1. Principal is paid serially commencing on May 1, 2021 through May 1, 2050.

As of September 30, 2024, total principal and interest remaining on the Series 2019 Special Assessment Bonds was \$8,780,969. For the fiscal year ended September 30, 2024, principal and interest paid was \$335,819 and \$338,183 of special assessment revenue pledged.

Series 2019 Special Assessment Bonds - Public Offering

On November 13, 2019, the District issued \$5,250,000 of Special Assessment Bonds, Series 2019, Area 3C with interest rates ranging from 3.625% to 4.625%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is paid semiannually on each May 1 and November 1. Principal is paid serially commencing on May 1, 2021 through May 1, 2050.

As of September 30, 2024, total principal and interest remaining on the Series 2019 Special Assessment Bonds was \$5,866,033. For the fiscal year ended September 30, 2024, principal and interest paid was \$224,106 and \$227,096 of special assessment revenue pledged.

Series 2020 Special Assessment Bonds - Public Offering

On December 9, 2020, the District issued \$7,090,000 of Special Assessment Bonds, Series 2020, Area 3D with interest rates ranging from 2.625% to 4.000%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is paid semiannually on each May 1 and November 1. Principal is paid serially commencing on May 1, 2022 through May 1, 2051.

As of September 30, 2024, total principal and interest remaining on the Series 2020 Special Assessment Bonds was \$10,856,069. For the fiscal year ended September 30, 2024, principal and interest paid was \$397,863 and \$402,712 of special assessment revenue pledged.

The Bond Indentures have certain restrictions and requirements relating principally to the use of proceeds to pay for infrastructure improvements and the procedure to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the debt service reserve requirement. The District is in compliance with the requirements of the Bond Indentures.

The Bond Indentures require that the District maintain adequate funds in the reserve accounts to meet the debt service reserve requirements as defined in the Indentures. The requirements have been met for the fiscal year ended September 30, 2024.

NOTE 5 LONG-TERM LIABILITIES (CONTINUED)

Long-term liability activity for the year ended September 30, 2024 was as follows:

	Beginning Balance	Increases	Decreases	End	ding Balance	Due	Within One Year
Governmental activities							
Bonds Payable:							
Series 2016	\$ 1,400,000	\$ -	\$ (30,000)	\$	1,370,000	\$	30,000
Series 2018 2B	1,650,000	-	(30,000)		1,620,000		30,000
Series 2018 3A	7,090,000	-	(130,000)		6,960,000		135,000
Series 2019 3B	5,195,000	-	(105,000)		5,090,000		110,000
Series 2019 3C	3,465,000	-	(70,000)		3,395,000		75,000
Series 2020 3D	6,805,000	-	(145,000)		6,660,000		150,000
Less:			, ,				
Original issue discount	(18,865)	-	721		(18,144)		-
Add:	,				,		
Original issue premium	49,776	-	(1,778)		47,998		-
Due to Developer	77,041	-			77,041		_
Total	\$ 25,712,952	\$ 	\$ (511,057)	\$	25,201,895	\$	530,000

At September 30, 2024, the scheduled debt service requirements on the bonds payable were as follows:

	<u>G</u>	Governmental Activities			
Year Ending September 30,		Principal		Interest	
2025	\$	530,000	\$	1,169,426	
2026		560,000		1,148,495	
2027		580,000		1,125,301	
2028		595,000		1,101,301	
2029		630,000		1,076,520	
2030-2034	3	3,585,000		4,939,696	
2035-2039	4	,520,000		4,028,251	
2040-2044	5	5,730,000		2,847,919	
2045-2049	7	,060,000		1,314,602	
2050-2051	1	,305,000		71,172	
	\$ 25	5,095,000	\$ '	18,822,683	

NOTE 6 DEVELOPER AND SIGNIFICANT LANDOWNER TRANSACTIONS

As of September 30, 2024, a total of \$77,041 is due to the Developer. The due to the Developer amount is related to long-term developer advances to fund the construction of infrastructure. The advances are non-interest bearing and have no scheduled repayment terms. The activity for the year is detailed in Note 5.

NOTE 7 MANAGEMENT COMPANY

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreements, the District compensates the management company for management, accounting, financial reporting and other administrative costs.

NOTE 8 RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. These risks are covered by commercial insurance from independent third parties. The District did not file any claims under this commercial coverage during the last three years.







INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors

Towne Park Community Development District

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (Government Auditing Standards), the financial statements of the governmental activities and each major fund of the *Towne Park Community Development District* (the "District") as of and for the year ended September 30, 2024 and the related notes to the financial statements, which collectively comprise the District's financial statements and have issued our report thereon dated June 20, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be a material weakness or significant deficiency. Given these limitations, during our audit, we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

McDismit Davis

Orlando, Florida June 20, 2025





MANAGEMENT LETTER

Board of Supervisors
Towne Park Community Development District

Report on the Financial Statements

We have audited the financial statements of *Towne Park Community Development District*, (the "District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated June 20, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 20, 2025, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, require that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no such findings in the preceding annual financial audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information has been disclosed in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information (Unaudited)

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the District reported:

- a. The total number of District employees compensated in the last pay period of the District's fiscal year as 0.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year as 17.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as 0.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$975.974.

- e. Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as \$256,570.
- f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final budget under Section 189.016(6), Florida Statutes, as included in the general fund budget statement.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, the District reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the District as: General Fund- \$759.47; Debt Service- \$722.56-\$1,558.07.
- The total amount of special assessments collected by or on behalf of the District as \$2,771,644.
- c. The total amount of outstanding bonds issued by the District and the terms of such bonds as disclosed in the notes.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

McDirmit Davis

Orlando, Florida June 20, 2025



INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES

Board of Supervisors
Towne Park Community Development District

We have examined *Towne Park Community Development District's* (the "District") compliance with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2024. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the Comptroller General of the United States and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2024.

McDirmit Davis

Orlando, Florida June 20, 2025

SECTION IX

SECTION B



July 22, 2025

Towne Park CDD Board of Directors c/o Ms. Tricia Adams Towne Park CDD Manager Governmental Management Service Central Florida, LLC 219 E. Livingston Street Orlando, FL 32801

RE: 2023 Consulting Engineer's Report Towne Park CDD

Towne Park- Series 2016 2A, 9.21(b) of the Trust Indenture Towne Park- Series 2018 2B/3A, 9.21(b) of the Trust Indenture Towne Park- Series 2019 3B/3C, 9.21(b) of the Trust Indenture Towne Park- Series 2020 3D, 9.21(b) of the Trust Indenture

RES #: 21-188

Dear Ms. Adams,

We have completed our annual review of the facilities located in the Towne Parke CDD area which are owned and maintained by the Towne Parke CDD.

We hereby offer the following consulting engineer report for the Bonds referenced above.

The facilities owned by the District have been found to be in generally good condition, well maintained, and in good working order. The drainage treatment facilities are in service, functioning properly, and are regularly maintained by the District. No maintenance or repairs are necessary at this time.

The District currently maintains property insurance in relation to District-owned improvements. CDD insurance premiums are paid annually and funds to pay annual insurance premium are part of the operating reserves that the CDD maintains - generally 3 months of operating expenditures. The District Engineer does not recommend an adjustment to the District's current coverages or methods of premium payment.

Moreover, the District owned properties are functioning in accordance with their intended purpose. If you have any questions or need additional information, please let me know.

Sincerely,

Alan L. Rayl PE PSM (FL, GA, IN; FL)

District Engineer, Towne Park Community Development District

Rayl Engineering and Surveying, LLC

SECTION C

Towne Park CDD

Field Management Report



August 5th, 2025

Allen Bailey – Field Services Manager

GMS

Completed

Amenity Men's Restroom Divider



- The divider in the men's restroom of amenity two was pulled from the wall.
- The divider has been resecured to the wall.

Amenity Two Restroom



The amenity two faucet and auto flushers have had batteries replaced.

Completed

Amenity Clocks



The clock at both amenity centers have been replaced with new digital clocks.

Amenity Drainage



- The east side near the shower was prone to flooding.
- A slipway and drain have been installed to prevent flooding.

Complete

Coping



The amenity pool coping has been repair.

Dolostone Fence



The fence on Dolostone has been cleaned.

Review

Litoral Shelf Along the lake



The Litoral Shelf is filling in with all the rain and warmer water.

Amenity Playground Equipment



- The steps and platform at amenity one playground have rust spots.
- The area will be closed till it can be replaced mid-late August

Review

District Landscape



Rivistore

- ♣The district entrance landscape is holding up through the high temperature.
- ♣The Amenity centers landscape is doing well overall the Bougainvillea are being monitored.





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

SECTION a.

Contractor: Prince and Sons, Inc

Address: 200 South F

Hianes City, FL 33844

Phone: (863) 422-5207

Fax:

Contact: Lucas Martin

Email: lmartin@princeandsonsinc.com

Property: Towne Park CDD

Address: 219 E Livingston St

Orlando, FL 32801

Phone: 407-201-1514

Contact: Allen Bailey

Email: Csmith@gmscfl.com

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	ост	NOV	DEC	TOTAL
GENERAL SERVICES													
	15,450	15,450	15,450	15,450	15,450	15,450	15,450	15,450	15,450	15,450	15,450	15,450	\$185,400
Turf Maintenance/Detailing/General													
TURF CARE													
(Schedule A and Schedule B)	2,008	2,008	2,008	2,008	2,008	2,008	2,008	2,008	2,008	2,008	2,008	2,008	\$24,096
Bahia/St Augustine Fert													
TREE/SHRUB CARE													
(Schedule C)	312	312	312	312	312	312	312	312	312	312	312	312	\$3,744
Tree/Shrub Fert													
BED DRESSING - (Enter total yards)													
(Schedule E - I.) May/Nov Applications	2,492	2,492	2,492	2,492	2,492	2,492	2,492	2,492	2,492	2,492	2,492	2,492	\$29,904
Per Yard Pricing:\$45					430 yards						215 yards		
PALM TRIMMING													
(Schedule E - III) Per Palm Price:	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	\$0
Enter Counts to be trimmed													
ANNUAL CHANGES													
(Schedule E - II) - Extra Services	515	515	515	515	515	515	515	515	515	515	515	515	\$6,180
Per Annual Pricing: \$2.00	750			750			750			750			
IRRIGATION MAINT.													
(Schedule D)	1,854	1,854	1,854	1,854	1,854	1,854	1,854	1,854	1,854	1,854	1,854	1,854	\$22,248
TOTAL FEE PER MONTH:	\$22,631	\$22,631	\$22,631	\$22,631	\$22,631	\$22,631	\$22,631	\$22,631	\$22,631	\$22,631	\$22,631	\$22,631	\$271,572
Flat Fee Schedule	\$22,631	\$22,631	\$22,631	\$22,631	\$22,631	\$22,631	\$22,631	\$22,631	\$22,631	\$22,631	\$22,631	\$22,631	\$271,572

Essential Services Gen Services + Schedules A, B, C, D	\$235,488
Extra Services Annual Changes, Palm Pruning, Mulch	\$36,084
TOTAL	
TOTAL	\$271,572.00

SECTION b.



