

Towne Park
Community Development District

Proposed Budget
FY2027



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Towne Park
Community Development District
Proposed Budget
General Fund

	Adopted Budget FY 2026	Actual Thru 1/31/26	Projected Next 8 Months	Total Projected 9/30/26	Adopted Budget FY 2027
Revenues					
Assessments	\$ 1,024,144	\$ 994,596	\$ 29,547	\$ 1,024,144	\$ 1,024,144
Interest Income - SBA	\$ 4,000	\$ 5,581	\$ 1,395	\$ 6,977	\$ 4,000
Other Income	\$ 4,000	\$ 10,788	\$ 2,697	\$ 13,484	\$ 6,742
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 41,289
Total Revenues	\$ 1,032,144	\$ 1,010,965	\$ 33,639	\$ 1,044,605	\$ 1,076,175

Expenditures

Administrative:

Supervisor Fees	\$ 12,000	\$ 4,000	\$ 8,000	\$ 12,000	\$ 12,000
Employer FICA Expense	\$ 918	\$ 306	\$ 612	\$ 918	\$ 918
Engineering Fees	\$ 30,000	\$ 5,897	\$ 19,752	\$ 25,649	\$ 30,000
Attorney	\$ 40,000	\$ 13,227	\$ 35,272	\$ 48,499	\$ 40,000
Annual Audit	\$ 4,200	\$ -	\$ 4,100	\$ 4,100	\$ 4,200
Assessment Roll Services	\$ 10,300	\$ 10,300	\$ -	\$ 10,300	\$ 10,815
Reamortization Schedules	\$ 625	\$ -	\$ 625	\$ 625	\$ 625
Dissemination	\$ 10,815	\$ 3,605	\$ 7,208	\$ 10,813	\$ 11,356
Trustee Fees	\$ 26,254	\$ 14,533	\$ 11,721	\$ 26,254	\$ 26,254
Management Fees	\$ 49,882	\$ 16,627	\$ 33,255	\$ 49,882	\$ 52,376
Information Technology	\$ 1,947	\$ 649	\$ 1,298	\$ 1,947	\$ 2,044
Website Maintenance	\$ 1,298	\$ 433	\$ 865	\$ 1,298	\$ 1,363
Postage	\$ 1,300	\$ 577	\$ 867	\$ 1,443	\$ 1,365
Insurance	\$ 8,691	\$ 7,454	\$ -	\$ 7,454	\$ 8,572
Copies	\$ 250	\$ 63	\$ 167	\$ 230	\$ 250
Legal Advertising	\$ 3,500	\$ 1,221	\$ 2,279	\$ 3,500	\$ 3,500
Other Current Charges	\$ 600	\$ 109	\$ 440	\$ 549	\$ 600
Office Supplies	\$ 200	\$ 4	\$ 50	\$ 54	\$ 200
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 202,955	\$ 79,179	\$ 126,510	\$ 205,689	\$ 206,613

Operations & Maintenance

Field Expenditures

Property Insurance	\$ 39,822	\$ 27,384	\$ -	\$ 27,384	\$ 39,822
Field Management	\$ 22,712	\$ 7,571	\$ 15,144	\$ 22,715	\$ 23,847
Landscape Maintenance	\$ 271,575	\$ 82,194	\$ 200,272	\$ 282,466	\$ 300,408
Landscape Enhancements/Replacement	\$ 55,000	\$ 3,506	\$ 51,494	\$ 55,000	\$ 126,200
Pond Maintenance	\$ 66,000	\$ 22,000	\$ 44,000	\$ 66,000	\$ 68,640
Electric	\$ 2,527	\$ 29	\$ 2,064	\$ 2,093	\$ 3,000
Water & Sewer	\$ 814	\$ 451	\$ 784	\$ 1,235	\$ 1,482
Irrigation Repairs	\$ 12,500	\$ 12,213	\$ 20,000	\$ 32,213	\$ 15,000
General Repairs & Maintenance	\$ 20,000	\$ 7,240	\$ 13,333	\$ 20,573	\$ 25,000
Holiday Décor	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Contingency	\$ 17,500	\$ 4,803	\$ 12,697	\$ 17,500	\$ 20,000
Subtotal Field Expenses	\$ 508,449	\$ 167,390	\$ 359,788	\$ 527,178	\$ 628,399

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Proposed Budget
General Fund

	Adopted Budget FY 2026	Actual Thru 1/31/26	Projected Next 8 Months	Total Projected 9/30/26	Adopted Budget FY 2027
Amenity Expenditures					
Electric	\$ 26,400	\$ 6,838	\$ 12,480	\$ 19,318	\$ 31,680
Water	\$ 10,000	\$ 4,403	\$ 6,280	\$ 10,683	\$ 12,000
Internet & Phone	\$ 3,680	\$ 880	\$ 1,760	\$ 2,640	\$ 4,048
Playground & Equipment Lease	\$ 7,575	\$ 1,114	\$ 1,395	\$ 2,509	\$ -
Pool Service Contract	\$ 45,114	\$ 16,500	\$ 29,600	\$ 46,100	\$ 46,440
Pool Furniture Repair & Replacement	\$ 6,000	\$ -	\$ 6,000	\$ 6,000	\$ 6,000
Janitorial Services	\$ 22,500	\$ 5,791	\$ 13,440	\$ 19,231	\$ 22,500
Security Services	\$ 53,025	\$ 11,237	\$ 26,560	\$ 37,797	\$ 54,616
Pest Control	\$ 3,570	\$ 1,220	\$ 2,440	\$ 3,660	\$ 3,660
Amenity Access Management	\$ 9,734	\$ 3,250	\$ 6,488	\$ 9,738	\$ 10,220
Amenity Repair & Maintenance	\$ 30,000	\$ 1,453	\$ 20,000	\$ 21,453	\$ 30,000
Dolostone Parking Improvements	\$ 15,000	\$ 8,800	\$ -	\$ 8,800	\$ -
Contingency	\$ 20,000	\$ 3,310	\$ 9,929	\$ 13,239	\$ 20,000
Subtotal Amenity Expenses	\$ 252,598	\$ 64,796	\$ 136,372	\$ 201,169	\$ 241,164
Total Operations & Maintenance	\$ 761,047	\$ 232,187	\$ 496,160	\$ 728,347	\$ 869,563
Other Expenditures					
Transfer Out - Capital Reserve	\$ 68,142	\$ -	\$ 68,142	\$ 68,142	\$ -
Total Other Expenditures	\$ 68,142	\$ -	\$ 68,142	\$ 68,142	\$ -
Total Expenditures	\$ 1,032,144	\$ 311,366	\$ 690,813	\$ 1,002,178	\$ 1,076,175
Excess Revenues/(Expenditures)	\$ -	\$ 699,600	\$ (657,173)	\$ 42,426	\$ -

