

*Towne Park
Community Development District*

Agenda

December 10, 2020

AGENDA

Towne Park

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

December 3, 2020

**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 **Thursday, December 10, 2020 at 1:30 PM** at the offices of **Cassidy Homes, 346 East Central Ave., Winter Haven, FL 33880.**

Those members of the public wishing to attend the meeting can do so using the information below:

Zoom Video Link: <https://zoom.us/j/92372518267>

Zoom Call-In Information: 1-646-876-9923

Meeting ID: 923 7251 8267

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (Public comments can be submitted via email to the District Manager at jburns@gmscfl.com prior to the beginning of the meeting)
3. Administration of Oath to Newly Appointed Supervisor Lauren Schwenk
4. Approval of Minutes of the November 12, 2020 Board of Supervisors and Landowners' Meetings
5. Consideration of Resolution 2021-04 Setting Public Hearing on Towing Enforcement
6. Consideration of Proposal for Dissemination Agent Services

7. Consideration of Resolution 2021-05 Supplemental Assessment Resolution (Assessment Area 3D Bonds)
 - A. Consideration of Notice of Special Assessment (Assessment Area 3D Bonds)
8. Consideration of Resolution 2021-06 Re-Designating Administrative Office for the District
9. Ratification of 2021 Data Sharing and Usage Agreement with the Polk County Property Appraiser
10. Ratification of Non-Ad Valorem Contract Agreement with the Polk County Property Appraiser – **ADDED**
11. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Ratification of Series 2019 Phase 3B Requisition #98
 - iv. Discussion to Change Meeting Location and Monthly Meeting Date
12. Other Business
13. Supervisors Requests and Audience Comments
14. Adjournment

MINUTES

BOS Meeting

**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 Thursday, **November 12, 2020** at 1:00 p.m. at the offices of Highland Homes, 3020 S. Florida Ave., Suite 101, Lakeland, FL.

Present and constituting a quorum:

Rennie Heath	Chairman
Milton Andrade	Vice Chairman
Brian Walsh	Assistant Secretary
Jeff Shenefield	Assistant Secretary
Justin Frye	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Michelle Rigoni <i>via Zoom</i>	Hopping Green & Sams
Heather Wertz <i>via Zoom</i>	Absolute Engineering
Clayton Smith	GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. There were four members present via Zoom constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated that there were no members of the public joining the meeting via Zoom or by the phone line.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths to Newly Elected Board Member

Ms. Burns stated that they were swearing in Justin Frye and read the Oath of Office to Mr. Frye as required by the State of Florida. Mr. Frye then was sworn in under oath, and was given the proper paperwork to sign. Ms. Burns explained that she would go through the Sunshine Laws and forms that he would need to complete after the meeting.

B. Consideration of Resolution 2021-01 Canvassing and Certifying the Results of the Landowners' Election

Ms. Burns stated the resolution was included in the agenda package, pointing out that Seat #4 was up for election with a 4 year term. Ms. Burns had sworn in Justin Frye to that seat, and she asked for a motion to approve.

On MOTION by Mr. Heath, seconded by Mr. Walsh, with all in favor, Resolution 2021-01 Canvassing and Certifying the Results of the Landowners' Election, was approved.

C. Consideration of Resolution 2021-02 Declaring Vacancies

Ms. Burns stated that two seats had transitioned to the General Elector that would need to be filled by two residents, adding that the qualifying period was in June. She noted that no one had qualified for those seats, therefore as of the election date on November 3rd they would declare a vacancy and the district would look for residents to fill Seat #1 and #5. She explained that Mr. Walsh and Mr. Shenefield would retain those seats until they found residents to fill them. She asked for a motion to approve the resolution.

On MOTION by Mr. Walsh, seconded by Mr. Heath, with all in favor, Resolution 2021-02 Declaring Vacancies, was approved.

D. Election of Officers

Ms. Burns stated that due to change in the Board and the Landowners Election, they would do a new resolution, electing officers, which would be the next item on the agenda.

E. Consideration of Resolution 2021-03 Electing Officers

Ms. Burns asked that the Board kept her appointed as Secretary and Mr. Flint appointed at Assistant Secretary. She noted that the Board would be looking for a Chairman, Vice Chairman, and the rest of the Board would be considered Assistant Secretaries.

Mr. Andrade stated for the record that he wished to resign from his seat on the Board, and Mr. Heath made a motion to appoint Lauren Schwenk as Vice Chairman.

On MOTION by Mr. Heath, seconded by Mr. Shenefield, with all in favor, Lauren Schwenk was appointed to the Board as Seat #3, was approved.

Ms. Burns noted that they would swear in Ms. Schwenk at the next meeting at a later date. She then added that that would leave Mr. Heath as Chairman, and Mr. Walsh, Mr. Shenefield, and Mr. Frye as Assistant Secretaries.