REQUEST FOR INCREASE IN SERVICE

TOWN PARK CDD

To the Board
Resort Pool Services would like to request an increase in service cost to take effect October 2025. Increasing the monthly fee is always a difficult decision but unfortunately one that needs to be made due to rising costs in staff, gas, and supply costs.
Your current monthly service cost is \$3,625.
New monthly cost of \$3,700.
Please feel free to discuss this increase with me if this causes any issues with your board. We hope to continue servicing your property in 2025.
Thank you,
Simon McDonnell
Director of Operations

SECTION C.



Aquatic Weed Management, Inc. PO Box 1259
Haines City, FL 33845
waterweed1@aol.com
(863) 412-1919 – Bill

Towne Park CDD 219 E Livingston St Orlando, FL 32801

RE: Fiscal year 2025-26 budget

Allen,

We do not foresee any need for an increase for the budget year referenced above.

Sincerely,

Bill Snively

SECTION d.

Landscape Workshop

550 Montgomery Hwy., Ste. 200 Vestavia Hills, AL 35216 Phone 205-547-3945 Fax 205-547-3948



Dear Towne Park – White Ibis

We hope this letter finds you well. It has been our privilege to serve you as one of our valued clients, and we greatly appreciate your continued trust and support.

As part of our commitment to providing you with the best possible service, we wanted to inform you of an upcoming change in our pricing structure. Due to various factors such as rising fuel costs, inflation, and investments in advanced equipment and training for our team, we find it necessary to adjust our pricing structure.

Effective October 1, 2025, there will be a 5% increase to our pricing for monthly pest prevention and ant application services. To ensure transparency and clarity, we have outlined both the old and new pricing below:

Old Pricing: New Pricing:

Monthly Pest Prevention: \$120.00 Monthly Pest Prevention: \$126.00 Exterior Ant Application: \$65.00 Exterior Ant Application: 68.25

We understand that any change in pricing may raise questions or concerns, and we want to assure you that this decision has been made after careful consideration. Our goal is to continue providing you with the exceptional service and attention to detail that you have come to expect from us.

Rest assured, our team remains committed to maintaining the health and beauty of your community while exceeding your expectations in every aspect of our service. If you have any questions or require further clarification regarding the pricing adjustment, please do not hesitate to contact us. Our dedicated customer service team is here to assist you.

We sincerely appreciate your understanding and continued support as we strive to deliver the highest standard of. Thank you for choosing us as your provider, and we look forward to continuing our partnership for many years to come.

Thank you,

Steven Clark General Manager Landscape Workshop 2817 Turkey Creek Road Plant City, FL 33566 813-571-0091

Landscape Workshop

550 Montgomery Hwy., Ste. 200 Vestavia Hills, AL 35216 Phone 205-547-3945 Fax 205-547-3948



Dear Towne Park - Medulla Road

We hope this letter finds you well. It has been our privilege to serve you as one of our valued clients, and we greatly appreciate your continued trust and support.

As part of our commitment to providing you with the best possible service, we wanted to inform you of an upcoming change in our pricing structure. Due to various factors such as rising fuel costs, inflation, and investments in advanced equipment and training for our team, we find it necessary to adjust our pricing structure.

Effective October 1, 2025, there will be a 5% increase to our pricing for monthly pest prevention and ant application services. To ensure transparency and clarity, we have outlined both the old and new pricing below:

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New Pricing:

Monthly Pest Prevention: \$126.00 Exterior Ant Application: 68.25

We understand that any change in pricing may raise questions or concerns, and we want to assure you that this decision has been made after careful consideration. Our goal is to continue providing you with the exceptional service and attention to detail that you have come to expect from us.

Rest assured, our team remains committed to maintaining the health and beauty of your community while exceeding your expectations in every aspect of our service. If you have any questions or require further clarification regarding the pricing adjustment, please do not hesitate to contact us. Our dedicated customer service team is here to assist you.

We sincerely appreciate your understanding and continued support as we strive to deliver the highest standard of. Thank you for choosing us as your provider, and we look forward to continuing our partnership for many years to come.

Thank you,

Steven Clark General Manager Landscape Workshop 2817 Turkey Creek Road Plant City, FL 33566 813-571-0091

SECTION 2



200 S. F. Street Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date:July 31, 2025	_						
SUBMITTED TO: Job Name / Lo			ocation:				
Allen Baily	Town Park CDD						
6200 Lee Vista Blvd	3883 White Egr	et Lane					
Suit 300	Lakeland Fl. 33811						
Orlandso fl. 332822 Phone: 1-407-560-4424							
Email: abailey@gmscfl.com							
PROPOSAL TO REMO	VE DEAD TREE ON	COMMON	AREA				
		Qty	Unit	Unit Cost	TOTA		
Tree Removal	1	EA	\$3,425.75	\$3,425.7			
Haul Away all Debris and Dispose of			EA	\$250.00	\$250.0		
				Total:	\$3,675.7		
The customer agrees, that by signing this proposal, it shall become a agreements, discussed or implied. The customer further agrees to all for any/all court and/or attorney fees incurred by Prince and Sons, Ir owed for material and/or work performed by Prince and Sons Inc. Submitted by: Brian Bubendorf	l terms and conditions s nc.required to obtain co	et forth with llection for a Accepted b	in and shal ny portion y:	l be responsible of money			
Submitted Date: <u>July 31, 2025</u>			Date Accepted:				

SECTION 3

AGREEMENT ("AGREEMENT") BETWEEN TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") AND PLAYMORE WEST, INC. D/B/A PLAYMORE RECREATIONAL PRODUCTS & SERVICES ("CONTRACTOR")



Proposal

#EST1531

Bill To Governmental Management Services of Central FL 219 E. Livingston St Orlando FL 32801

Ship To GMS Riverstone Towne Park 4530 Eagle Falls Pl Tampa FL 33619 Proposal Date Project Manager 5/19/2025 Mary Cyr

	Project Name	Project ID	Terms
Governme	ntal Management Services of Central FL : Town Park Deck & Stairs	23574	Due w/ Order
Quantity	Description	Unit Price	Total Extended
1	PLAYWORLD BPM0234 PLATFORM- CH SQUARE COATED - GRAY	\$686.86	\$686.86
4	Playworld BAE0668 BOLT-3/8in-16 X 2-1/2in BUTTON	\$2.35	\$9.40
24	Playworld BAE0600 WASHER - 1 in O.D. FLAT -	\$0.22	\$5.28
12	Playworld BAE0620 NUT - 3/8in-16 LOCK W/ NYLON	\$0.69	\$8.28
4	Playworld BAE0662 BOLT - 3/8in-16 X 1-1/4in TAMP	\$2.96	\$11.84
1	PLAYWORLD BPM0298 STAIR- 24in ACCESSIBLE - GRAY	\$759.60	\$759.60
8	Playworld BAE0666 BOLT-3/8in-16 X 1-1/4in BUTTON	\$1.34	\$10.72
1	Freight PLAYWORLD	\$424.00	\$424.00
1	Play Equipment Installation *Includes removal of damaged equipment	\$3,000.00	\$3,000.00
	*Disposal on Site per customer *Customer will receive & store Item until install can be scheduled		
THIS P	ROPOSAL IS SUBJECT TO THE ATTACHED TERMS AND CONDITIONS	Subtotal	\$4,915.98
		Tax	\$0.00
		Total	\$4,915.98

Original SO#1803610

ADDENDUM TO AGREEMENT ("AGREEMENT") BETWEEN TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") AND PLAYMORE WEST, INC. D/B/A PLAYMORE RECREATIONAL PRODUCTS & SERVICES ("CONTRACTOR")

The following provisions govern the Agreement referenced above:

1. <u>Effective Date</u>. The Agreement shall be deemed effective as of the date of the full execution of this Addendum.

2. <u>Duties</u>.

- a. Contractor agrees, as an independent contractor, to undertake the work described in the Agreement in a neat and professional manner reasonably acceptable to the District, in accordance with industry standards, and in accordance with all applicable federal, state, and local laws, regulations, and ordinances.
- b. Contractor shall use reasonable care in performing the services and shall be responsible for any harm of any kind to persons or property resulting from Contractor's actions or inactions.
- c. The Contractor warrants to the District that all materials furnished under the Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the work, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or work. If any of the materials or work are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowner's within the District.
- d. All permits or licenses necessary for the Contractor to perform under the Agreement shall be obtained and paid for by the Contractor.

3. Insurance.

- a. The Contractor, and any subcontractor performing the work described in the Agreement, shall maintain throughout the term of the Agreement the following insurance:
 - i. Workers' Compensation Insurance in accordance with the laws of the State of
 - ii. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, including Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.

- iii. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- b. The District, its staff, consultants, agents, and supervisors shall be named as additional insureds and certificate holders on the above listed policies, except Workers' Compensation Insurance. All above-referenced insurance policies shall be considered primary and non-contributory with respect to the additional insureds, and all required insurance policies shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the additional insureds. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- c. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.
- 4. <u>Compensation</u>. In exchange for completing the work, and upon final completion and approval by the District of the work, the District agrees to pay the Contractor a total amount of Four Thousand, Nine Hundred Fifteen Dollars and Ninety-Eight Cents (\$4,915.98). This compensation includes all parts, materials, and labor necessary to complete the work as described in the Agreement and this Addendum. Compensation under the Agreement shall be paid by the District to Contractor in accordance with the Local Government Prompt Payment Act, as set forth in sections 218.70 et seq. of the Florida Statutes.
- 5. <u>Indemnification</u>. Contractor shall defend, indemnify and hold harmless the District, and the District's officers, staff, representatives, and agents, from any and all liabilities, damages, claims, losses, costs, or harm of any kind, including, but not limited to, reasonable attorney's fees, to the extent caused by any acts or omissions of the indemnifying party and persons employed or utilized by the indemnifying party in the performance of the Agreement. The obligations under this paragraph shall be limited to no more than \$1,000,000.00, which amount Contractor agrees bears a reasonable commercial relationship to the Agreement. Nothing in this Section is intended to waive or alter any other remedies that the District may have as against the Contractor.
- 6. <u>Limitations on Governmental Liability</u>. Contractor further agrees that nothing in the Agreement between the parties shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute.
- 7. <u>Termination</u>. The agreement may be terminated immediately by the District for cause, or upon thirty (30) days' written notice by either party for any or no reason, provided however that any termination by the Contractor shall only be effective after providing the District with a reasonable opportunity to cure any default. Contractor shall not be entitled to lost profits or any other damages of any kind resulting from any termination by the District, provided however that

- Contractor shall be entitled to payment for any work provided through the effective date of termination, subject to any offsets.
- 8. Public Records. The Contractor understands and agrees that all documents of any kind provided to the District in connection with the Agreement may be public records, and, accordingly, the Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Contractor acknowledges that the designated public records custodian for the District is Governmental Management Services - Central Florida, LLC ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement's term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THE AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, EMAIL: RECORDREQUEST@GMSCFL.COM AND 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

- 9. <u>Assignment</u>. Neither the District nor the Contractor may assign the Agreement or any monies to become due hereunder without the prior written approval of the other.
- 10. <u>Liens and Claims</u>. Notwithstanding any other language in the Agreement, the parties agree that lien rights are not available under Florida law because the District is a governmental entity. That said, the District represents that it has sufficient funds on hand to pay any amounts due pursuant to the terms of the Agreement and this Addendum.
- 11. Controlling Law and Venue. In the event that either party is required to enforce the Agreement, as amended by this Addendum, by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings. The Agreement, as amended, and the provisions contained in the Agreement and this Addendum shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any legal actions regarding the Agreement or this Addendum shall be Polk County, Florida.