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		

FY26 Gross Per Unit Assessment	FY27 Gross Per Unit Assessment	Increase
\$759.47	\$759.47	\$0.00

Towne Park

Community Development District

General Fund Budget

Revenues:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District to pay for operating expenditures during the fiscal year.

Other Income

Represents miscellaneous funds the District may receive such as amenity rental fees.

Interest Income – SBA

Represents interest income the District may receive from interest earning accounts.

Carry Forward Surplus

Represents amount used to offset the District's fiscal year expenditure.

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.

Employer FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

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.

Towne Park

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General Fund Budget

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.

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.

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General Fund Budget

Postage

The District incurs charges for mailing materials, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Copies

Printing for board meetings, printing of computerized checks, stationary, envelopes, etc.

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

Towne Park Community Development District General Fund Budget

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	\$25,034	\$300,408
Total		\$300,408

Landscape Enhancements/Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

Pond Maintenance

Description	Monthly	Annually
Maintenance – 16 Ponds	\$4,290	\$68,640
Total		\$68,640

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.

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.

Holiday Décor

Provides for basic holiday lighting at community entrance monuments.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

Towne Park Community Development District General Fund Budget

Amenity Expenditures

Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

Amenity - Water

Represents estimated water charges for the District's amenity facilities.

Internet & Phone

Internet service will be added for use at the Amenity Center. Service is provided by Spectrum Business.

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 & 2	\$3,700	\$44,400
Contingency		\$2,040
Total		\$46,440

Pool Furniture Repair & Replacement

Represents cost of pool furniture repairs and replacement.

Janitorial Services

Represents the costs to provide janitorial services for the District's amenity facilities. These services are provided by E & A Cleaning, Inc., at a per clean rate for each amenity facility.

Security Services

Represents the estimated cost of monthly security service for the District's amenity facilities. Services are provided by Securitas Security Service USA, Inc.

Pest Control

The District is contracted with All American Lawn & Tree Specialists, LLC, for pest control treatments to its amenity facilities.

Amenity Access Management

Amenity Management provides access card issuance through registration, proof of residency, and photo identification. The team also provides keycard troubleshooting for issues and concerns related to access control. Staff reviews security concerns and amenity policy violations via remote camera monitoring on an

Towne Park

Community Development District

General Fund Budget

as-needed basis. Districts are provided electronic communication for District news and direct remote customer service through phone and email directly to the Amenity Access Team. The Amenity Access team also assist with Parking Rule implementation and enforcement. 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.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

Towne Park
Community Development District
Proposed Budget
Series 2016 2A Debt Service Fund

	Adopted Budget FY 2026	Actuals Thru 1/31/26	Projected Next 8 Months	Total Projected 9/30/26	Adopted Budget FY 2027
Revenues					
Assessments - On Roll	\$ 111,715	\$ 107,839	\$ 3,876	\$ 111,715	\$ 111,715
Interest	\$ 4,404	\$ 2,582	\$ 861	\$ 3,443	\$ 1,721
Carry Forward Surplus	\$ 117,771	\$ 119,337	\$ -	\$ 119,337	\$ 124,982
Total Revenues	\$ 233,889	\$ 229,758	\$ 4,737	\$ 234,494	\$ 238,418
Expenditures					
Interest - 11/1	\$ 37,694	\$ 37,694	\$ -	\$ 37,694	\$ 36,819
Principal - 11/1	\$ 35,000	\$ 35,000	\$ -	\$ 35,000	\$ 35,000
Interest - 5/1	\$ 36,819	\$ -	\$ 36,819	\$ 36,819	\$ 35,944
Total Expenditures	\$ 109,513	\$ 72,694	\$ 36,819	\$ 109,513	\$ 107,763
Excess Revenues/(Expenditures)	\$ 124,377	\$ 157,064	\$ (32,082)	\$ 124,982	\$ 130,655

Interest - 11/1/27	\$35,944
Principal - 11/1/27	\$35,000
	<u>\$70,944</u>

Product Type	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family Level 1	63	\$42,334.79	\$671.98	\$722.56
Single Family Level 2	85	\$69,379.81	\$816.23	\$877.67
	148	\$111,714.60		