On MOTION by Mr. Heath, seconded by Mr. Walsh, with all in favor, Resolution 2020-03 Electing Officers as stated above, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the October 8, 2020 Board of Supervisors Meeting and Audit Committee Meetings

Ms. Burns asked for a motion to approve both sets of minutes.

On MOTION by Mr. Heath, seconded by Mr. Shenefield, with all in favor, the Minutes of the October 8, 2020 Board of Supervisors Meeting and Audit Committee Meeting, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Agreement with ProPlayground Equipment

Ms. Burns stated the equipment selected was included in the package and that the total amount of the quote was for \$83,308 with a 50% deposit of \$41,654.

Ms. Wertz added that there were some provisions within the agreement that she wanted to touch base with them on, and she asked that it be approved in substantial form with authority deemed to the Chairman to sign off on the final agreement.

On MOTION by Mr. Heath, seconded by Mr. Frye, with all in favor, the Agreement with ProPlayground Equipment, was approved subject to comments from counsel.

SIXTH ORDER OF BUSINESS

Consideration of Agreement with Navitas Credit for Playground Equipment Financing

Ms. Burns stated that the agreement was for a 60 month lease with a monthly amount of \$1,687.57. She noted that it was not a line item in the current budget. She reminded the Board that there was a Deficit Funding Agreement in place that could account for the extra costs.

Mr. Heath asked what would happen with the lease expired, and Ms. Burns responded that that it was just like they were financing the agreement. Mr. Heath also asked is the 50% deposit was paid through the developer, to which Ms. Burns responded that it was the credit company that make the payment. He then asked if the first payment was the security deposit, to which Ms. Burns said yes and that the first initial amount was \$3,570, with those monthly payments being made to the financing company. She asked for a motion to approve

On MOTION by Mr. Heath, seconded by Mr. Shenefield, with all in favor, the of Agreement with Navitas Credit for Playground Equipment Financing, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Access and Maintenance Easement for Landscape Improvements (Riverstone Phase 1 and Riverstone Phase 2)

Ms. Burns stated that they were looking for the Board to approve the agreement in substantial form, and referred to Ms. Rigoni to go over the agreement.

Ms. Rigoni stated that there were portions of lots located along Medulla Road in Riverstone Phase 2 that were not being maintained due to fences being put up on those lots along the easement. She stated that the proposed easement discussed in the agreement would allow for the district to have access to those areas so that it can be maintained along with the remaining landscaping along Medulla Road. She noted that a similar arrangement might be made for lots along Medulla Road and Riverstone Phase 1, but that when she spoke to the Developer requesting the easement, she wasn't sure how feasible it would be given that there might be homeowners in there already. However, she stated that if they authorized to approve it for both phases, they could see what would be feasible and go from there.

On MOTION by Mr. Heath, seconded by Mr. Shenefield, with all in favor, the Access and Maintenance Easement for Landscape Improvements (Riverstone Phase 1 and Riverstone Phase 2) and Authorization for the Chairman to Execute, was approved in substantial form.

EIGHTH ORDER OF BUSINESS

Consideration of Series 2020 Developer Agreements

A. Completion Agreement

Ms. Burns reviewed the Completion Agreement and asked for a motion to approve in substantial form.

On MOTION by Mr. Walsh, seconded by Mr. Heath, with all in favor, the Completion Agreement, was approved in substantial form.

B. Acquisition Agreement

Ms. Burns noted that district desired to commence the acquisition of certain work products that were outlined in the form of agreement.

On MOTION by Mr. Heath, seconded by Mr. Walsh, with all in favor, the Acquisition Agreement, was approved in substantial form.

C. True-Up Agreement

Ms. Burns noted that the developer and the district desired to enter into an agreement to confirm the developer's intent and obligation that is required to make true up payments related to the Assessment Area 3B Assessments. She asked for a motion to approve.

On MOTION by Mr. Walsh, seconded by Mr. Heath, with all in favor, the True-Up Agreement, was approved in substantial form.

D. Collateral Agreement

Ms. Burns explained that in the event of default in the payment of the Assessment Area 3B Assessments the developer will assign certain development rights to the district so that they can complete the Phase 3B Project or allow someone else to complete it.

On MOTION by Mr. Heath, seconded by Mr. Frye, with all in favor, the Collateral Agreement, was approved in substantial form.

E. Declaration of Consent to Jurisdiction

Ms. Burns stated that the agreement would be recorded and that the landowner confirmed that special assessment had been adopted by the Board and that all proceedings overtaken by the district have been in accordance with Florida Law, and that the district has taken all necessary actions to levy and impose the assessment. She asked for a motion to approve.

On MOTION by Mr. Heath, seconded by Mr. Shenefield, with all in favor, the Declaration of Consent to Jurisdiction, was approved in substantial form.