- 12. <u>E-Verify</u>. The Contractor shall comply with and perform all applicable provisions of section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated section 448.091, *Florida Statutes*. By entering into the Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of the Agreement.
- 13. Scrutinized Companies Statement. In accordance with section 287.135, Florida Statutes, Contractor represents that in entering into the Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies that Boycott Israel List created pursuant to sections 215.4725 and 215.473, Florida Statutes, and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate the Agreement.
- 14. <u>Anti-Human Trafficking Requirements</u>. Contractor certifies, by acceptance of the Agreement, that neither it nor its principals utilize coercion for labor or services as defined in section 787.06, *Florida Statutes*. Contractor affirms that it previously executed an affidavit in compliance with section 787.06(13), *Florida Statutes*.
- 15. <u>Addendum Controls</u>. The Agreement, as amended by this Addendum, shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of the Agreement. To the extent any of the provisions of this Addendum are in conflict with the provisions of the Agreement, this Addendum controls.

[Signature page follows]

[Signature page to Addendum to Agreement ("Agreement") Between Towne Park Community Development District ("District") and Playmore West, Inc. D/B/A Playmore Recreational Products & Services ("Contractor")]

PLAYMORE WEST, INC. D/B/A PLAYMORE RECREATIONAL PRODUCTS & SERVICES,

a Florida corporation

By: Luke Russell

President

Date: _ 6/11/25

<u>e</u>	DocuSigned by: 24C9A5CEF0DS428
	By: Greg Jones
	Its: Chairman
	Date: 2025-06-10

TOWNE PARK COMMUNITY

DEVELOPMENT DISTRICT

SECTION D

SECTION 1

Towne Park Community Development District

Summary of Check Register

April 26, 2025 to July 18, 2025

Fund	Date	Check No.'s		Amount
c le l				
General Fund	4/28/25	1034-1035	\$	6,178.94
	• •	1034-1033	\$ \$	3,575.86
	5/1/25	1037-1040		5,563.85
	5/5/25	1037-1040	\$	
	5/7/25		\$	11,895.93
	5/12/25	1042-1047	\$	13,078.62
	5/22/25	1048-1058	\$	39,874.54
	5/27/25	1059	\$	4,428.89
	6/4/25	1060-1061	\$	1,508.51
	6/10/25	1062-1067	\$	12,541.00
	6/20/25	1068-1076	\$	43,843.15
	6/24/25	1077-1080	\$	21,636.15
	7/1/25	1081-1083	\$	2,042.03
	7/9/25	1084-1086	\$	1,247.50
	7/11/25	1087	\$	15,875.00
	7/15/25	1088-1090	\$	12,690.68
		General Fund Total	\$	195,980.65
	Company July 2025			
	Supervisors - July 2025	50016	¢	10470
	Roger D Runyon	50016	\$	184.70
	Thomas D Zimmerman	50017	\$	184.70
	Jennifer Tidwell	50018	\$	184.70
			\$	554.10
		Supervisor Total	\$	196,534.75
		Total Amount	\$	392,515.40

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/24/25 PAGE 1 TOWNE PARK CDD GENERAL FUND BANK A GENERAL FUND

CHECK VEND# DATE	INVOICEEXPENSED TO VENDOR NAME DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK
	3/04/25 S0252 202503 330-57200-49000	*	5,296.00	
	REPLACEMENT COVER PLAYMORE WEST INC.			5,296.00 001034
4/28/25 00082	4/17/25 17305 202504 320-53800-47300	*	882.94	
	IRRIGATION REPAIRS PRINCE & SONS INC.			882.94 001035
5/01/25 00115		*	175.87	
	REPLACE WATER PIPE COVER 2/28/25 11 202502 320-53800-47300	*	257.51	
	REPLACE DAMAGED SIGN 2/28/25 12 202502 320-53800-47300	*	850.00	
	TRASH REMOVAL	4		
	2/28/25 6 202502 320-53800-47300 FRONT WALL/MONUMENT WASH	^	1,518.00	
	2/28/25 7 202502 320-53800-47300 REMOVE/INSTALL SOD	*	274.48	
	2/28/25 8 202502 330-53800-47500	*	300.00	
	FILL HOLES DOG PARK 2/28/25 9 202502 320-53800-47300	*	200.00	
	INSTALL POP UP DRAIN GOVERNMENTAL MANAGEMENT SVC T	AMPA		3,575.86 001036
5/05/25 00077			1,230.00	
	CLEANING MAY 25			1 220 00 001027
	E&A CLEANING CO			1,230.00 001037
5/05/25 00068	4/28/25 12018 202503 310-51300-31500 GENERAL COINCEL MAR 25	*	3,322.45	
	GENERAL COUNSEL MAR 25 KILINSKI VAN WYK PLLC			3,322.45 001038
5/05/25 00112	4/29/25 38111492 202504 330-53800-47500	*	732.90	
	REPAIR POOL HOUSE TOILET RED CAP PLUMBING AND AIR			732.90 001039
5/05/25 00064		*	278.50	
3,03,23 00001	FOULTPMENT LEASE JUNE 25			270 50 001040
				2/8.50 001040
5/07/25 00046	5/06/25 05062025 202505 300-20700-10000 ASSESSMNT TRNSFR S2016 2A	*	768.93	
	5/06/25 05062025 202505 300-20700-10000	*	896.87	
	ASSESSMNT TRNSFR S2018 2B 5/06/25 05062025 202505 300-20700-10000 ASSESSMNT TRNSFR S2018 3A	*	3,613.61	

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/24/25 PAGE 2 TOWNE PARK CDD GENERAL FUND BANK A GENERAL FUND

CHECK VEND# DATE		ICEEXPENSED TO INVOICE YRMO DPT ACCT# S		STATUS	AMOUNT	CHECK
		05062025 202505 300-20700-1 ASSESSMNT TRNSFR S2019 3B	10000	*	2,311.59	
		05062025 202505 300-20700-1 ASSESSMNT TRNSFR S2019 3C	10000	*	1,552.27	
	5/06/25	05062025 202505 300-20700-1 ASSESSMNT TRNSFR S2020 3D	10000	*	2,752.66	
		ASSESSMINI IRNSFR SZUZU SD	TOWNE PARK CDD			11,895.93 001041
5/12/25 00107		19483 202504 320-53800-4 POND MAINTENANCE APR 25		*	5,500.00	
		POND MAINIENANCE APR 25	AQUATIC WEED MANAGEMENT, IN	NC. 		5,500.00 001042
5/12/25 00085		112294 202504 330-53800-4		*	153.40	
		PUSH PLATE	CURRENT DEMANDS			153.40 001043
5/12/25 00076		21-188-4 202504 310-51300-3	31100	*	1,030.00	
		ENGINEER SVCS APR 25	RAYL ENGINEERING & SURVEYIN	NG LLC		1,030.00 001044
5/12/25 00112		38300395 202505 330-53800-4 TOILET REBUILD		*	247.00	
		IOITEL KEROITD	RED CAP PLUMBING AND AIR			247.00 001045
5/12/25 00071	5/01/25	27309 202505 330-53800-4 POOL MAINTENANCE MAY 25	18000	*	3,625.00	
		POOL MAINTENANCE MAY 25	RESORT POOL SERVICES DBA			3,625.00 001046
5/12/25 00087		12138905 202504 330-53800-3 SECURITY APR 25		*	2,523.22	
		SECURITY APR 25	SECURITAS SECURITY SERVICES	5		2,523.22 001047
5/22/25 00095		36036 202410 330-53800-4 PEST CONTROL AUG 24	18200	*	185.00	
	10/17/24			*	120.00	
	11/12/24			*	185.00	
	11/12/24			*	185.00	
			ALL AMERICAN LAWN & TREE SI	PECIALIST		675.00 001048
5/22/25 00077	5/05/25		17000	*	150.00	
			E&A CLEANING CO			150.00 001049

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/24/25 PAGE 3

AP300R TOWNE PARK CDD GENERAL FUND BANK A GENERAL FUND *** CHECK NOS. 001034-001090

	BANK A GENERAL FUND			
CHECK VEND# DATE	INVOICEEXPENSED TO VENDOR NAME S DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	TRUOMA	CHECK AMOUNT #
5/22/25 00041	5/01/25 53-BID-7 202505 330-53800-48000 POOL PERMIT 53-60-2090932	*	280.00	
	5/01/25 53-BID-7 202505 330-53800-48000 POOL PERMIT 53-60-1781020	*	280.00	
	FLORIDA DEPARTMENT OF HEALTH			560.00 001050
5/22/25 00105	5/14/25 79189 202505 330-53800-48501	*	900.00	
	RESTRAP CHAISE LOUNGE 5/14/25 79190 202505 330-53800-48501 RESLING CHAISE LOUNGE	*	740.00	
	RESLING CHAISE LOUNGE FLORIDA PATIO FURNITURE INC.			1,640.00 001051
5/22/25 00102	4/30/25 00070939 202504 310-51300-48000 NOT BOS MTG 4/29/25	*	308.56	
	NOT BOS MIG 4/29/25 GANNETT FLORIDA LOCALIQ			308.56 001052
5/22/25 00040	5/01/25 202 202505 310-51300-34000	*	4,035.75	
	MANAGEMENT FEES MAY 25 5/01/25 202 202505 310-51300-35200	*	105.00	
	WEBSITE ADMIN MAY 25 5/01/25 202 202505 310-51300-35100	*	157.50	
	INFORMATION TECH MAY 25 5/01/25 202 202505 310-51300-31300	*	875.00	
	DISSEMINATION SVC MAY 25 5/01/25 202 202505 330-57200-11000	*	787.50	
	AMENTIY ACCESS MAY 25 5/01/25 202 202505 310-51300-51000	*	1.14	
	OFFICE SUPPLIES 5/01/25 202 202505 310-51300-42000	*	61.64	
	POSTAGE 5/01/25 202 202505 310-51300-42500	*	54.75	
	COPIES 5/01/25 203 202505 320-53800-12000	*	1,837.50	
	FIELD MANAGEMENT MAY 25 GOVERNMENTAL MANAGEMENT SERVICES-CF			7,915.78 001053
5/22/25 00115	3/31/25 13 202503 330-53800-47500	*	350.00	
	REPAIR MENS RESTROOM WALL 3/31/25 14	*	185.00	
	HYDRO CHAIR RUST REMOVAL 3/31/25 15 202503 330-53800-47500	*	85.00	
	ADJUSTED MENS DOOR CLOSER 3/31/25 16 202503 330-53800-47500	*	150.00	
	GRAFFITI REMOVAL 3/31/25 17 202503 330-53800-47500	*	85.00	
	REPAIR MENS PUSH BUTTON			