Towne Park
Community Development District
Series 2016 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/26	\$ 1,295,000.00	\$ 35,000.00	\$ 36,818.75	\$ 108,637.50
05/01/27	\$ 1,260,000.00	\$ -	\$ 35,943.75	
11/01/27	\$ 1,260,000.00	\$ 35,000.00	\$ 35,943.75	\$ 106,887.50
05/01/28	\$ 1,225,000.00	\$ -	\$ 35,068.75	
11/01/28	\$ 1,225,000.00	\$ 40,000.00	\$ 35,068.75	\$ 110,137.50
05/01/29	\$ 1,185,000.00	\$ -	\$ 34,068.75	
11/01/29	\$ 1,185,000.00	\$ 40,000.00	\$ 34,068.75	\$ 108,137.50
05/01/30	\$ 1,145,000.00	\$ -	\$ 32,918.75	
11/01/30	\$ 1,145,000.00	\$ 40,000.00	\$ 32,918.75	\$ 105,837.50
05/01/31	\$ 1,105,000.00	\$ -	\$ 31,768.75	
11/01/31	\$ 1,105,000.00	\$ 45,000.00	\$ 31,768.75	\$ 108,537.50
05/01/32	\$ 1,060,000.00	\$ -	\$ 30,475.00	
11/01/32	\$ 1,060,000.00	\$ 45,000.00	\$ 30,475.00	\$ 105,950.00
05/01/33	\$ 1,015,000.00	\$ -	\$ 29,181.25	
11/01/33	\$ 1,015,000.00	\$ 50,000.00	\$ 29,181.25	\$ 108,362.50
05/01/34	\$ 965,000.00	\$ -	\$ 27,743.75	
11/01/34	\$ 965,000.00	\$ 50,000.00	\$ 27,743.75	\$ 105,487.50
05/01/35	\$ 915,000.00	\$ -	\$ 26,306.25	
11/01/35	\$ 915,000.00	\$ 55,000.00	\$ 26,306.25	\$ 107,612.50
05/01/36	\$ 860,000.00	\$ -	\$ 24,725.00	
11/01/36	\$ 860,000.00	\$ 60,000.00	\$ 24,725.00	\$ 109,450.00
05/01/37	\$ 800,000.00	\$ -	\$ 23,000.00	
11/01/37	\$ 800,000.00	\$ 60,000.00	\$ 23,000.00	\$ 106,000.00
05/01/38	\$ 740,000.00	\$ -	\$ 21,275.00	
11/01/38	\$ 740,000.00	\$ 65,000.00	\$ 21,275.00	\$ 107,550.00
05/01/39	\$ 675,000.00	\$ -	\$ 19,406.25	
11/01/39	\$ 675,000.00	\$ 70,000.00	\$ 19,406.25	\$ 108,812.50
05/01/40	\$ 605,000.00	\$ -	\$ 17,393.75	
11/01/40	\$ 605,000.00	\$ 75,000.00	\$ 17,393.75	\$ 109,787.50
05/01/41	\$ 530,000.00	\$ -	\$ 15,237.50	
11/01/41	\$ 530,000.00	\$ 80,000.00	\$ 15,237.50	\$ 110,475.00
05/01/42	\$ 450,000.00	\$ -	\$ 12,937.50	
11/01/42	\$ 450,000.00	\$ 80,000.00	\$ 12,937.50	\$ 105,875.00
05/01/43	\$ 370,000.00	\$ -	\$ 10,637.50	
11/01/43	\$ 370,000.00	\$ 85,000.00	\$ 10,637.50	\$ 106,275.00
05/01/44	\$ 285,000.00	\$ -	\$ 8,193.75	
11/01/44	\$ 285,000.00	\$ 90,000.00	\$ 8,193.75	\$ 106,387.50
05/01/45	\$ 195,000.00	\$ -	\$ 5,606.25	
11/01/45	\$ 195,000.00	\$ 95,000.00	\$ 5,606.25	\$ 106,212.50
05/01/46	\$ 100,000.00	\$ -	\$ 2,875.00	
11/01/46	\$ 100,000.00	\$ 100,000.00	\$ 2,875.00	\$ 105,750.00
		\$ 1,295,000.00	\$ 926,343.75	\$ 2,258,162.50

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

	Adopted Budget FY 2026	Actuals Thru 1/31/26	Projected Next 8 Months	Total Projected 9/30/26	Adopted Budget FY 2027
Revenues					
Assessments	\$ 130,304	\$ 126,544	\$ 3,760	\$ 130,304	\$ 130,304
Interest	\$ 3,543	\$ 2,082	\$ 694	\$ 2,776	\$ 1,388
Carry Forward Surplus	\$ 125,174	\$ 125,930	\$ -	\$ 125,930	\$ 137,716
Total Revenues	\$ 259,020	\$ 254,557	\$ 4,454	\$ 259,010	\$ 269,408
Expenditures					
Interest - 11/1	\$ 43,147	\$ 43,147	\$ -	\$ 43,147	\$ 42,272
Interest - 5/1	\$ 43,147	\$ -	\$ 43,147	\$ 43,147	\$ 42,272
Principal - 5/1	\$ 35,000	\$ -	\$ 35,000	\$ 35,000	\$ 35,000
Total Expenditures	\$ 121,294	\$ 43,147	\$ 78,147	\$ 121,294	\$ 119,544
Excess Revenues/(Expenditures)	\$ 137,727	\$ 211,410	\$ (73,693)	\$ 137,716	\$ 149,864