NINTH ORDER OF BUSINESS**Consideration of Conveyance Documents
for Riverstone Phase 1**

Ms. Burns stated that the documents were included in the agenda as well, and within that there was a special warranty that listed all of the parcel contracts that would be conveyed to the district. She asked Mr. Smith if the areas were already being maintained by the district, to which he confirmed they were.

Ms. Rigoni added that they had previously received requests to have the common area tracts conveyed, such as the storm water ponds. She added that they had received an updated request to go ahead and convey all of the common areas that the district was already maintaining. She stated she was looking for a motion to approve in substantial form and subject to their review of the title opinion, which was still pending.

Ms. Burns asked if there were any questions, and hearing none, asked for a motion to approve.

On MOTION by Mr. Walsh, seconded by Mr. Frye, with all in favor, the Conveyance Documents for Riverstone Phase 1, was approved in substantial form.

TENTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Rigoni stated she had nothing to report.

B. Engineer

Ms. Wertz stated she had nothing further to report.

C. Field Manager's Report**i. Discussion of Shade Structure Options for Amenity Facility**

Mr. Smith reviewed the field manager's report for the Board. Mr. Smith discussed shade structure options for the amenity facility with the Board.

ii. Consideration of Proposal from Floralawn for Annual Planting

After Board discussion on Floralawn's proposal for annuals, the Board gave Mr. Smith direction to plant annuals at the entrance. Ms. Burns noted that they could take staff direction since it was in the budget already.

iii. Consideration of Proposal from GMS for "No Parking" Signage and Installation

Mr. Smith noted that there had been a request for "No Parking" signs at the Amenity Center.

Mr. Smith pointed out that there were resident requests to replace some of the items around the pool area. Ms. Burns added that at the previous meeting they discussed all the options that were in the package, and that everyone wanted more time to look at them and decide. She listed some of the items, including umbrellas, cabanas, etcetera.

Mr. Smith pointed out that the cabanas were expensive, and Mr. Heath asked for confirmation that they would be replacing the existing items, to which Ms. Burns said yes. She added that when they first took over the district, there were umbrellas on the tables that had been completely ripped apart by the wind, so she thought it would be a better idea to get a heavier duty umbrella that wouldn't have to be closed every night.

Mr. Smith noted that if the Board had the budget for it, he recommended a larger 10' by 10' structure outside so that residents could have shade while sitting as well as a few replacement umbrellas. He added that the structure would cost around \$7,800. Ms. Burns pointed out that they could add the \$7,800 in to the agreement for the playground structures and add it to the financing agreement. She also gave another option of waiting until the next fiscal year.

Mr. Heath stated it would be better to wait, and Ms. Burns replied that she would add it in for consideration when they went through the next budget process.

Mr. Smith stated that there was also an issue with mosquitos in the pool area. Mr. Heath said there was no way to get around the issue of the insects due to the environment that they live in in Florida. Mr. Smith said he agreed but that he wanted to address treatment protocol, and that if they did decide to do anything the treatment would be expensive. He did point out that it was not a large issue, just that it was something brought up by residents. Ms. Burns stated it was probably in the best interest of the CDD not to use the treatment, but wanted to make sure that the Board was aware because they would hear about it in the future.

D. District Manager's Report

i. Ratification of QGS Change Orders #39 and #40 for Riverstone Phases 3 & 4

Ms. Burns asked for any questions from the Board on the change orders. There were no questions.

On MOTION by Mr. Heath, seconded by Mr. Walsh, with all in favor, QGS Change Orders #39 and #40 for Riverstone Phases 3 & 4, were ratified.

ELEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TWELTH ORDER OF BUSINESS

**Supervisors Requests and
Audience comments**

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

On MOTION by Mr. Heath, seconded by Mr. Frye, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Landowners' Meeting

**MINUTES OF MEETING
TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT**

The Landowners' Meeting of the Towne Park Community Development District was held Thursday, **November 12, 2020** at 11:04 a.m. at the offices of Highland Homes, 3020 S. Florida Ave., Suite 101, Lakeland, FL.

Attendees:

Brian Walsh
Jeff Shenefield
Rennie Heath *via phone*
Jill Burns
Michelle Rigoni *via phone*

FIRST ORDER OF BUSINESS

**Determination of Number of Voting Units
Represented**

Ms. Burns: We have two Proxy holders present. Jeff is the proxy holder for Clayton Properties Group, LLC and Brian is the proxy holder for Highland Sumner, LLC. Highland Sumner, LLC owns 99.99 acres and 20 lots for a total of 120 votes, and Clayton Properties Group, LLC owns 19 lots for a total of 19 votes.

SECOND ORDER OF BUSINESS

Call to Order

Ms. Burns called to order the Landowner meeting.

THIRD ORDER OF BUSINESS

**Election of Chairman for the Purpose of
Conducting Landowners' Meeting**

Ms. Burns was elected Chair for the Landowner's meeting.

FOURTH ORDER OF BUSINESS

**Nominations for the Positions of
Supervisors**

Ms. Burns: We have one seat, Seat #4 up for election. Do we have a nomination for that seat?