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/24/25 PAGE 4 TOWNE PARK CDD GENERAL FUND BANK A GENERAL FUND

CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# \$	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK
	3/31/25 18 202503 330-53800-4 REPLACE DECK PLAY STRUCTU	47500	*	1,861.24	
	3/31/25 19 202503 330-53800-4	47500	*	400.00	
	MENS ROOM WALL TORN DOWN 3/31/25 20 202503 330-53800-4	47500	*	247.25	
	REPLACE POOL TILE	GOVERNMENTAL MANAGEMENT SVC TAMPA			3,363.49 001054
5/22/25 00068	5/16/25 12274 202504 310-51300-3	31500	*	2,955.38	
	GENERAL COUNSEL APR 25	KILINSKI VAN WYK PLLC			2,955.38 001055
5/22/25 00110	4/29/25 4524-384 202504 330-53800-4	48200	*	120.00	
	PEST CONTROL APR 25 4/29/25 4524-384 202504 330-53800-4		*	120.00	
	PEST CONTROL APR 25	LANDSCAPE WORKSHOP LLC			240.00 001056
5/22/25 00082	5/01/25 17751 202505 320-53800-4	46200	*	19,053.33	
	LANDSCAPE MAINT MAY 25	PRINCE & SONS INC.			19,053.33 001057
5/22/25 00093	5/06/25 PSI16906 202505 320-53800-4 EROSION REPAIR		*	3,013.00	
	EROSION REPAIR	SOLITUDE LAKE MANAGEMENT, LLC			3,013.00 001058
5/27/25 00115	4/30/25 21 202504 320-53800-4	47500	*	368.11	
	ATTACH SKIMMER TO OUTFLOW 4/30/25 22 202504 320-53800-4	47500	*	315.00	
	4/30/25 23 202504 330-53800-4	47500	*	105.75	
	REPLACE LIGHT COVER 4/30/25 24 202504 330-53800-4	47500	*	2,088.00	
	PRESSURE WASH AMENITY CNT 4/30/25 25 202504 320-53800-4	47500	*	450.00	
	PLACE FLYERS ON DOORS 4/30/25 26 202504 320-53800-4	47500	*	802.03	
	GENRAL MAINTENANCE 4/30/25 27 202504 330-53800-4	47500	*	100.00	
	CLEAN WATER FOUNTAINS 4/30/25 28 202504 330-53800-4	47500	*	200.00	
	FILLIN HOLES AT DOG PARK	GOVERNMENTAL MANAGEMENT SVC TAMPA			4,428.89 001059
6/04/25 00077	5/20/25 81724 202506 330-53800-4 CLEANING JUNE 25		*	1,230.00	
	CLEANING JUNE 25	E&A CLEANING CO			1,230.00 001060

AP300R *** CHECK NOS. 001034-001090

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/24/25 PAGE 5 TOWNE PARK CDD GENERAL FUND BANK A GENERAL FUND

	<i>D</i> 1.	THE IT CHILD I OND			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
6/04/25 00064	6/04/25 06042025 202506 300-15500-1	10000	*	278.51	
	EQUIPMENT LEASE JULY 25	WHFS LLC			278.51 001061
6/10/25 00107	5/27/25 19656 202505 320-53800-4			5,500.00	
0/10/25 00107	POND MAINTENANCE MAY 25			,	
		AQUATIC WEED MANAGEMENT, INC.			5,500.00 001062
6/10/25 00085	6/05/25 112788 202506 330-53800-4 INSTALL NEW BATTERY	1000	*	227.50	
	6/05/25 112789 202506 330-53800-4		*	152.50	
	INSTALL NEW BATTERY	CURRENT DEMANDS			380.00 001063
6/10/25 00077	5/18/25 81787 202505 330-53800-4		*	450.00	
0/10/25 000//	CLEAN UP EVENTS				
		E&A CLEANING CO			450.00 001064
6/10/25 00082	5/27/25 18155 202505 320-53800-4 REPLCED ROTORS/NOZZLES	17300	*	1,015.62	
	REPLICED ROTORS/NOZZIES	PRINCE & SONS INC.			1,015.62 001065
6/10/25 00071	5/23/25 27542 202505 330-53800-4		*	900.00	
	NEW POOL PLUNGERS	RESORT POOL SERVICES DBA			900.00 001066
6/10/25 00087	5/31/25 12178233 202505 330-53800-3 SECURITY MAY 25	34500	*	3,492.34	
	5/31/25 12180546 202505 330-53800-3 SECURITY MAY 25	34500	*	803.04	
	SECURIII MAI 25	SECURITAS SECURITY SERVICES			4,295.38 001067
6/20/25 00077	5/31/25 81799 202505 330-53800-4		*	150.00	
., .,	CLEAN UP EVENT 5/31 6/08/25 81811 202506 330-53800-4		*	300.00	
	CLENA UP EVENTS 6/7 6/8				
	6/09/25 13018 202506 330-53800-4 CLEANING SUPPLIES	17000	*	35.47	
	0	E&A CLEANING CO			485.47 001068
6/20/25 00040			*	1,837.50	
	FIELD MANAGEMENT JUNE 25 6/01/25 204 202506 320-53800-4	17500	*	188.60	
	REPLACE FIRE GATE LOCK 6/01/25 204 202506 320-53800-4		*	188.60	
	REPLACE FIRE GATE LOCK	1,300		100.00	

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/24/25 PAGE 6 TOWNE PARK CDD GENERAL FUND BANK A GENERAL FUND

CHECK VEND#INVOICE EXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME UB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
6/01/25 204 202506 320-53800-4 2 KEYS	7500	*	12.24	
6/01/25 205 202506 310-51300-3	4000	*	4,035.75	
MANAGEMENT FEES JUNE 25 6/01/25 205 202506 310-51300-3 WEBSITE ADMIN JUNE 25		*	105.00	
6/01/25 205 202506 310-51300-3 INFORMATION TECH JUNE 25		*	157.50	
6/01/25 205 202506 310-51300-3 DISSEMINATION SVC JUNE 25	1300	*	875.00	
6/01/25 205 202506 330-57200-1	1000	*	787.50	
6/01/25 205 202506 310-51300-5 OFFICE SUPPLIES	1000	*	1.59	
6/01/25 205 202506 310-51300-4 POSTAGE	2000	*	42.76	
6/01/25 205 202506 210 51200 4	2500	*	3.45	
COFIES	GOVERNMENTAL MANAGEMENT SERVICES-CF	, 		8,235.49 001069
6/20/25 00116 6/18/25 1021 202506 320-53800-4 EXCAVATION STORM DRAINAGE	GOVERNMENTAL MANAGEMENT SERVICES-CF	*	15,875.00	
7/11/25 00116 6/18/25 1021 202506 320-53800-4	7500	V	15,875.00-	
	HUNTER LAND MANAGEMENT LLC			15,875.00-001070
6/20/25 00068 6/14/25 12486 202505 310-51300-3 GENERAL COUNSEL MAY 25	1500	*	4,775.88	
GENERAL COUNDED PAI 25	KILINSKI VAN WYK PLLC			4,775.88 001071
6/20/25 00110 5/29/25 4524-384 202505 330-53800-4 PEST CONTROL MAY 25	8200	*	185.00	
5/29/25 4524-384 202505 330-53800-4	8200		185.00	
PESI CONTROL MAI 25	LANDSCAPE WORKSHOP LLC			370.00 001072
6/20/25 00094 5/19/25 1531 202505 330-53800-4	7500	*	4,915.98	
PLAY EQUIPMENT INSTALL	PLAYMORE WEST INC.			4,915.98 001073
6/20/25 00082 6/01/25 18287 202506 320-53800-4 LANDSCAPE MAINT JUNE 25	6200	*	19,053.33	
	PRINCE & SONS INC.			19,053.33 001074

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/24/25 PAGE 7 TOWNE PARK CDD GENERAL FUND BANK A GENERAL FUND

	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# SUB S		STATUS	AMOUNT	CHECK AMOUNT #
6/20/25 00076	6/09/25 21-188-4 202505 310-51300-31100 ENGINEER SVCS MAY 25	ENGINEEDING C CUDVEYING II G	*	2,207.00	2,207.00 001075
		ENGINEERING & SURVEYING LLC			
6/20/25 00071	6/01/25 27661 202506 330-53800-48000 POOL MAINT JUNE 25		*	3,625.00	
	6/09/25 27842 202506 330-53800-47500		*	175.00	
	INSTALLED POOL LIGHT RESO!	RT POOL SERVICES DBA			3,800.00 001076
6/24/25 00077	6/14/25 818121 202506 330-53800-47000			150.00	
	CLEAN UP EVENT 6/14 E&A	CLEANING CO			150.00 001077
6/24/25 00082	6/14/25 18484		*	1,087.25	
	IRRIGATION REPAIR PRIN 	CE & SONS INC.			1,087.25 001078
6/24/25 00071				240.00	
	INSTALL VALVE/RESERVOIR RESO	RT POOL SERVICES DBA			240.00 001079
6/24/25 00046				1.303.04	
	ASSESSMENT TSFR SER20162A 6/24/25 06242025 202506 300-20700-10000		*	1,519.84	
	ASSESSMENT TSFR SER20182B			•	
	6/24/25 06242025 202506 300-20700-10000 ASSESSMENT TSFR SER20183A		*	6,123.65	
	6/24/25 06242025 202506 300-20700-10000 ASSESSMENT TSFR SER20193B		*	3,917.23	
	6/24/25 06242025 202506 300-20700-10000		*	2,630.48	
	ASSESSMENT TSFR SER20193C 6/24/25 06242025 202506 300-20700-10000		*	4,664.66	
	ASSESSMENT TSFR SER20203D TOWN:	E PARK CDD			20,158.90 001080
7/01/25 00085	6/24/25 112906 202506 330-53800-47500			498.05	
	INSTALL CAMERA CURR:	ENT DEMANDS			498.05 001081
7/01/25 00077	6/20/25 81846 202507 330-53800-47000			1,230.00	
	CLEANING JULY 25 6/23/25 13037 202506 330-53800-47000		*	35.47	
	CLEANING SUPPLIES	CLEANING CO			1,265.47 001082