Interest - 11/1/27 \$41,397

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

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

Date	Balance	Principal	Interest	Total
11/01/26	\$ 1,555,000.00	\$ -	\$ 42,271.88	\$ 120,418.75
05/01/27	\$ 1,555,000.00	\$ 35,000.00	\$ 42,271.88	\$ -
11/01/27	\$ 1,520,000.00	\$ -	\$ 41,396.88	\$ 118,668.75
05/01/28	\$ 1,520,000.00	\$ 35,000.00	\$ 41,396.88	\$ -
11/01/28	\$ 1,485,000.00	\$ -	\$ 40,521.88	\$ 116,918.75
05/01/29	\$ 1,485,000.00	\$ 40,000.00	\$ 40,521.88	\$ -
11/01/29	\$ 1,445,000.00	\$ -	\$ 39,446.88	\$ 119,968.75
05/01/30	\$ 1,445,000.00	\$ 40,000.00	\$ 39,446.88	\$ -
11/01/30	\$ 1,405,000.00	\$ -	\$ 38,371.88	\$ 117,818.75
05/01/31	\$ 1,405,000.00	\$ 45,000.00	\$ 38,371.88	\$ -
11/01/31	\$ 1,360,000.00	\$ -	\$ 37,162.50	\$ 120,534.38
05/01/32	\$ 1,360,000.00	\$ 45,000.00	\$ 37,162.50	\$ -
11/01/32	\$ 1,315,000.00	\$ -	\$ 35,953.13	\$ 118,115.63
05/01/33	\$ 1,315,000.00	\$ 50,000.00	\$ 35,953.13	\$ -
11/01/33	\$ 1,265,000.00	\$ -	\$ 34,609.38	\$ 120,562.50
05/01/34	\$ 1,265,000.00	\$ 50,000.00	\$ 34,609.38	\$ -
11/01/34	\$ 1,215,000.00	\$ -	\$ 33,265.63	\$ 117,875.00
05/01/35	\$ 1,215,000.00	\$ 55,000.00	\$ 33,265.63	\$ -
11/01/35	\$ 1,160,000.00	\$ -	\$ 31,787.50	\$ 120,053.13
05/01/36	\$ 1,160,000.00	\$ 55,000.00	\$ 31,787.50	\$ -
11/01/36	\$ 1,105,000.00	\$ -	\$ 30,309.38	\$ 117,096.88
05/01/37	\$ 1,105,000.00	\$ 60,000.00	\$ 30,309.38	\$ -
11/01/37	\$ 1,045,000.00	\$ -	\$ 28,696.88	\$ 119,006.25
05/01/38	\$ 1,045,000.00	\$ 65,000.00	\$ 28,696.88	\$ -
11/01/38	\$ 980,000.00	\$ -	\$ 26,950.00	\$ 120,646.88
05/01/39	\$ 980,000.00	\$ 65,000.00	\$ 26,950.00	\$ -
11/01/39	\$ 915,000.00	\$ -	\$ 25,162.50	\$ 117,112.50
05/01/40	\$ 915,000.00	\$ 70,000.00	\$ 25,162.50	\$ -
11/01/40	\$ 845,000.00	\$ -	\$ 23,237.50	\$ 118,400.00
05/01/41	\$ 845,000.00	\$ 75,000.00	\$ 23,237.50	\$ -
11/01/41	\$ 770,000.00	\$ -	\$ 21,175.00	\$ 119,412.50
05/01/42	\$ 770,000.00	\$ 80,000.00	\$ 21,175.00	\$ -
11/01/42	\$ 690,000.00	\$ -	\$ 18,975.00	\$ 120,150.00
05/01/43	\$ 690,000.00	\$ 85,000.00	\$ 18,975.00	\$ -
11/01/43	\$ 605,000.00	\$ -	\$ 16,637.50	\$ 120,612.50
05/01/44	\$ 605,000.00	\$ 90,000.00	\$ 16,637.50	\$ -
11/01/44	\$ 515,000.00	\$ -	\$ 14,162.50	\$ 120,800.00
05/01/45	\$ 515,000.00	\$ 90,000.00	\$ 14,162.50	\$ -
11/01/45	\$ 425,000.00	\$ -	\$ 11,687.50	\$ 115,850.00
05/01/46	\$ 425,000.00	\$ 95,000.00	\$ 11,687.50	\$ -
11/01/46	\$ 330,000.00	\$ -	\$ 9,075.00	\$ 115,762.50
05/01/47	\$ 330,000.00	\$ 105,000.00	\$ 9,075.00	\$ -
11/01/47	\$ 225,000.00	\$ -	\$ 6,187.50	\$ 120,262.50
05/01/48	\$ 225,000.00	\$ 110,000.00	\$ 6,187.50	\$ -
11/01/48	\$ 115,000.00	\$ -	\$ 3,162.50	\$ 119,350.00
05/01/49	\$ 115,000.00	\$ 115,000.00	\$ 3,162.50	\$ 118,162.50
		\$ 1,555,000.00	\$ 1,220,412.50	\$ 2,853,559.38

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

	Adopted Budget FY 2026	Actuals Thru 1/31/26	Projected Next 8 Months	Total Projected 9/30/26	Adopted Budget FY 2027
Revenues					
Assessments	\$ 525,011	\$ 509,863	\$ 15,148	\$ 525,011	\$ 525,011
Interest	\$ 12,161	\$ 6,639	\$ 2,213	\$ 8,852	\$ 4,426
Carry Forward Surplus	\$ 353,930	\$ 356,475	\$ -	\$ 356,475	\$ 374,938
Total Revenues	\$ 891,102	\$ 872,977	\$ 17,361	\$ 890,338	\$ 904,375
Expenditures					
Interest - 11/1	\$ 185,200	\$ 185,200	\$ -	\$ 185,200	\$ 181,575
Interest - 5/1	\$ 185,200	\$ -	\$ 185,200	\$ 185,200	\$ 181,575
Principal - 5/1	\$ 145,000	\$ -	\$ 145,000	\$ 145,000	\$ 150,000
Total Expenditures	\$ 515,400	\$ 185,200	\$ 330,200	\$ 515,400	\$ 513,150
Excess Revenues/(Expenditures)	\$ 375,702	\$ 687,777	\$ (312,839)	\$ 374,938	\$ 391,225