Mr. Shenefield: I make a motion that we nominate Justin Frye.

Ms. Burns: Are there any other nominations? Hearing none, we'll move on to the casting of ballots.

FIFTH ORDER OF BUSINESS

Casting of Ballots

Ms. Burns: I have 100 votes cast of behalf of Highland Sumner, LLC and 19 on behalf of Clayton Properties Group, LLC for a total of 119 votes.

SIXTH ORDER OF BUSINESS

Ballot Tabulation

Ms. Burns: Justin will be elected to a 4 year term for Seat #4.

SEVENTH ORDER OF BUSINESS

Landowner's Questions and Comments

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned at 11:05 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

RESOLUTION 2021-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE OF A PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES RELATING TO PARKING AND PARKING ENFORCEMENT.

WHEREAS, the Towne Park Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Lakeland, Polk County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, rates, fees and charges pursuant to Chapter 120, *Florida Statutes*.

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

SECTION 1. The Board intends to adopt *Rules Relating to Parking and Parking Enforcement* (“Policy”), a proposed copy of which is attached hereto as **Exhibit A**. The District will hold a public hearing on such policies at a meeting of the Board to be held on _____, 2021 at _____ .m. at _____.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 10th DAY OF DECEMBER, 2020.

ATTEST:

**TOWNE PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

EXHIBIT A: Rules Relating to Parking and Parking Enforcement

EXHIBIT A: Rules Relating to Parking and Parking Enforcement

TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT *RULES RELATING TO PARKING AND PARKING ENFORCEMENT*

In accordance with Chapter 190, *Florida Statutes*, and on _____, 2021 at a duly noticed public meeting, the Board of Supervisors of the Towne Park Community Development District (“District”) adopted the following policy to govern parking and parking enforcement on certain District property. This policy repeals and supersedes all prior rules and/or policies governing the same subject matter.

SECTION 1. INTRODUCTION. The District finds that parked Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles (hereinafter defined) on certain of its property (hereinafter defined) cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This policy is intended to provide the District’s residents and paid users with a means to park Vehicles of overnight guests in the District’s Overnight Parking Areas and remove such Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles from District designated Tow-Away Zones consistent with this Policy and as indicated on **Exhibit A** attached hereto. This Policy authorizes overnight parking in designated areas, which areas are identified in **Exhibit B** attached hereto, subject to obtaining an Overnight Parking Permit.

SECTION 2. DEFINITIONS.

- A. *Commercial Vehicle.* Any mobile item which normally uses wheels, whether motorized or not, that (i) is titled, registered or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered or leased to an individual person.
- B. *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not.
- C. *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- D. *Recreational Vehicle.* A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- E. *Parked.* A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.

- F. *Tow-Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action.
- G. *Overnight.* Between the hours of 10:00 p.m. and 6:00 a.m. daily.

SECTION 3. DESIGNATED PARKING AREAS. Those areas within the District's boundaries depicted in **Exhibit A**, which is incorporated herein by reference, are hereby established as "Tow-Away Zones" for all Commercial Vehicles, Vessels, Recreational Vehicles and improperly permitted Vehicles, as set forth in Sections 4 and 5 herein ("**Tow Away Zone**"). Vehicles may be parked overnight on District property, only as indicated on **Exhibit B**, attached hereto ("**Overnight Parking Areas**") and with a pre-approved permit as set forth in this Policy.

SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES. The areas set forth in **Exhibit A** attached hereto are declared a Tow Away Zone.

SECTION 5. EXCEPTIONS.

A. OVERNIGHT PARKING PERMITS. Residents may apply for an "Overnight Parking Permit" which will allow such resident and/or guest to park in the Overnight Parking Areas after-hours, and overnight. Overnight Parking Permit requests will be granted in accordance with the following:

1. Permits may not exceed seven (7) consecutive days. In no event may an Overnight Parking Permit be granted for more than fourteen (14) nights per year for one automobile, as identified by the automobile's license plate number.
2. Residents and paid users interested in an Overnight Parking Permit may submit a request to the District Manager or his/her designee which includes the following information:
 - i. The name, address and contact information of the owner of the vehicle to which the permit will be granted;
 - ii. The make/model and license plate of the vehicle to which the permit will apply;
 - iii. The reason and special terms (if any) for the Overnight Parking Permit; and
 - iv. The date and time of the expiration of the requested Overnight Parking Permit.

It is the responsibility of the person(s) requesting an Overnight Parking Permit to secure all necessary documentation and approvals. Failure to secure all necessary documentation and approvals will result in the towing and/or removal of the Vehicle from the District's property. Improperly permitted Vehicles parked in the Tow Away Zones will be subject to towing.