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/24/25 PAGE 8 TOWNE PARK CDD GENERAL FUND BANK A GENERAL FUND

AP300R *** CHECK NOS. 001034-001090

CHECK VEND# DATE	INVOI	ICE INVOICE	EXPE	NSED TO DPT ACCT# :	SUB	VENDOR NAME SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
7/01/25 00064	7/01/25 0			AUG 25			*	278.51	278 51 001083
7/09/25 00117	7/01/25 0)7012025	202507	300-36900-	10000	FS LLC 	*	250.00	
				/31 RENTAL		CHEL WELDON			250.00 001084
7/09/25 00076	7/01/25 R	RES 21-1	202506	310-51300-	31100		*	687.50	
					RA?	L ENGINEERING & SURVEYING LLC			687.50 001085
7/09/25 00112	6/27/25 3	88897894 FLUSH VA	202506 LUE LAD	330-53800- IES REST	47500		*	310.00	
					REI	CAP PLUMBING AND AIR			310.00 001086
7/11/25 00116	6/18/25 1	L021 EXCAVATI	202506 ON STORI	320-53800- M DRAINAGE	47500)	*	15,875.00	
					HUI	TER LAND MANAGEMENT LLC			15,875.00 001087
7/15/25 00105	5/19/25 /	/9225 CHATCE I.	202505 OUNCE	330-53800-	4850.		*	740.00	
					FLO	ORIDA PATIO FURNITURE INC.			740.00 001088
7/15/25 00040	7/01/25 2	206	202507	320-53800- T JULY 25	12000)	*	1,837.50	
	7/01/25 2		202507	310-51300-	34000		*	4,035.75	
		WEBSITE	ADMIN J				*	105.00	
				310-51300- H JULY 25	35100)	*	157.50	
	7/01/25 2	207	202507	310-51300- VC JULY 25	31300		*	875.00	
	7/01/25 2	207	202507	330-57200- JULY 25	11000		*	787.50	
	7/01/25 2	207	202507	310-51300-			*	.87	
	7/01/25 2	OFFICE S 207 POSTAGE		310-51300-	42000		*	51.56	
		LODIAGE			GO7	VERNMENTAL MANAGEMENT SERVICES-(CF		7,850.68 001089
7/15/25 00066				310-51300-			*	4,100.00	
		ANNUAL A			MCI	DIRMIT DAVIS LLC			4,100.00 001090

TOTAL FOR BANK A

195,980.65

AP300R *** CHECK NOS. 001034-001090 YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/24/25 PAGE 9
TOWNE PARK CDD GENERAL FUND

BANK A GENERAL FUND

CHECK VEND#INVOICE.....EXPENSED TO... VENDOR NAME STATUS AMOUNT ...CHECK.....

DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS AMOUNT #

TOTAL FOR REGISTER 195,980.65

SECTION 2

Community Development District

Unaudited Financial Reporting June 30, 2025



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Towne Park Community Development District Combined Balance Sheet

June 30, 2025

		General Fund	D	ebt Service Fund	Capit	al Projects Fund	Сар	ital Reserve Fund	Gover	Totals nmental Funds
Assets:		runu		Tunu		Tunu		1 unu	dover	imental i anas
Cash:										
Operating Account	\$	161,931	\$	-	\$	-	\$	-	\$	161,931
Capital Reserve Account	\$	-	\$	-	\$	-	\$	208,091	\$	208,091
State Board Administration	\$	566,486	\$	-	\$	-	\$	-	\$	566,486
Investments:										
<u>Series 2016 - 2A</u>										
Reserve	\$	-	\$	110,475	\$	-	\$	-	\$	110,475
Revenue	\$	-	\$	115,944	\$	-	\$	-	\$	115,944
Prepayment	\$	-	\$	653	\$	-	\$	-	\$	653
<u>Series 2018 - 2B</u>	_		_		_		_		_	
Reserve	\$	-	\$	60,400	\$	-	\$	-	\$	60,400
Revenue	\$	-	\$	123,605	\$	-	\$	-	\$	123,605
Prepayment	\$	-	\$	152	\$	-	\$	-	\$	152
<u>Series 2018 - 3A</u>	Φ.		.	256544	Φ.		.		φ.	256544
Reserve	\$	-	\$	256,541	\$	-	\$	-	\$	256,541
Revenue	\$ \$	-	\$ \$	348,913 152	\$ \$	-	\$ \$	-	\$ \$	348,913 152
Prepayment Series 2019 - 3B	Þ	-	Ф	152	Ф	-	Ф	-	Ф	152
Reserve	\$	_	\$	167,922	\$		\$	_	\$	167,922
Revenue	\$	-	\$	200,333	\$	-	\$	-	\$	200,333
Series 2019 - 3C	Ψ	_	Ψ	200,333	Ψ	_	Ψ	_	Ψ	200,333
Reserve	\$	_	\$	112,688	\$	_	\$	_	\$	112,688
Revenue	\$	_	\$	111,924	\$	_	\$	_	\$	111,924
Prepayment	\$	_	\$	141	\$	_	\$	_	\$	141
Series 2020 - 3D	Ψ		Ψ	111	Ψ		Ψ		Ψ	141
Reserve	\$	_	\$	200,003	\$	-	\$	_	\$	200,003
Revenue	\$	_	\$	163,996	\$	-	\$	_	\$	163,996
Construction	\$	_	\$	-	\$	8,858	\$	_	\$	8,858
Deposits	\$	4,500	\$	-	\$	-	\$	-	\$	4,500
Prepaid Expenses	\$	3,134	\$	-	\$	-	\$	-	\$	3,134
Total Assets	\$	736,051	\$	1,973,841	\$	8,858	\$	208,091	\$	2,926,842
* · 1 · 1 · 1 · 1 · 1 · 1 · 1 · 1 · 1 ·										
Liabilities:	\$	6,371	\$	_	\$		\$	_	\$	6 271
Accounts Payable	Þ	0,3 / 1	Ф	-	Ф	-	Ф	-	Ф	6,371
Total Liabilites	\$	6,371	\$	-	\$	-	\$	-	\$	6,371
Fund Balance:										
Nonspendable:										
Deposits	\$	4,500	\$	_	\$	_	\$	_	\$	4,500
Prepaid Items	\$	3,134	\$	_	\$	_	\$	_	\$	3,134
Restricted for:	Ψ	5,151	Ψ		Ψ		Ψ		Ψ	5,151
Debt Service - Series 2016 - 2A	\$	_	\$	227,072	\$	_	\$	_	\$	227,072
Debt Service - Series 2018 - 2B	\$	_	\$	184,157	\$	_	\$	_	\$	184,157
Debt Service - Series 2018 - 3A	\$	-	\$	605,606	\$	-	\$	_	\$	605,606
Debt Service - Series 2019 - 3B	\$	_	\$	368,254	\$	-	\$	_	\$	368,254
Debt Service - Series 2019 - 3C	\$	_	\$	224,753	\$	-	\$	_	\$	224,753
Debt Service - Series 2020 - 3D	\$	-	\$	363,999	\$	-	\$	-	\$	363,999
Capital Projects	\$	-	\$	-	\$	-	\$	-	\$	-
Assigned for:										
Capital Reserves	\$	-	\$	-	\$	-	\$	208,091	\$	208,091
Unassigned	\$	722,046	\$	-	\$	-	\$	-	\$	722,046
Total Fund Balances	\$	729,680	\$	1,973,841	\$	-	\$	208,091	\$	2,911,613
Total Liabilities & Fund Balance	\$	736,051	\$	1,973,841	\$	-	\$	208,091	\$	2,917,984

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pro	orated Budget		Actual		
	Budget	Th	ru 06/30/25	Th	ru 06/30/25	1	Variance
Revenues:							
Assessments - Tax Roll	\$ 1,024,144	\$	1,024,144	\$	1,028,162	\$	4,018
Interest Income - SBA	\$ -	\$	-	\$	11,091	\$	11,091
Other Income	\$ 8,000	\$	8,000	\$	54,737	\$	46,737
Total Revenues	\$ 1,032,144	\$	1,032,144	\$	1,093,989	\$	61,846
Expenditures:							
General & Administrative:							
Supervisor Fees	\$ 12,000	\$	9,000	\$	5,800	\$	3,200
Employee FICA Expense	\$ -	\$	-	\$	291	\$	(291)
Engineering Fees	\$ 15,000	\$	15,000	\$	20,151	\$	(5,151)
Attorney	\$ 40,000	\$	30,000	\$	27,924	\$	2,076
Annual Audit	\$ 4,100	\$	4,100	\$	4,100	\$	-
Assessment Roll Services	\$ 10,000	\$	10,000	\$	10,000	\$	-
Reamortization Schedules	\$ 625	\$	625	\$	100	\$	525
Dissemination	\$ 10,500	\$	7,875	\$	7,875	\$	-
Trustee Fees	\$ 23,867	\$	23,867	\$	20,594	\$	3,273
Management Fees	\$ 48,429	\$	36,322	\$	36,322	\$	-
Information Technology	\$ 1,890	\$	1,418	\$	1,418	\$	-
Website Maintenance	\$ 1,260	\$	945	\$	945	\$	-
Postage & Delivery	\$ 1,300	\$	975	\$	783	\$	192
Insurance	\$ 7,558	\$	7,558	\$	7,032	\$	526
Copies	\$ 250	\$	188	\$	164	\$	23
Legal Advertising	\$ 3,500	\$	2,625	\$	1,007	\$	1,618
Other Current Charges	\$ 4,000	\$	3,000	\$	393	\$	2,607
Office Supplies	\$ 200	\$	150	\$	7	\$	143
Dues, Licenses & Subscriptions	\$ 175	\$	175	\$	175	\$	-
Total General & Administrative	\$ 184,653	\$	153,821	\$	145,081	\$	8,740

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Pro	rated Budget		Actual		
		Budget		ru 06/30/25	Thr	u 06/30/25		Variance
Operations & Maintenance								
•								
Field Expenditures	¢	24.620	¢	24.620	¢	20.421	¢	4 2 0 7
Property Insurance	\$	34,628	\$	34,628	\$	30,421	\$	4,207
Field Management	\$	22,050	\$	16,538 197,749	\$	16,538 171,480	\$	-
Landscape Maintenance	\$	263,665 55,000	\$ \$	ŕ	\$ \$	171,480	\$	26,269
Landscape Enhancements/Replacement Pond Maintenance	\$ \$	48,000	\$ \$	41,250 48,000	э \$	•	\$	29,106 4,000
						44,000	\$	
Electric Water & Source	\$	5,400	\$	4,050 825	\$ \$	1,467 527	\$	2,583 298
Water & Sewer	\$	1,100	\$				\$	
Irrigation Repairs	\$	12,500	\$	9,375	\$ \$	9,889	\$	(514)
General Repairs & Maintenance	\$ \$	20,000	\$	20,000	\$ \$	21,645	\$	(1,645)
Contingency		17,500	\$	17,500	Þ	67,195	\$	(49,695)
Subtotal Field Expenditures	\$	479,842	\$	389,913	\$	375,306	\$	14,608
Amenity Expenditures								
Electric	\$	26,400	\$	19,800	\$	12,504	\$	7,296
Water	\$	8,400	\$	6,300	\$	6,208	\$	92
Internet & Phone	\$	3,200	\$	2,400	\$	1,930	\$	470
Playground & Equipment Lease	\$	26,935	\$	20,201	\$	17,747	\$	2,454
Pool Service Contract	\$	43,800	\$	32,850	\$	24,325	\$	8,525
Pool Furniture Repair & Replacement	\$	6,000	\$	4,500	\$	2,380	\$	2,120
Janitorial Services	\$	22,500	\$	16,875	\$	14,207	\$	2,668
Security Services	\$	50,500	\$	37,875	\$	25,422	\$	12,454
Pest Control	\$	3,400	\$	2,550	\$	2,125	\$	425
Amenity Access Management	\$	9,450	\$	7,088	\$	7,088	\$	-
Amenity Repair & Maintenance	\$	25,000	\$	25,000	\$	32,051	\$	(7,051)
Contingency	\$	17,500	\$	17,500	\$	18,606	\$	(1,106)
Subtotal Amenity Expenditures	\$	243,084	\$	192,938	\$	164,591	\$	28,347
Total Operations & Maintenance	\$	722,927	\$	582,852	\$	539,897	\$	42,955
Total Expenditures	\$	907,580	\$	736,673	\$	684,978	\$	51,695
Excess (Deficiency) of Revenues over Expenditures	\$	124,564			\$	409,012		
Other Financina Sources/(Uses):						,		
, ,								
Transfer In/(Out) - Capital Reserve	\$	(124,564)	\$	(124,564)	\$	(124,564)	\$	
Total Other Financing Sources/(Uses)	\$	(124,564)	\$	(124,564)	\$	(124,564)	\$	-
Net Change in Fund Balance	\$	-			\$	284,448		
Fund Balance - Beginning	\$				\$	445,232		
Fund Balance - Ending	\$	-			\$	729,680		