Interest - 11/1/27 \$177,825

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

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

Date	Balance	Principal	Interest	Total
11/01/26	\$ 6,680,000.00	\$ -	\$ 181,575.00	\$ 511,775.00
05/01/27	\$ 6,680,000.00	\$ 150,000.00	\$ 181,575.00	\$ -
11/01/27	\$ 6,530,000.00	\$ -	\$ 177,825.00	\$ 509,400.00
05/01/28	\$ 6,530,000.00	\$ 160,000.00	\$ 177,825.00	\$ -
11/01/28	\$ 6,370,000.00	\$ -	\$ 173,825.00	\$ 511,650.00
05/01/29	\$ 6,370,000.00	\$ 170,000.00	\$ 173,825.00	\$ -
11/01/29	\$ 6,200,000.00	\$ -	\$ 169,256.25	\$ 513,081.25
05/01/30	\$ 6,200,000.00	\$ 175,000.00	\$ 169,256.25	\$ -
11/01/30	\$ 6,025,000.00	\$ -	\$ 164,553.13	\$ 508,809.38
05/01/31	\$ 6,025,000.00	\$ 185,000.00	\$ 164,553.13	\$ -
11/01/31	\$ 5,840,000.00	\$ -	\$ 159,581.25	\$ 509,134.38
05/01/32	\$ 5,840,000.00	\$ 195,000.00	\$ 159,581.25	\$ -
11/01/32	\$ 5,645,000.00	\$ -	\$ 154,340.63	\$ 508,921.88
05/01/33	\$ 5,645,000.00	\$ 210,000.00	\$ 154,340.63	\$ -
11/01/33	\$ 5,435,000.00	\$ -	\$ 148,696.88	\$ 513,037.50
05/01/34	\$ 5,435,000.00	\$ 220,000.00	\$ 148,696.88	\$ -
11/01/34	\$ 5,215,000.00	\$ -	\$ 142,784.38	\$ 511,481.25
05/01/35	\$ 5,215,000.00	\$ 230,000.00	\$ 142,784.38	\$ -
11/01/35	\$ 4,985,000.00	\$ -	\$ 136,603.13	\$ 509,387.50
05/01/36	\$ 4,985,000.00	\$ 245,000.00	\$ 136,603.13	\$ -
11/01/36	\$ 4,740,000.00	\$ -	\$ 130,018.75	\$ 511,621.88
05/01/37	\$ 4,740,000.00	\$ 260,000.00	\$ 130,018.75	\$ -
11/01/37	\$ 4,480,000.00	\$ -	\$ 123,031.25	\$ 513,050.00
05/01/38	\$ 4,480,000.00	\$ 270,000.00	\$ 123,031.25	\$ -
11/01/38	\$ 4,210,000.00	\$ -	\$ 115,775.00	\$ 508,806.25
05/01/39	\$ 4,210,000.00	\$ 285,000.00	\$ 115,775.00	\$ -
11/01/39	\$ 3,925,000.00	\$ -	\$ 107,937.50	\$ 508,712.50
05/01/40	\$ 3,925,000.00	\$ 305,000.00	\$ 107,937.50	\$ -
11/01/40	\$ 3,620,000.00	\$ -	\$ 99,550.00	\$ 512,487.50
05/01/41	\$ 3,620,000.00	\$ 320,000.00	\$ 99,550.00	\$ -
11/01/41	\$ 3,300,000.00	\$ -	\$ 90,750.00	\$ 510,300.00
05/01/42	\$ 3,300,000.00	\$ 340,000.00	\$ 90,750.00	\$ -
11/01/42	\$ 2,960,000.00	\$ -	\$ 81,400.00	\$ 512,150.00
05/01/43	\$ 2,960,000.00	\$ 355,000.00	\$ 81,400.00	\$ -
11/01/43	\$ 2,605,000.00	\$ -	\$ 71,637.50	\$ 508,037.50
05/01/44	\$ 2,605,000.00	\$ 375,000.00	\$ 71,637.50	\$ -
11/01/44	\$ 2,230,000.00	\$ -	\$ 61,325.00	\$ 507,962.50
05/01/45	\$ 2,230,000.00	\$ 400,000.00	\$ 61,325.00	\$ -
11/01/45	\$ 1,830,000.00	\$ -	\$ 50,325.00	\$ 511,650.00
05/01/46	\$ 1,830,000.00	\$ 420,000.00	\$ 50,325.00	\$ -
11/01/46	\$ 1,410,000.00	\$ -	\$ 38,775.00	\$ 509,100.00
05/01/47	\$ 1,410,000.00	\$ 445,000.00	\$ 38,775.00	\$ -
11/01/47	\$ 965,000.00	\$ -	\$ 26,537.50	\$ 510,312.50
05/01/48	\$ 965,000.00	\$ 470,000.00	\$ 26,537.50	\$ -
11/01/48	\$ 495,000.00	\$ -	\$ 13,612.50	\$ 510,150.00
05/01/49	\$ 495,000.00	\$ 495,000.00	\$ 13,612.50	\$ 508,612.50
		\$ 6,680,000.00	\$ 5,239,431.25	\$ 12,249,631.25

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

	Adopted Budget FY 2026	Actuals Thru 1/31/26	Projected Next 8 Months	Total Projected 9/30/26	Adopted Budget FY 2027
Revenues					
Assessments	\$ 335,844	\$ 326,154	\$ 9,690	\$ 335,844	\$ 335,844
Interest	\$ 7,663	\$ 4,050	\$ 1,350	\$ 5,400	\$ 2,700
Carry Forward Surplus	\$ 203,398	\$ 204,883	\$ -	\$ 204,883	\$ 208,383
Total Revenues	\$ 546,905	\$ 535,087	\$ 11,040	\$ 546,127	\$ 546,927
Expenditures					
Interest - 11/1	\$ 111,372	\$ 111,372	\$ -	\$ 111,372	\$ 109,072
Interest - 5/1	\$ 111,372	\$ -	\$ 111,372	\$ 111,372	\$ 109,072
Principal - 5/1	\$ 115,000	\$ -	\$ 115,000	\$ 115,000	\$ 120,000
Total Expenditures	\$ 337,744	\$ 111,372	\$ 226,372	\$ 337,744	\$ 338,144
Excess Revenues/(Expenditures)	\$ 209,161	\$ 423,715	\$ (215,332)	\$ 208,383	\$ 208,783

Interest - 11/1/27 \$106,672

Product Type	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family	277	\$335,843.58	\$1,212.43	\$1,303.69
	277	\$335,843.58		