3. Upon receipt of all requested documentation, as set forth above, the District Manager or his/her designee will issue an Overnight Parking Permit to the resident. Overnight Parking Permits will be granted by way of written correspondence by the District Manager or his/her designee. No verbal grants of authority will be issued or be held valid.
4. The Overnight Parking Permit must be displayed on the bottom left side of the Vehicle windshield.

B. VENDORS/CONTRACTORS. The District Manager or his/her designee may authorize vendors/consultants in writing to park company vehicles in order to facilitate District business. All vehicles so authorized must be identified by an Overnight Parking Pass.

C. DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES. Delivery vehicles, including but not limited to, U.P.S., Fed Ex, moving company vehicles, and lawn maintenance vendors may park on District property while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also park on District Property while carrying out official duties.

Any Vehicle parked on District Property, including District roads, must do so in compliance with all laws, ordinances and codes.

SECTION 6. TOWING/REMOVAL PROCEDURES.

A. SIGNAGE AND LANGUAGE REQUIREMENTS. Notice of the Tow-Away Zones shall be approved by the District's Board of Supervisors and shall be posted on District property in the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.

B. TOWING/REMOVAL AUTHORITY. To effect towing/removal of a Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle, the District Manager or his/her designee must verify that the subject Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle was not authorized to park under this rule in the Overnight Parking Areas and then must contact a firm authorized by Florida law to tow/remove Commercial Vehicle, Vehicles, Vessels and Recreational Vehicles for the removal of such unauthorized vehicle at the owner's expense. The Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*. Notwithstanding the foregoing, a towing service retained by the District may tow/remove any vehicle parked in the Tow-Away Zone.

C. AGREEMENT WITH AUTHORIZED TOWING SERVICE. The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

SECTION 7. PARKING AT YOUR OWN RISK. Vehicles, Vessels or Recreational Vehicles may be parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.

EXHIBIT A – *Tow Away Zone*

EXHIBIT B - *Map of Overnight Parking Areas*

Effective date: _____, 2021

Towne Park Estates Amenity Area



EXHIBIT B - *Map of Overnight Parking Areas*

SECTION VI

DISSEMINATION AGREEMENT

THIS DISSEMINATION AGREEMENT (the “Agreement”) is entered into this _____ day of _____, 2020 by and between Government Management Services-Central Florida, LLC (“GMS” or the “Dissemination Agent”) and Towne Park Community Development District (the “District”).

WHEREAS, the District is subject to and must comply with the Securities and Exchange Commission’s (the “SEC”) Rule 15c2-12(b)(5) (the “Rule”) related to continuing disclosure.

WHEREAS, GMS desires to act as the Dissemination Agent for the District and the District desires to hire GMS as the Dissemination Agent.

NOW THEREFORE, the parties hereto agree as follows:

Duties: GMS shall have the following duties as Dissemination Agent:

1. Have only such duties as are specifically set forth in Continuing Disclosure Agreement.
2. Collect financial and other factual and relevant information noted in item No. 1 above and to distribute such information supplied by the District, including the audited financial statements for the District (collectively, the “Annual Report”), to the Municipal Securities Rulemaking Board (“MSRB”) through Electronic Municipal Market Access system (“EMMA”) and to any state repository established in Florida (the “State Repository”), as required by the CDA.
3. Work with the District and Trustee and report any “Significant Events”, disclosed to GMS by the District, all in accordance with CDA.
4. Determine, each year prior to the date for providing the Annual Report, the name and address of each National Repository and each State Repository, if any, and to file a report with the District and the Trustee certifying that the Annual Report has been provided to the National Repositories and State Repository, stating the Annual Report was provided and listing all the repositories to which it was provided (when applicable).
5. Comply with the terms of the CDA as Dissemination Agent for the duration of this Agreement.

Compensation: GMS will be responsible for all out-of-pocket expenses associated with acting as the Dissemination Agent. GMS shall receive an annual fee for its services as Dissemination Agent under this Agreement equal to \$5,500.

Assignment: GMS may engage third parties for the purpose of carrying out its duties under this Agreement. Neither party hereto may assign this Agreement without the prior written consent of the other party.

Termination: The District and GMS may terminate this Agreement upon thirty (30) days prior written notice delivered to the other party.

Representations of the District: The District represents and warrants that it will not withhold any information necessary for GMS to carry out its duties as Dissemination Agent under the CDA, and that it will provide GMS all information requested by GMS in a timely fashion.

Indemnification: The District will indemnify GMS for any action or actions brought by the Beneficial Owners or any other party as a result of the failure (including omission and misrepresentation) of the District to meet its requirements under Dissemination Agent Agreement and CDA.

Responsibility for Information: The District acknowledges and agrees that the information to be collected and disseminated by the Dissemination Agent will be produced by the District and the Developer. The Dissemination Agent's duties are those of collection and collation and not of authorship or production, consequently the Dissemination Agent shall have no responsibility for the content of the information disseminated by it and any and all securities law liabilities, including compliance with the Rule, will remain with the District and Developer.