Community Development District

Debt Service Fund Series 2016 - 2A

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budget		Actual		
	Budget	Thr	u 06/30/25	Thr	ru 06/30/25	1	Variance
Revenues:							
Assessments - Tax Roll	\$ 111,715	\$	111,715	\$	112,153	\$	438
Assessments - Prepayment	\$ -	\$	-	\$	7,850	\$	7,850
Interest	\$ 5,405	\$	7,046	\$	7,046	\$	-
Total Revenues	\$ 117,119	\$	118,760	\$	127,048	\$	8,288
Expenditures:							
Interest - 11/1	\$ 38,731	\$	38,731	\$	38,875	\$	(144)
Principal - 11/1	\$ 30,000	\$	30,000	\$	30,000	\$	-
Special Call - 2/1	\$ -	\$	-	\$	10,000	\$	(10,000)
Interest - 5/1	\$ 37,981	\$	37,981	\$	37,694	\$	288
Total Expenditures	\$ 106,713	\$	106,713	\$	116,569	\$	(9,856)
Excess (Deficiency) of Revenues over Expenditures	\$ 10,407			\$	10,480		
Fund Balance - Beginning	\$ 101,726			\$	216,593		
Fund Balance - Ending	\$ 112,133			\$	227,072		

Community Development District

Debt Service Fund Series 2018 - 2B

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budget		Actual		
	Budget	Thr	u 06/30/25	Thr	ru 06/30/25	V	ariance
Revenues:							
Assessments - Tax Roll	\$ 130,304	\$	130,304	\$	130,815	\$	511
Interest	\$ 4,251	\$	4,251	\$	5,669	\$	1,418
Total Revenues	\$ 134,554	\$	134,554	\$	136,483	\$	1,929
Expenditures:							
Interest - 11/1	\$ 43,897	\$	43,897	\$	38,897	\$	5,000
Principal - 5/1	\$ 30,000	\$	30,000	\$	30,000	\$	-
Interest - 5/1	\$ 43,897	\$	43,897	\$	48,897	\$	(5,000)
Total Expenditures	\$ 117,794	\$	117,794	\$	117,794	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$ 16,761			\$	18,690		
Fund Balance - Beginning	\$ 93,530			\$	165,467		
Fund Balance - Ending	\$ 110,291			\$	184,157		

Community Development District

Debt Service Fund Series 2018 - 3A

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budget		Actual		
	Budget	Thr	u 06/30/25	Thr	ru 06/30/25	V	ariance
Revenues:							
Assessments - Tax Roll	\$ 525,011	\$	525,011	\$	527,070	\$	2,059
Interest	\$ 15,356	\$	15,356	\$	19,458	\$	4,102
Total Revenues	\$ 540,367	\$	540,367	\$	546,528	\$	6,161
Expenditures:							
Interest - 11/1	\$ 188,575	\$	188,575	\$	188,575	\$	-
Principal - 5/1	\$ 135,000	\$	135,000	\$	135,000	\$	-
Interest - 5/1	\$ 188,575	\$	188,575	\$	188,575	\$	-
Total Expenditures	\$ 512,150	\$	512,150	\$	512,150	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$ 28,217			\$	34,378		
Fund Balance - Beginning	\$ 282,967			\$	571,228		
Fund Balance - Ending	\$ 311,184			\$	605,606		

Community Development District

Debt Service Fund Series 2019 - 3B

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budget		Actual		
	Budget	Thr	u 06/30/25	Thr	ru 06/30/25	V	ariance
Revenues:							
Assessments - Tax Roll	\$ 335,844	\$	335,844	\$	337,161	\$	1,317
Interest	\$ 9,909	\$	9,909	\$	12,261	\$	2,352
Total Revenues	\$ 345,753	\$	345,753	\$	349,422	\$	3,669
Expenditures:							
Interest - 11/1	\$ 113,572	\$	113,572	\$	113,572	\$	-
Principal - 5/1	\$ 110,000	\$	110,000	\$	110,000	\$	-
Interest - 5/1	\$ 113,572	\$	113,572	\$	113,572	\$	-
Total Expenditures	\$ 337,144	\$	337,144	\$	337,144	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$ 8,609			\$	12,278		
Fund Balance - Beginning	\$ 170,266			\$	355,976		
Fund Balance - Ending	\$ 178,876			\$	368,254		

Community Development District

Debt Service Fund Series 2019 - 3C

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budget		Actual		
	Budget	Thr	u 06/30/25	Thr	ru 06/30/25	V	ariance
Revenues:							
Assessments - Tax Roll	\$ 225,524	\$	225,524	\$	226,409	\$	884
Interest	\$ 6,086	\$	6,086	\$	7,557	\$	1,471
Total Revenues	\$ 231,610	\$	231,610	\$	233,966	\$	2,355
Expenditures:							
Interest - 11/1	\$ 75,784	\$	75,784	\$	75,784	\$	-
Principal - 5/1	\$ 75,000	\$	75,000	\$	75,000	\$	-
Interest - 5/1	\$ 75,784	\$	75,784	\$	75,784	\$	-
Total Expenditures	\$ 226,569	\$	226,569	\$	226,569	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$ 5,042			\$	7,397		
Fund Balance - Beginning	\$ 100,689			\$	217,356		
Fund Balance - Ending	\$ 105,731			\$	224,753		

Community Development District

Debt Service Fund Series 2020 - 3D

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budget		Actual		
	Budget	Thr	u 06/30/25	Thr	ru 06/30/25	V	ariance
Revenues:							
Assessments - Tax Roll	\$ 399,925	\$	399,925	\$	401,494	\$	1,568
Interest	\$ 10,422	\$	10,422	\$	12,571	\$	2,149
Total Revenues	\$ 410,347	\$	410,347	\$	414,064	\$	3,717
Expenditures:							
Interest - 11/1	\$ 124,528	\$	124,528	\$	124,528	\$	-
Principal - 5/1	\$ 150,000	\$	150,000	\$	150,000	\$	-
Interest - 5/1	\$ 124,528	\$	124,528	\$	124,528	\$	-
Total Expenditures	\$ 399,056	\$	399,056	\$	399,056	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$ 11,291			\$	15,008		
Other Financing Sources/(Uses):							
Transfer In/(Out)	\$ -	\$	-	\$	(6,238)	\$	(6,238)
Total Other Financing Sources/(Uses)	\$ -	\$	-	\$	(6,238)	\$	(6,238)
Net Change in Fund Balance	\$ 11,291			\$	8,770		
Fund Balance - Beginning	\$ 150,553			\$	355,230		
Fund Balance - Ending	\$ 161,844			\$	363,999		

Community Development District

Capital Projects Fund Series 2020 3D

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted		Prorated		Actual	
	Budget		Thru 06/30/25	Th	ru 06/30/25	Variance
Revenues						
Interest	\$	-	\$ -	\$	142	\$ 142
Total Revenues	\$	-	\$ -	\$	142	\$ 142
Expenditures:						
Capital Outlay	\$	-	-	\$	-	\$ -
Total Expenditures	\$	-	\$ -	\$	-	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$	-	\$ -	\$	142	\$ 142
Other Financing Sources/(Uses)						
Transfer In/(Out)	\$	-	\$ -	\$	6,238	\$ 6,238
Total Other Financing Sources (Uses)	\$	-	\$ -	\$	6,238	\$ 6,238
Net Change in Fund Balance	\$	-		\$	6,380	\$ •
Fund Balance - Beginning	\$	-		\$	2,478	\$ -
Fund Balance - Ending	\$	-		\$	8,858	\$ -

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budget		Actual		
	Budget	Thru	u 06/30/25	Thr	u 06/30/25	Va	ariance
Revenues:							
Interest	\$ -	\$	-	\$	1,385	\$	-
Total Revenues	\$ -	\$	-	\$	1,385	\$	-
Expenditures:							
Hydraulic Lift (Pool)	\$ 10,100	\$	-	\$	-	\$	-
Miscellaneous Expense	\$ -	\$	-	\$	316	\$	(316)
Total Expenditures	\$ 10,100	\$	-	\$	316	\$	(316)
Excess (Deficiency) of Revenues over Expenditures	\$ (10,100)			\$	1,069		
Other Financing Sources/(Uses):							
Transfer In/(Out)	\$ 124,564	\$	124,564	\$	124,564	\$	-
Total Other Financing Sources/(Uses)	\$ 124,564	\$	124,564	\$	124,564	\$	-
Net Change in Fund Balance	\$ 114,464			\$	125,633		
Fund Balance - Beginning	\$ 58,610			\$	82,458		
Fund Balance - Ending	\$ 173,074			\$	208,091		