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

Date	Balance	Principal	Interest	Total
11/01/26	\$ 4,865,000.00	\$ -	\$ 109,071.88	\$ 335,443.75
05/01/27	\$ 4,865,000.00	\$ 120,000.00	\$ 109,071.88	
11/01/27	\$ 4,745,000.00	\$ -	\$ 106,671.88	\$ 335,743.75
05/01/28	\$ 4,745,000.00	\$ 120,000.00	\$ 106,671.88	
11/01/28	\$ 4,625,000.00	\$ -	\$ 104,271.88	\$ 330,943.75
05/01/29	\$ 4,625,000.00	\$ 125,000.00	\$ 104,271.88	
11/01/29	\$ 4,500,000.00	\$ -	\$ 101,771.88	\$ 331,043.75
05/01/30	\$ 4,500,000.00	\$ 135,000.00	\$ 101,771.88	
11/01/30	\$ 4,365,000.00	\$ -	\$ 99,071.88	\$ 335,843.75
05/01/31	\$ 4,365,000.00	\$ 140,000.00	\$ 99,071.88	
11/01/31	\$ 4,225,000.00	\$ -	\$ 96,009.38	\$ 335,081.25
05/01/32	\$ 4,225,000.00	\$ 145,000.00	\$ 96,009.38	
11/01/32	\$ 4,080,000.00	\$ -	\$ 92,837.50	\$ 333,846.88
05/01/33	\$ 4,080,000.00	\$ 150,000.00	\$ 92,837.50	
11/01/33	\$ 3,930,000.00	\$ -	\$ 89,556.25	\$ 332,393.75
05/01/34	\$ 3,930,000.00	\$ 160,000.00	\$ 89,556.25	
11/01/34	\$ 3,770,000.00	\$ -	\$ 86,056.25	\$ 335,612.50
05/01/35	\$ 3,770,000.00	\$ 165,000.00	\$ 86,056.25	
11/01/35	\$ 3,605,000.00	\$ -	\$ 82,446.88	\$ 333,503.13
05/01/36	\$ 3,605,000.00	\$ 170,000.00	\$ 82,446.88	
11/01/36	\$ 3,435,000.00	\$ -	\$ 78,728.13	\$ 331,175.00
05/01/37	\$ 3,435,000.00	\$ 180,000.00	\$ 78,728.13	
11/01/37	\$ 3,255,000.00	\$ -	\$ 74,790.63	\$ 333,518.75
05/01/38	\$ 3,255,000.00	\$ 190,000.00	\$ 74,790.63	
11/01/38	\$ 3,065,000.00	\$ -	\$ 70,634.38	\$ 335,425.00
05/01/39	\$ 3,065,000.00	\$ 195,000.00	\$ 70,634.38	
11/01/39	\$ 2,870,000.00	\$ -	\$ 66,368.75	\$ 332,003.13
05/01/40	\$ 2,870,000.00	\$ 205,000.00	\$ 66,368.75	
11/01/40	\$ 2,665,000.00	\$ -	\$ 61,628.13	\$ 332,996.88
05/01/41	\$ 2,665,000.00	\$ 215,000.00	\$ 61,628.13	
11/01/41	\$ 2,450,000.00	\$ -	\$ 56,656.25	\$ 333,284.38
05/01/42	\$ 2,450,000.00	\$ 225,000.00	\$ 56,656.25	
11/01/42	\$ 2,225,000.00	\$ -	\$ 51,453.13	\$ 333,109.38
05/01/43	\$ 2,225,000.00	\$ 235,000.00	\$ 51,453.13	
11/01/43	\$ 1,990,000.00	\$ -	\$ 46,018.75	\$ 332,471.88
05/01/44	\$ 1,990,000.00	\$ 245,000.00	\$ 46,018.75	
11/01/44	\$ 1,745,000.00	\$ -	\$ 40,353.13	\$ 331,371.88
05/01/45	\$ 1,745,000.00	\$ 260,000.00	\$ 40,353.13	
11/01/45	\$ 1,485,000.00	\$ -	\$ 34,340.63	\$ 334,693.75
05/01/46	\$ 1,485,000.00	\$ 270,000.00	\$ 34,340.63	
11/01/46	\$ 1,215,000.00	\$ -	\$ 28,096.88	\$ 332,437.50
05/01/47	\$ 1,215,000.00	\$ 285,000.00	\$ 28,096.88	
11/01/47	\$ 930,000.00	\$ -	\$ 21,506.25	\$ 334,603.13
05/01/48	\$ 930,000.00	\$ 295,000.00	\$ 21,506.25	
11/01/48	\$ 635,000.00	\$ -	\$ 14,684.38	\$ 331,190.63
05/01/49	\$ 635,000.00	\$ 310,000.00	\$ 14,684.38	
11/01/49	\$ 325,000.00	\$ -	\$ 7,515.63	\$ 332,200.00
05/01/50	\$ 325,000.00	\$ 325,000.00	\$ 7,515.63	\$ 332,515.63
		\$ 4,865,000.00	\$ 3,241,081.25	\$ 8,332,453.13

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

	Adopted Budget FY 2026	Actuals Thru 1/31/26	Projected Next 8 Months	Total Projected 9/30/26	Adopted Budget FY 2027
Revenues					
Assessments	\$ 225,524	\$ 219,018	\$ 6,507	\$ 225,524	\$ 225,524
Interest	\$ 4,723	\$ 2,443	\$ 814	\$ 3,258	\$ 1,629
Carry Forward Surplus	\$ 113,955	\$ 114,898	\$ -	\$ 114,898	\$ 119,830
Total Revenues	\$ 344,202	\$ 336,359	\$ 7,321	\$ 343,680	\$ 346,983
Expenditures					
Interest - 11/1	\$ 74,425	\$ 74,425	\$ -	\$ 74,425	\$ 72,925
Interest - 5/1	\$ 74,425	\$ -	\$ 74,425	\$ 74,425	\$ 72,925
Principal - 5/1	\$ 75,000	\$ -	\$ 75,000	\$ 75,000	\$ 80,000
Total Expenditures	\$ 223,850	\$ 74,425	\$ 149,425	\$ 223,850	\$ 225,850
Excess Revenues/(Expenditures)	\$ 120,352	\$ 261,934	\$ (142,104)	\$ 119,830	\$ 121,133

Interest - 11/1/27 \$71,325

Product Type	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family	186	\$225,524.40	\$1,212.50	\$1,303.76
	186	\$225,524.40		