Wavier of Jury Trial: Each of the District and GMS knowingly waive any right to trial by jury.

Agreement Governed by Florida Law: The terms and conditions of this Agreement shall be governed by the laws of the State of Florida.

THE PARTIES HERETO have executed this Agreement on the day first above written:

GMS:

DISTRICT:

**Government Management Services-
Central Florida, LLC**

**Towne Park Community
Development District**

By: _____
Name:
Title:

By: _____
Name:
Title:

SECTION VII

RESOLUTION 2021-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT SETTING FORTH THE SPECIFIC TERMS OF THE DISTRICT'S SPECIAL ASSESSMENT BONDS, SERIES 2020 (ASSESSMENT AREA 3D PROJECT); CONFIRMING THE DISTRICT'S PROVISION OF IMPROVEMENTS; CONFIRMING THE SUPPLEMENTAL ENGINEER'S REPORT AND THE SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT; CONFIRMING, ALLOCATING AND AUTHORIZING THE COLLECTION OF SPECIAL ASSESSMENTS SECURING THE ASSESSMENT AREA 3D BONDS; PROVIDING FOR THE APPLICATION OF TRUE-UP PAYMENTS; PROVIDING FOR THE SUPPLEMENTATION OF THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF ASSESSMENT AREA 3D SPECIAL ASSESSMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, the Towne Park Community Development District ("**District**") has previously indicated its intention to undertake, install, establish, construct or acquire certain public improvements and to finance such public improvements through the imposition of special assessments on benefited property within the District and the issuance of bonds; and

WHEREAS, the District's Board of Supervisors ("**Board**") has previously adopted, after notice and public hearing, Resolutions 2015-17 and 2018-08 ("Prior Assessment Resolutions"), relating to the imposition, levy, collection and enforcement of such special assessments; and

WHEREAS, pursuant to and consistent with the terms of the Prior Assessment Resolutions, this Resolution shall set forth the terms of bonds actually issued by the District, and apply the adopted special assessment methodology to the actual scope of the project to be completed with a series of bonds and the terms of the bond issue; and

WHEREAS, on December 9, 2020, the District entered into a Bond Purchase Contract, whereby it agreed to sell \$7,090,000.00 of its Special Assessment Bonds, Series 2020 (Assessment Area 3D Project) (the "**Assessment Area 3D Bonds**"); and

WHEREAS, pursuant to and consistent with Prior Assessment Resolutions, the District desires to set forth the particular terms of the sale of the Assessment Area 3D Bonds and to confirm the liens of the levy of special assessments securing the Assessment Area 3D Bonds.

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

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170, 190 and 197, *Florida Statutes*, and Prior Assessment Resolutions.

SECTION 2. FINDINGS. The Board of Supervisors of the Towne Park Community Development District hereby finds and determines as follows:

(a) On January 21, 2015 and April 12, 2018, the District, after due notices and public hearings, adopted Resolutions 2015-17 and 2018-08, respectively, which, among other things, equalized, approved, confirmed and levied special assessments on property benefiting from the improvements authorized by the District. That Resolution provides that as each series of bonds is issued to fund all or any portion of the District's improvements, a supplemental resolution will be adopted to set forth the specific terms of each series of the bonds and certifying the amount of the liens of the special assessments securing any portion of the bonds, including interest, costs of issuance, the number of payments due, any True-Up amounts and the application of receipt of any True-Up proceeds.

(b) The Towne Park Community Development District's *Preliminary Engineer's Report* dated November 2014 ("**Original Master Engineer's Report**"), as supplemented by that *First Amendment to the Master Engineer's Report* dated March 2018 ("**First Amendment**"), as further supplemented by *Fifth Supplemental Engineer's Report Phase 3D (Assessment Area 3D)* dated July 2020, attached to this Resolution as **Composite Exhibit A ("Supplemental Engineer's Report"** and, collectively with Original Master Engineer's Report and the First Amendment, the "**Engineer's Report**"), which identifies and describes the presently expected components of the infrastructure improvements of the District (the "**Assessment Area 3D Project**"), to be financed all or in part with the Assessment Area 3D Bonds (the "**Improvements**"), and the estimated costs of the Assessment Area 3D Project as \$6,600,000. The District hereby confirms that the Assessment Area 3D Project serves a proper, essential and valid public purpose. The Engineer's Report is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the Assessment Area 3D Bonds.

(c) The *Amended and Restated Master Assessment Methodology*, dated March 8, 2018 (the "**Master Report**"), as supplemented by that *Supplemental Assessment Methodology Report, Phase 3D Series 2020 Bonds (Phase 3D – Riverstone Phases 5 & 6)* dated December 2020 (the "**Supplemental Report**" and, together with the Master Report, the "**Assessment Report**"), attached to this Resolution as **Composite Exhibit B**, applies to the Improvements and the actual terms of the Assessment Area 3D Bonds. The Assessment Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the sale of the Assessment Area 3D Bonds.