Towne Park
Community Development District

Month to Month

	0ct	Nov	Dec	Jan	Fel)	March	Apı	il	May	June	July		Aug	Sept	Т	Γotal
Revenues:																	
Assessments - Tax Roll	\$ - \$	40,518	\$ 945,392	\$ 10,139	\$	8,396 \$	4,722	\$	7,049 \$	4,271 \$	7,674	\$ -	\$	- \$	-	\$ 1	1,028,16
Interest Income - SBA	\$ 643 \$	604	\$ 605	\$ 591	\$	532 \$	899	\$	2,430 \$	2,519 \$	2,268	\$ -	\$	- \$	-	\$	11,09
Other Income	\$ 280 \$	500	\$ 13,481	\$ 810	\$	1,030 \$	340	\$ 3	36,461 \$	975 \$	860	\$ -	\$	- \$	-	\$	54,73
Total Revenues	\$ 923 \$	41,622	\$ 959,478	\$ 11,540	\$	9,957 \$	5,961	\$ 4	15,940 \$	7,765 \$	10,802	\$ -	\$	- \$	-	\$ 1	1,093,98
Expenditures:																	
General & Administrative:																	
Supervisor Fees	\$ - \$	1,000	\$ 1,000	\$ -	\$	800 \$	1,000	\$	1,400 \$	600 \$	-	\$	- \$	- \$	-	\$	5,80
Employee FICA Expense	\$ - \$	-	\$ -	\$ -	\$	61 \$	77	\$	107 \$	46 \$	-	\$	- \$	- \$	-	\$	29
Engineering Fees	\$ 375 \$	2,020	\$ 5,021	\$ 4,437	\$	2,604 \$	1,770	\$	1,030 \$	2,207 \$	688	\$	- \$	- \$	-	\$	20,15
Attorney	\$ 3,344 \$	2,507	\$ 2,150	\$ 4,331	\$	4,539 \$	3,322	\$	2,955 \$	4,776 \$	-	\$	- \$	- \$	-	\$	27,92
Annual Audit	\$ - \$	-	\$ -	\$ -	\$	- \$	-	\$	- \$	- \$	4,100	\$	- \$	- \$	-	\$	4,10
Assessment Roll Services	\$ 10,000 \$	-	\$ -	\$ -	\$	- \$	-	\$	- \$	- \$	-	\$	- \$	- \$	-	\$	10,00
Reamortization Schedules	\$ - \$	-	\$ -	\$ 100	\$	- \$	-	\$	- \$	- \$	-	\$	- \$	- \$	-	\$	10
Dissemination	\$ 875 \$	875	\$ 875	\$ 875	\$	875 \$	875	\$	875 \$	875 \$	875	\$	- \$	- \$	-	\$	7,87
Trustee Fees	\$ 14,533 \$	-	\$ -	\$ 6,061	\$	- \$	-	\$	- \$	- \$	-	\$	- \$	- \$	-	\$	20,59
Management Fees	\$ 4,036 \$	4,036	\$ 4,036	\$ 4,036	\$	4,036 \$	4,036	\$	4,036 \$	4,036 \$	4,036	\$	- \$	- \$	-	\$	36,32
Information Technology	\$ 158 \$	158	\$ 158	\$ 158	\$	158 \$	158	\$	158 \$	158 \$	158	\$	- \$	- \$	-	\$	1,41
Website Maintenance	\$ 105 \$	105	\$ 105	\$ 105	\$	105 \$	105	\$	105 \$	105 \$	105	\$	- \$	- \$	-	\$	94
Postage & Delivery	\$ 16 \$	48	\$ 88	\$ 443	\$	13 \$	51	\$	19 \$	62 \$	43	\$	- \$	- \$	-	\$	78
Insurance	\$ 7,032 \$	-	\$ -	\$ -	\$	- \$	-	\$	- \$	- \$	-	\$	- \$	- \$	-	\$	7,03
Copies	\$ - \$	1	\$ 2	\$ 59	\$	16 \$	20	\$	9 \$	55 \$	3	\$	- \$	- \$	-	\$	16
Legal Advertising	\$ - \$	-	\$ 361	\$ -	\$	- \$	337	\$	309 \$	- \$	-	\$	- \$	- \$	-	\$	1,00
Other Current Charges	\$ 45 \$	42	\$ 42	\$ 41	\$	44 \$	45	\$	45 \$	45 \$	45	\$	- \$	- \$	-	\$	39
Office Supplies	\$ 1 \$	1	\$ 1	\$ 0	\$	1 \$	1	\$	1 \$	1 \$	2	\$	- \$	- \$	-	\$	
Dues, Licenses & Subscriptions	\$ 175 \$	-	\$ -	\$ -	\$	- \$	-	\$	- \$	- \$	_	\$	- \$	- \$	-	\$	17

13,251 \$

11,795 \$

11,048 \$

12,965 \$

10,053 \$

- \$ 145,081

Total General & Administrative

40,693 \$

10,792 \$

13,838 \$

20,646 \$

Towne Park Community Development District Month to Month

Pole Management		Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Poper Note 1	Operations & Maintenance													
Part Management S	Field Expenditures													
Installation Signatury S	Property Insurance	\$ 30,421 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	30,421
Indisende Publisher Publ	Field Management	\$ 1,838 \$	1,838 \$	1,838 \$	1,838 \$	1,838 \$	1,838 \$	1,838 \$	1,838 \$	1,838 \$	- \$	- \$	- \$	16,538
Pand Maintename	Landscape Maintenance	\$ 19,053 \$	19,053 \$	19,053 \$	19,053 \$	19,053 \$	19,053 \$	19,053 \$	19,053 \$	19,053 \$	- \$	- \$	- \$	171,480
Bestic S	Landscape Enhancements/Replacement	\$ - \$	- \$	12,144 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	12,144
Mater Asswer S	Pond Maintenance	\$ 5,500 \$	5,500 \$	5,500 \$	5,500 \$	5,500 \$	5,500 \$	5,500 \$	5,500 \$	- \$	- \$	- \$	- \$	44,000
Irrigation Repairs S	Electric	\$ 131 \$	83 \$	181 \$	214 \$	90 \$	95 \$	141 \$	226 \$	304 \$	- \$	- \$	- \$	1,467
Contingency S 2,40 S S 1,046 S S 1,046 S S S 1,046 S S S S S S S S S	Water & Sewer	\$ 59 \$	59 \$	59 \$	59 \$	58 \$	59 \$	58 \$	58 \$	58 \$	- \$	- \$	- \$	527
Contingency S 17,425 S 2,809 S 24,000 S 21,000 S 22,509 S 40,000 S 48,242 S 22,900 S 29,000 S 29,000 S 30,700 S 30,600 S 5 S 5 S 5 S 5 S 75,000 S 375, Amenity Expenditures Electric S 2,002 S 5,007 S 1,100 S 1,1	Irrigation Repairs	\$ 237 \$	227 \$	180 \$	103 \$	3,895 \$	2,261 \$	883 \$	1,016 \$	1,087 \$	- \$	- \$	- \$	9,889
Subtotal Field Expenditures S 77,063 S 29,569 S 40,001 S 48,242 S 52,908 S 28,806 S 29,408 S 30,704 S 38,605 S S S S S 375, S S 375, S S 375, S S S 375, S S S S S S S S S S	General Repairs & Maintenance	\$ 2,400 \$	- \$	1,046 \$	- \$	- \$	- \$	1,935 \$	- \$	16,264 \$	- \$	- \$	- \$	21,645
Electric S 2,082 S 697 S 2,096 S 1,474 S 632 S 1,388 S 2,091 S 665 S 1,408 S - S - S 5 12, 20 S 1,408 S - S - S - S - S - S 1,408 S -	Contingency	\$ 17,425 \$	2,809 \$	- \$	21,474 \$	22,474 \$	- \$	- \$	3,013 \$	- \$	- \$	- \$	- \$	67,195
Bleeric	Subtotal Field Expenditures	\$ 77,063 \$	29,569 \$	40,001 \$	48,242 \$	52,908 \$	28,806 \$	29,408 \$	30,704 \$	38,605 \$	- \$	- \$	- \$	375,306
Water S 1,227 S S 1,186 S 610 S 204 S 644 S 1,185 S 296 S 847 S S S S S S S S S	Amenity Expenditures													
Internet & Phone	Electric	\$ 2,082 \$	697 \$	2,096 \$	1,474 \$	632 \$	1,358 \$	2,091 \$	665 \$	1,408 \$	- \$	- \$	- \$	12,504
Playground & Equipment Lease \$ 2,065 \$ 2,065 \$ 2,065 \$ 2,065 \$ 2,065 \$ 2,065 \$ 1,786 \$	Water	\$ 1,227 \$	- \$	1,186 \$	619 \$	204 \$	644 \$	1,185 \$	296 \$	847 \$	- \$	- \$	- \$	6,208
Pool Service Contract S	Internet & Phone	\$ 210 \$	210 \$	210 \$	210 \$	210 \$	220 \$	220 \$	220 \$	220 \$	- \$	- \$	- \$	1,930
Pool Furniture Repair & Replacement \$ \$. \$. \$. \$. \$. \$. \$. \$. \$.	Playground & Equipment Lease	\$ 2,065 \$	2,065 \$	2,065 \$	2,065 \$	2,065 \$	2,065 \$	1,786 \$	1,786 \$	1,786 \$	- \$	- \$	- \$	17,747
Janitorial Services	Pool Service Contract	\$ (6,125) \$	3,625 \$	4,275 \$	3,625 \$	3,625 \$	3,625 \$	3,625 \$	4,185 \$	3,865 \$	- \$	- \$	- \$	24,325
Security Services \$ 2,307 \$ 4,911 \$ 2,469 \$ 2,523 \$ 2,093 \$ 4,300 \$ 2,523 \$ 4,295 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Pool Furniture Repair & Replacement	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	2,380 \$	- \$	- \$	- \$	- \$	2,380
Pest Control \$ 3.05 \$ 370 \$ 360 \$ 240 \$ - \$ 240 \$ 240 \$ 370 \$ - \$ - \$ - \$ - \$ - \$ 5 - \$ 5 2, Amenity Access Management \$ 788 \$	Janitorial Services	\$ 300 \$	1,751 \$	1,680 \$	2,712 \$	300 \$	1,980 \$	1,752 \$	1,980 \$	1,751 \$	- \$	- \$	- \$	14,207
Amenity Access Management \$ 788 \$ 78	Security Services	\$ 2,307 \$	4,911 \$	2,469 \$	2,523 \$	2,093 \$	4,300 \$	2,523 \$	4,295 \$	- \$	- \$	- \$	- \$	25,422
Amenity Repair & Maintenance \$ 5.092 \$ 4.718 \$ 825 \$ 5.199 \$ 300 \$ 5.110 \$ 3.380 \$ 6.063 \$ 1.363 \$ - \$ - \$ - \$ - \$ 3.20 \$ 2.000 \$ 1.000 \$ - \$ - \$ - \$ 1.000 \$ 1.000 \$ - \$ - \$ 1.000 \$	Pest Control	\$ 305 \$	370 \$	360 \$	240 \$	- \$	240 \$	240 \$	370 \$	- \$	- \$	- \$	- \$	2,125
Contingency \$ 10,000 \$ - \$. \$. \$ 3,310 \$. \$ 5,296 \$. \$. \$. \$. \$. \$. \$. \$. \$. \$	Amenity Access Management	\$ 788 \$	788 \$	788 \$	788 \$	788 \$	788 \$	788 \$	788 \$	788 \$	- \$	- \$	- \$	7,088
Subtotal Amenity Expenditures \$ 18,250 \$ 19,135 \$ 15,953 \$ 22,765 \$ 10,216 \$ 25,626 \$ 17,590 \$ 23,028 \$ 12,028 \$ - \$ - \$ - \$ 164, Total Operations & Maintenance \$ 95,313 \$ 48,704 \$ 55,954 \$ 71,006 \$ 63,124 \$ 54,432 \$ 46,998 \$ 53,732 \$ 50,632 \$ - \$ - \$ - \$ 539, Total Expenditures \$ 136,006 \$ 59,496 \$ 69,792 \$ 91,652 \$ 76,375 \$ 66,228 \$ 58,046 \$ 66,697 \$ 60,686 \$ - \$ - \$ - \$ 684, Excess (Deficiency) of Revenues over Expenditures \$ (135,083) \$ (17,874) \$ 889,686 \$ (80,112) \$ (66,418) \$ (60,267) \$ (12,105) \$ (58,932) \$ (49,884) \$ - \$ - \$ - \$ - \$ 409, Other Financing Sources/Uses: Transfer In/(Out) \$ \$ - \$ - \$ - \$ - \$ - \$ (124,564) \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	Amenity Repair & Maintenance	\$ 5,092 \$	4,718 \$	825 \$	5,199 \$	300 \$	5,110 \$	3,380 \$	6,063 \$	1,363 \$	- \$	- \$	- \$	32,051
Total Operations & Maintenance \$ 95,313 \$ 48,704 \$ 55,954 \$ 71,006 \$ 63,124 \$ 54,432 \$ 46,998 \$ 53,732 \$ 50,632 \$ - \$ - \$ - \$ 539,400 \$ 50,640 \$ 50,496 \$ 69,792 \$ 91,652 \$ 76,375 \$ 66,228 \$ 58,046 \$ 66,697 \$ 60,686 \$ - \$ - \$ - \$ 684,400 \$ 60,000 \$ 60,000 \$ \$ 136,000 \$ \$ 136,000 \$ \$ 136,000 \$ \$ 136,000 \$ \$ 136,000 \$ 10,000 \$ 10,000 \$ \$ 10,000 \$ \$ 10,000 \$ \$ 10,000 \$ \$ 10,000 \$ \$ 10,000 \$ 10,000 \$ \$ 10,000 \$ \$ 10,000 \$ \$ 10,000 \$ \$ 10,000 \$ \$ 10,000 \$ 10,000 \$ \$ 10,000 \$ \$ 10,000 \$ \$ 10,000 \$ \$ 10,000 \$ \$ 10,000 \$ 10,000 \$ \$ 10,000 \$ \$ 10,000 \$	Contingency	\$ 10,000 \$	- \$	- \$	3,310 \$	- \$	5,296 \$	- \$	- \$	- \$	- \$	- \$	- \$	18,606
Total Expenditures \$ 136,006 \$ 59,496 \$ 69,792 \$ 91,652 \$ 76,375 \$ 66,228 \$ 58,046 \$ 66,697 \$ 60,686 \$ - \$ - \$ - \$ 684, Excess (Deficiency) of Revenues over Expenditures \$ (135,083) \$ (17,874) \$ 889,686 \$ (80,112) \$ (66,418) \$ (60,267) \$ (12,105) \$ (58,932) \$ (49,884) \$ - \$ - \$ - \$ 409, Other Financing Sources/Uses: Transfer In/(Out) \$ - \$ - \$ - \$ - \$ - \$ (124,564) \$ - \$ - \$ - \$ - \$ - \$ - \$ (124,564) \$ - \$ - \$ - \$ - \$ - \$ - \$ (124,564) \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ (124,564) \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	Subtotal Amenity Expenditures	\$ 18,250 \$	19,135 \$	15,953 \$	22,765 \$	10,216 \$	25,626 \$	17,590 \$	23,028 \$	12,028 \$	- \$	- \$	- \$	164,591
Excess (Deficiency) of Revenues over Expenditures \$ (135,083) \$ (17,874) \$ 889,686 \$ (80,112) \$ (66,418) \$ (60,267) \$ (12,105) \$ (58,932) \$ (49,884) \$ - \$ - \$ - \$ 409,000 \$ \$ - \$ - \$ - \$ 409,000 \$ \$ - \$ - \$ - \$ - \$ 409,000 \$ \$ - \$ - \$ - \$ - \$ - \$ - \$ 409,000 \$ \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	Total Operations & Maintenance	\$ 95,313 \$	48,704 \$	55,954 \$	71,006 \$	63,124 \$	54,432 \$	46,998 \$	53,732 \$	50,632 \$	- \$	- \$	- \$	539,897
Other Financing Sources/Uses: Transfer In/(Out) \$ - \$ - \$ - \$ - \$ - \$ (124,564) \$ - \$ - \$ - \$ - \$ (124,564) \$ Total Other Financing Sources/Uses \$ - \$ - \$ - \$ - \$ - \$ (124,564) \$ - \$ - \$ - \$ - \$ - \$ - \$ (124,564) \$	Total Expenditures	\$ 136,006 \$	59,496 \$	69,792 \$	91,652 \$	76,375 \$	66,228 \$	58,046 \$	66,697 \$	60,686 \$	- \$	- \$	- \$	684,978
Other Financing Sources/Uses: Transfer In/(Out) \$ - \$ - \$ - \$ - \$ - \$ (124,564) \$ - \$ - \$ - \$ - \$ (124,564) \$ Total Other Financing Sources/Uses \$ - \$ - \$ - \$ - \$ - \$ (124,564) \$ - \$ - \$ - \$ - \$ - \$ - \$ (124,564) \$														
Transfer In / (Out) \$ - \$ - \$ - \$ - \$ - \$ (124,564) \$ - \$ - \$ - \$ - \$ - \$ (124,564) \$ - \$ - \$ - \$ - \$ - \$ (124,564) \$ - \$ - \$ - \$ - \$ - \$ (124,564) \$ - \$ - \$ - \$ - \$ - \$ - \$ (124,564) \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ (124,564) \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	Excess (Deficiency) of Revenues over Expenditures	\$ (135,083) \$	(17,874) \$	889,686 \$	(80,112) \$	(66,418) \$	(60,267) \$	(12,105) \$	(58,932) \$	(49,884) \$	- \$	- \$	- \$	409,012
Total Other Financing Sources/Uses \$ - \$ - \$ - \$ - \$ - \$ (124,564) \$ - \$ - \$ - \$ - \$ - \$ (124,564)	Other Financing Sources/Uses:													
	Transfer In/(Out)	\$ - \$	- \$	- \$	- \$	- \$	(124,564) \$	- \$	- \$	- \$	- \$	- \$	- \$	(124,564)
	Total Other Financing Sources/Uses	\$ - \$	- \$	- \$	- \$	- \$	(124,564) \$	- \$	- \$	- \$	- \$	- \$	- \$	(124,564)
Net Change in Fund Balance \$ (135,083) \$ (17,874) \$ 889,686 \$ (80,112) \$ (66,418) \$ (184,831) \$ (12,105) \$ (58,932) \$ (49,884) \$ - \$ - \$ - \$ 284,	Net Change in Fund Balance	\$ (135.083) \$	(17.874) \$	889,686 \$	(80.112) \$	(66,418) \$	(184.831) \$	(12.105) \$	(58,932) \$	(49.884) \$	- \$	- \$	- \$	284,448