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

Date	Balance	Principal	Interest	Total
11/01/26	\$ 3,245,000.00	\$ -	\$ 72,925.00	\$ 222,350.00
05/01/27	\$ 3,245,000.00	\$ 80,000.00	\$ 72,925.00	\$ -
11/01/27	\$ 3,165,000.00	\$ -	\$ 71,325.00	\$ 224,250.00
05/01/28	\$ 3,165,000.00	\$ 80,000.00	\$ 71,325.00	\$ -
11/01/28	\$ 3,085,000.00	\$ -	\$ 69,725.00	\$ 221,050.00
05/01/29	\$ 3,085,000.00	\$ 85,000.00	\$ 69,725.00	\$ -
11/01/29	\$ 3,000,000.00	\$ -	\$ 68,025.00	\$ 222,750.00
05/01/30	\$ 3,000,000.00	\$ 90,000.00	\$ 68,025.00	\$ -
11/01/30	\$ 2,910,000.00	\$ -	\$ 66,225.00	\$ 224,250.00
05/01/31	\$ 2,910,000.00	\$ 90,000.00	\$ 66,225.00	\$ -
11/01/31	\$ 2,820,000.00	\$ -	\$ 64,425.00	\$ 220,650.00
05/01/32	\$ 2,820,000.00	\$ 95,000.00	\$ 64,425.00	\$ -
11/01/32	\$ 2,725,000.00	\$ -	\$ 62,311.25	\$ 221,736.25
05/01/33	\$ 2,725,000.00	\$ 100,000.00	\$ 62,311.25	\$ -
11/01/33	\$ 2,625,000.00	\$ -	\$ 60,086.25	\$ 222,397.50
05/01/34	\$ 2,625,000.00	\$ 105,000.00	\$ 60,086.25	\$ -
11/01/34	\$ 2,520,000.00	\$ -	\$ 57,750.00	\$ 222,836.25
05/01/35	\$ 2,520,000.00	\$ 110,000.00	\$ 57,750.00	\$ -
11/01/35	\$ 2,410,000.00	\$ -	\$ 55,302.50	\$ 223,052.50
05/01/36	\$ 2,410,000.00	\$ 115,000.00	\$ 55,302.50	\$ -
11/01/36	\$ 2,295,000.00	\$ -	\$ 52,743.75	\$ 223,046.25
05/01/37	\$ 2,295,000.00	\$ 120,000.00	\$ 52,743.75	\$ -
11/01/37	\$ 2,175,000.00	\$ -	\$ 50,073.75	\$ 222,817.50
05/01/38	\$ 2,175,000.00	\$ 125,000.00	\$ 50,073.75	\$ -
11/01/38	\$ 2,050,000.00	\$ -	\$ 47,292.50	\$ 222,366.25
05/01/39	\$ 2,050,000.00	\$ 130,000.00	\$ 47,292.50	\$ -
11/01/39	\$ 1,920,000.00	\$ -	\$ 44,400.00	\$ 221,692.50
05/01/40	\$ 1,920,000.00	\$ 135,000.00	\$ 44,400.00	\$ -
11/01/40	\$ 1,785,000.00	\$ -	\$ 41,278.13	\$ 220,678.13
05/01/41	\$ 1,785,000.00	\$ 145,000.00	\$ 41,278.13	\$ -
11/01/41	\$ 1,640,000.00	\$ -	\$ 37,925.00	\$ 224,203.13
05/01/42	\$ 1,640,000.00	\$ 150,000.00	\$ 37,925.00	\$ -
11/01/42	\$ 1,490,000.00	\$ -	\$ 34,456.25	\$ 222,381.25
05/01/43	\$ 1,490,000.00	\$ 155,000.00	\$ 34,456.25	\$ -
11/01/43	\$ 1,335,000.00	\$ -	\$ 30,871.88	\$ 220,328.13
05/01/44	\$ 1,335,000.00	\$ 165,000.00	\$ 30,871.88	\$ -
11/01/44	\$ 1,170,000.00	\$ -	\$ 27,056.25	\$ 222,928.13
05/01/45	\$ 1,170,000.00	\$ 175,000.00	\$ 27,056.25	\$ -
11/01/45	\$ 995,000.00	\$ -	\$ 23,009.38	\$ 225,065.63
05/01/46	\$ 995,000.00	\$ 180,000.00	\$ 23,009.38	\$ -
11/01/46	\$ 815,000.00	\$ -	\$ 18,846.88	\$ 221,856.25
05/01/47	\$ 815,000.00	\$ 190,000.00	\$ 18,846.88	\$ -
11/01/47	\$ 625,000.00	\$ -	\$ 14,453.13	\$ 223,300.00
05/01/48	\$ 625,000.00	\$ 200,000.00	\$ 14,453.13	\$ -
11/01/48	\$ 425,000.00	\$ -	\$ 9,828.13	\$ 224,281.25
05/01/49	\$ 425,000.00	\$ 210,000.00	\$ 9,828.13	\$ -
11/01/49	\$ 215,000.00	\$ -	\$ 4,971.88	\$ 224,800.00
05/01/50	\$ 215,000.00	\$ 215,000.00	\$ 4,971.88	\$ 219,971.88
		\$ 3,245,000.00	\$ 2,170,613.75	\$ 5,565,038.75

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

	Adopted Budget FY 2026	Actuals Thru 1/31/26	Projected Next 8 Months	Total Projected 9/30/26	Adopted Budget FY 2027
Revenues					
Assessments	\$ 399,925	\$ 388,387	\$ 11,539	\$ 399,925	\$ 399,925
Interest	\$ 7,857	\$ 3,924	\$ 1,308	\$ 5,232	\$ 2,616
Carry Forward Surplus	\$ 165,339	\$ 166,699	\$ -	\$ 166,699	\$ 169,300
Total Revenues	\$ 573,121	\$ 559,010	\$ 12,847	\$ 571,856	\$ 571,841
Expenditures					
Interest - 11/1	\$ 122,559	\$ 122,559	\$ -	\$ 122,559	\$ 120,138
Interest - 5/1	\$ 122,559	\$ -	\$ 122,559	\$ 122,559	\$ 120,138
Principal - 5/1	\$ 155,000	\$ -	\$ 155,000	\$ 155,000	\$ 160,000
Total Expenditures	\$ 400,119	\$ 122,559	\$ 277,559	\$ 400,119	\$ 400,275
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ (2,438)	\$ -	\$ (2,438)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ (2,438)	\$ -	\$ (2,438)	\$ -
Excess Revenues/(Expenditures)	\$ 173,002	\$ 434,013	\$ (264,713)	\$ 169,300	\$ 171,566

Interest - 11/1/27 \$117,638

Product Type	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family	276	\$399,925.41	\$1,449.01	\$1,558.07
	276	\$399,925.41		