(d) The Assessment Area 3D Project will specially benefit certain property within the District, a legal description of which is attached hereto as **Exhibit C ("Assessment Area 3D")**. It is reasonable, proper, just and right to assess the portion of the costs of the Assessment Area 3D Project financed with the Assessment Area 3D Bonds to the specially benefited properties within the District as set forth in the Prior Assessment Resolutions and this Resolution.

SECTION 3. SETTING FORTH THE TERMS OF THE ASSESSMENT AREA 3D BONDS; CONFIRMATION OF MAXIMUM ASSESSMENT LIEN FOR ASSESSMENT AREA 3D BONDS. As provided in the Prior Assessment Resolutions, this Resolution is intended to set forth the terms of the Assessment Area 3D Bonds and the final amount of the liens of the special assessments securing those bonds.

(a) The Assessment Area 3D Bonds, in a par amount of \$7,090,000.00, shall bear such rates of interest and maturity as shown on **Exhibit D** attached hereto. The final payment on the Assessment Area 3D Bonds shall be due on November 1, 2051. The estimated sources and uses of funds of the Assessment Area 3D Bonds shall be as set forth in **Exhibit E**. The debt service due on the Assessment Area 3D Bonds is set forth on **Exhibit F** attached hereto.

(b) The lien of the special assessments securing the Assessment Area 3D Bonds on Assessment Area 3D (the “**Assessment Area 3D Assessments**”), shall be the principal amount due on the Assessment Area 3D Bonds, together with accrued but unpaid interest thereon, and together with the amount by which annual assessments are grossed up to include early payment discounts required by law and costs of collection. The Assessment Area 3D Bonds are secured solely by the lien against Assessment Area 3D.

SECTION 4. ALLOCATION OF ASSESSMENTS SECURING THE ASSESSMENT AREA 3D BONDS; ADDRESSING COLLECTION OF THE SAME.

(a) The Assessment Area 3D Assessments for the Assessment Area 3D Bonds shall be allocated in accordance with Composite Exhibit B, which allocation shall initially be on an acreage basis and further allocated as lands are platted. The District’s Supplemental Report is consistent with the District’s Master Report. The Assessment Report, considered herein, reflects the actual terms of the issuance of the District’s Assessment Area 3D Bonds. The estimated costs of collection of the Assessment Area 3D Assessments for the Assessment Area 3D Bonds are as set forth in the Assessment Report.

(b) The lien of the Assessment Area 3D Assessments securing the Assessment Area 3D Bonds includes all property within Assessment Area 3D, and as such land is ultimately defined and set forth in any plats, certificates of occupancy or other designations of developable acreage.

(c) Taking into account capitalized interest and earnings on certain funds and accounts as set forth in the *Master Trust Indenture*, dated June 1, 2016, and the *Sixth Supplemental Trust Indenture*, dated December 1, 2020 (together, the “**Indenture**”), the District shall begin annual collection of the Assessment Area 3D Assessments for the Assessment Area 3D Bonds debt service payments using the methods available to it by law. Debt service payments and semi-annual installments of interest are reflected on **Exhibit F**. The Assessment Area 3D Bonds include an amount for capitalized interest through May 1, 2021.

(d) The Assessment Area 3D Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. Assessment Area 3D Assessments may be paid in full without interest at any time within thirty (30) days after the

completion of the Improvements and the adoption by the Board of a resolution accepting the Improvements; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District. All impact fee credits received shall be applied against the outstanding indebtedness of any debt issuance that funded the improvement giving rise to the credits which application may be addressed by such resolutions. At any time subsequent to thirty (30) days after the Improvements have been completed and a resolution accepting the Improvements has been adopted by the Board, the Assessment Area 3D Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indenture for the applicable series of bonds secured by the debt assessment in question). The owner of property subject to Assessment Area 3D Assessments may prepay the entire remaining balance of the Assessment Area 3D Assessments at any time, or a portion of the remaining balance of the Assessment Area 3D Assessments one time if there is also paid, in addition to the prepaid principal balance of the Assessment Area 3D Assessments, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five day period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date (or such other time as set forth in the supplemental indenture for the applicable series of bonds secured by the debt assessment in question). Prepayment of Assessment Area 3D Assessments does not entitle the property owner to any discounts for early payment.

(e) The District hereby certifies the Assessment Area 3D Assessments for collection and directs staff to take all actions necessary to meet the time and other deadlines imposed by Polk County and Florida law for collection. The District intends, to the extent possible and subject to entering into the appropriate agreements with the Polk County Tax Collector and Polk County Property Appraiser (or other appropriate Polk County, Florida officials) to collect the Assessment Area 3D Assessments on platted lands contained within a plat or certificate of occupancy using the Uniform Method in Chapter 197, *Florida Statutes*. The District intends, to the extent possible, to directly bill, collect and enforce the Assessment Area 3D Assessments on lands not included within an approved plat or certificate of occupancy unless in any year, the District determines it to be in its best interest to collect such assessments using the Uniform Method in Chapter 197, *Florida Statutes*. The District Manager shall prepare or cause to be prepared each year an assessment roll for purposes of effecting the collection of the Assessment Area 3D Assessments and present same to the District Board as required by law. The District Manager is further directed and authorized to take all actions necessary to collect special assessments on property using methods available to the District authorized by Florida law in order to provide for the timely payment of debt service.