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 \$ 255,524.40 \$ 399,925.41 \$ 2,752,468.01

ON ROLL ASSESSMENTS

							37.21%	4.06%	4.73%	19.07%	12.20%	8.19%	14.53%	100.00%
								2016 2-A Debt	Series 2018 2-B	Series 2018 3-A	Series 2019 3-B	Series 2019 3-C	Series 2020 3-D	
Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	O&M Portion	Service	Service	Service	Service	Service	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	\$19,096.57	\$2,083.07	\$2,429.68	\$9,789.53	\$6,262.25	\$4,205.20	\$7,457.14	\$51,323.44
11/26/24	11/08-11/15/24	\$52,904.56	(\$2,116.04)	(\$1,015.77)	\$0.00	\$49,772.75	\$18,519.58	\$2,020.13	\$2,356.27	\$9,493.75	\$6,073.04	\$4,078.15	\$7,231.83	\$49,772.75
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	\$6,839.31	\$746.04	\$870.18	\$3,506.06	\$2,242.79	\$1,506.07	\$2,670.73	\$18,381.18
03/07/25	2/1-2/28/25	\$13,074.12	(\$124.60)	(\$258.99)	\$0.00	\$12,690.53	\$4,721.93	\$515.07	\$600.78	\$2,420.62	\$1,548.44	\$1,039.80	\$1,843.89	\$12,690.53
04/11/25	03/01-03/31/25	\$19,246.08	\$0.00	(\$384.92)	\$0.00	\$18,861.16	\$7,017.91	\$765.52	\$892.90	\$3,597.61	\$2,301.35	\$1,545.40	\$2,740.47	\$18,861.16
04/30/25	0/1-03/31/25	\$0.00	\$0.00	\$0.00	\$83.90	\$83.90	\$31.22	\$3.41	\$3.97	\$16.00	\$10.24	\$6.87	\$12.19	\$83.90
05/09/25	4/1-4/30/25	\$11,713.08	\$0.00	(\$234.26)	\$0.00	\$11,478.82	\$4,271.07	\$465.90	\$543.41	\$2,189.49	\$1,400.59	\$940.52	\$1,667.84	\$11,478.82
06/13/25	5/1-5/31/25	\$8,791.52	\$0.00	(\$175.83)	\$0.00	\$8,615.69	\$3,205.75	\$349.69	\$407.87	\$1,643.37	\$1,051.25	\$705.93	\$1,251.83	\$8,615.69
06/23/25	6/2/25	\$12,254.98	\$0.00	(\$245.10)	\$0.00	\$12,009.88	\$4,468.67	\$487.45	\$568.56	\$2,290.79	\$1,465.39	\$984.03	\$1,744.99	\$12,009.88
	TOTAL	\$ 2,931,171.48	\$ (115,266.08)	\$ (56,910.04) \$	4,266.50	\$ 2,763,261.86	\$ 1,028,161.52	\$ 112,152.72	\$ 130,814.58	\$ 527,069.94	\$ 337,160.60	\$ 226,408.80	\$ 401,493.70	\$ 2,763,261.86

	100%	Net Percent Collected
\$	-	Balance Remaining to Collect

SECTION 3

BOARD OF SUPERVISORS MEETING DATES TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026

The Board of Supervisors of the Towne Park Community Development District will hold their regular meetings for Fiscal Year 2026 on the first Tuesday of each month at 4:00 PM at the Towne Park Amenity Center #1, 3883 White Ibis Road, Lakeland, FL 33811, unless otherwise indicated as follows:

October 7, 2025
November 4, 2025
December 2, 2025 at 6:00 p.m.
 January 6, 2026
 February 3, 2026
March 3, 2026 at 6:00 p.m.
 April 7, 2026
May 5, 2025 at 6:00 p.m.
 June 2, 2026
 July 7, 2026
August 4, 2026 at 6:00 p.m.
 September 1, 2026

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

SECTION 4

Towne Park Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 - September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes □ No □

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication. **Standard:** 100% of meetings were advertised per Florida statute on at least two

mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes □ No □

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District

Management.

Achieved: Yes □ No □

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management carries a greenest

district management services agreement **Achieved:** Yes □ No □

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes □ No □

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes □ No □

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes □ No □

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes
No

Chair/Vice Chair:	Date:	
Print Name:		
Towne Park Community Development District		
District Manager:	Date:	
Print Name:		
Towne Park Community Development District		



Memorandum

To: Board of Supervisors

From: District Management

Date: July 2, 2024

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:

Goals, Objectives and Annual Reporting Form

Towne Park Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 - September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes □ No □

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication. **Standard:** 100% of meetings were advertised per Florida statute on at least two

mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes □ No □

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District

Management.

Achieved: Yes □ No □

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management carries a greenest

district management services agreement **Achieved:** Yes □ No □

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes □ No □

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes □ No □

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes □ No □

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes
No

Chair/Vice Chair:	Date:	
Print Name:		
Towne Park Community Development District		
District Manager:	Date:	
Print Name:		
Towne Park Community Development District		