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

Date	Balance	Principal	Interest	Total
11/01/26	\$ 6,355,000.00	\$ -	\$ 120,137.50	\$ 397,696.88
05/01/27	\$ 6,355,000.00	\$ 160,000.00	\$ 120,137.50	\$ -
11/01/27	\$ 6,195,000.00	\$ -	\$ 117,637.50	\$ 397,775.00
05/01/28	\$ 6,195,000.00	\$ 165,000.00	\$ 117,637.50	\$ -
11/01/28	\$ 6,030,000.00	\$ -	\$ 115,059.38	\$ 397,696.88
05/01/29	\$ 6,030,000.00	\$ 170,000.00	\$ 115,059.38	\$ -
11/01/29	\$ 5,860,000.00	\$ -	\$ 112,403.13	\$ 397,462.50
05/01/30	\$ 5,860,000.00	\$ 175,000.00	\$ 112,403.13	\$ -
11/01/30	\$ 5,685,000.00	\$ -	\$ 109,668.75	\$ 397,071.88
05/01/31	\$ 5,685,000.00	\$ 180,000.00	\$ 109,668.75	\$ -
11/01/31	\$ 5,505,000.00	\$ -	\$ 106,406.25	\$ 396,075.00
05/01/32	\$ 5,505,000.00	\$ 190,000.00	\$ 106,406.25	\$ -
11/01/32	\$ 5,315,000.00	\$ -	\$ 102,962.50	\$ 399,368.75
05/01/33	\$ 5,315,000.00	\$ 195,000.00	\$ 102,962.50	\$ -
11/01/33	\$ 5,120,000.00	\$ -	\$ 99,428.13	\$ 397,390.63
05/01/34	\$ 5,120,000.00	\$ 200,000.00	\$ 99,428.13	\$ -
11/01/34	\$ 4,920,000.00	\$ -	\$ 95,803.13	\$ 395,231.25
05/01/35	\$ 4,920,000.00	\$ 210,000.00	\$ 95,803.13	\$ -
11/01/35	\$ 4,710,000.00	\$ -	\$ 91,996.88	\$ 397,800.00
05/01/36	\$ 4,710,000.00	\$ 220,000.00	\$ 91,996.88	\$ -
11/01/36	\$ 4,490,000.00	\$ -	\$ 88,009.38	\$ 400,006.25
05/01/37	\$ 4,490,000.00	\$ 225,000.00	\$ 88,009.38	\$ -
11/01/37	\$ 4,265,000.00	\$ -	\$ 83,931.25	\$ 396,940.63
05/01/38	\$ 4,265,000.00	\$ 235,000.00	\$ 83,931.25	\$ -
11/01/38	\$ 4,030,000.00	\$ -	\$ 79,671.88	\$ 398,603.13
05/01/39	\$ 4,030,000.00	\$ 245,000.00	\$ 79,671.88	\$ -
11/01/39	\$ 3,785,000.00	\$ -	\$ 75,231.25	\$ 399,903.13
05/01/40	\$ 3,785,000.00	\$ 250,000.00	\$ 75,231.25	\$ -
11/01/40	\$ 3,535,000.00	\$ -	\$ 70,700.00	\$ 395,931.25
05/01/41	\$ 3,535,000.00	\$ 260,000.00	\$ 70,700.00	\$ -
11/01/41	\$ 3,275,000.00	\$ -	\$ 65,500.00	\$ 396,200.00
05/01/42	\$ 3,275,000.00	\$ 270,000.00	\$ 65,500.00	\$ -
11/01/42	\$ 3,005,000.00	\$ -	\$ 60,100.00	\$ 395,600.00
05/01/43	\$ 3,005,000.00	\$ 285,000.00	\$ 60,100.00	\$ -
11/01/43	\$ 2,720,000.00	\$ -	\$ 54,400.00	\$ 399,500.00
05/01/44	\$ 2,720,000.00	\$ 295,000.00	\$ 54,400.00	\$ -
11/01/44	\$ 2,425,000.00	\$ -	\$ 48,500.00	\$ 397,900.00
05/01/45	\$ 2,425,000.00	\$ 305,000.00	\$ 48,500.00	\$ -
11/01/45	\$ 2,120,000.00	\$ -	\$ 42,400.00	\$ 395,900.00
05/01/46	\$ 2,120,000.00	\$ 320,000.00	\$ 42,400.00	\$ -
11/01/46	\$ 1,800,000.00	\$ -	\$ 36,000.00	\$ 398,400.00
05/01/47	\$ 1,800,000.00	\$ 330,000.00	\$ 36,000.00	\$ -
11/01/47	\$ 1,470,000.00	\$ -	\$ 29,400.00	\$ 395,400.00
05/01/48	\$ 1,470,000.00	\$ 345,000.00	\$ 29,400.00	\$ -
11/01/48	\$ 1,125,000.00	\$ -	\$ 22,500.00	\$ 396,900.00
05/01/49	\$ 1,125,000.00	\$ 360,000.00	\$ 22,500.00	\$ -
11/01/49	\$ 765,000.00	\$ -	\$ 15,300.00	\$ 397,800.00
05/01/50	\$ 765,000.00	\$ 375,000.00	\$ 15,300.00	\$ -
11/1/50	\$ 390,000.00	\$ -	\$ 7,800.00	\$ 398,100.00
5/1/51	\$ 390,000.00	\$ 390,000.00	\$ 7,800.00	\$ 397,800.00
		\$ 6,355,000.00	\$ 3,701,893.75	\$ 10,334,453.13

Towne Park
Community Development District
Proposed Budget
Capital Reserve Fund

	Adopted Budget FY 2026	Actuals Thru 1/31/26	Projected Next 8 Months	Total Projected 9/30/26	Adopted Budget FY 2027
Revenues					
Interest	\$ 866	\$ 2,352	\$ 784	\$ 3,136	\$ 1,568
Carry Forward Surplus	\$ 198,338	\$ 210,013	\$ -	\$ 210,013	\$ 281,291
Total Revenues	\$ 199,203	\$ 212,365	\$ 784	\$ 213,149	\$ 282,859
Expenditures					
Miscellaneous Expense	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ 68,142	\$ -	\$ 68,142	\$ 68,142	\$ -
Total Other Financing Sources/(Uses)	\$ 68,142	\$ -	\$ 68,142	\$ 68,142	\$ -
Excess Revenues/(Expenditures)	\$ 267,345	\$ 212,365	\$ 68,926	\$ 281,291	\$ 282,859