SECTION 5. APPROVAL OF TRUE-UP PROCESS AND APPLICATION OF TRUE-UP PAYMENTS. Pursuant to the Prior Assessment Resolutions, there may be required from time to time certain True-Up payments. As parcels of land are included in a plat or certificate of occupancy, the Assessment Area 3D Assessments securing the Assessment Area 3D Bonds shall be allocated as set forth in the Prior Assessment Resolutions, this Resolution, and the

Assessment Report, including, without limitation, the application of the True-Up process set forth in the Assessment Report.

Based on the final par amount of \$7,090,000.00 in Assessment Area 3D Bonds, the True-Up calculations will be made in accordance with the process set forth in the Assessment Report. The District shall apply all True-Up payments related to the Assessment Area 3D Bonds only to the credit of the Assessment Area 3D Bonds. All True-Up payments, as well as all other prepayments of assessments, shall be deposited into the accounts specified in the Indenture governing the Assessment Area 3D Bonds.

SECTION 6. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution these Assessment Area 3D Assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's Improvement Lien Book. The Assessment Area 3D Assessments or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 7. OTHER PROVISIONS REMAIN IN EFFECT. This Resolution is intended to supplement the Prior Assessment Resolutions, which remains in full force and effect. This Resolution and the Prior Assessment Resolutions shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 8. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a Notice of Assessment Area 3D Special Assessments securing the Assessment Area 3D Bonds in the Official Records of Polk County, Florida, or such other instrument evidencing the actions taken by the District.

SECTION 9. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 10. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

[Remainder of this page intentionally left blank]

APPROVED AND ADOPTED this 10th day of December, 2020.

ATTEST:

**TOWNE PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Composite Exhibit A: *Preliminary Engineer's Report* dated November 2014 ("Original Master Engineer's Report"); *First Amendment to the Master Engineer's Report* dated March 2018 ("First Amendment"); and *Fifth Supplemental Engineer's Report Phase 3D (Assessment Area 3D)* dated July 2020

Composite Exhibit B: *Amended and Restated Master Assessment Methodology*, dated March 8, 2018 (the "Master Report")' and *Supplemental Assessment Methodology Report, Phase 3D Series 2020 Bonds (Phase 3D – Riverstone Phases 5 & 6)* dated December 2020

Exhibit C: Legal Description of Assessment Area 3D

Exhibit D: Maturities and Coupons of Assessment Area 3D Bonds

Exhibit E: Sources and Uses of Funds for Assessment Area 3D Bonds

Exhibit F: Annual Debt Service Payment Due on Assessment Area 3D Bonds

Composite Exhibit A



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**TOWNE PARKE
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ENGINEER'S REPORT**

Prepared for:

**BOARD OF SUPERVISORS
TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT**

Prepared by:

**LANDMARK ENGINEERING & SURVEYING CORPORATION
8515 PALM RIVER ROAD
TAMPA, FL 33619
PH: 813-621-7841**

November 2014

TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT

TABLE OF CONTENTS

I.	INTRODUCTION	1
II.	PURPOSE AND SCOPE.....	2
III.	THE DEVELOPMENT	3
IV.	THE PROJECT	3
V.	PROPOSED IMPROVEMENTS.....	4
	Stormwater Management Facilities	4
	Roadway	5
	Water and Wastewater Facilities	6
	Off-site Improvements	7
	Miscellaneous	7
VI.	PERMITTING	8
VII.	RECOMMENDATIONS.....	9
VIII.	REPORT MODIFICATION.....	9
IX.	CONCLUSION.....	10

LIST OF TABLES & EXHIBITS

TABLE 1 – Land Use Summary Within the District

TABLE 2 – Summary of Opinion of Probable Costs

TABLE 3 – Summary of Proposed District Facilities

TABLE 4 – Preliminary Development Schedule

EXHIBIT 1 – General Location Map

EXHIBIT 2 – District Boundary Map

EXHIBIT 3 – Legal Description

EXHIBIT 4 – Future Land Use Map

EXHIBIT 5 – Utility Location Map

EXHIBIT 6 – Overall Development Plan

ENGINEER'S REPORT TOWNE PARK

I. INTRODUCTION

The Towne Park Community Development District (the “District” or the “CDD”) is located south of W Pipkin road and north of Ewell Road, just east of County Line Road, in the City of Lakeland, Polk County, Florida. The District currently contains approximately 585 acres, and is expected to consist of 2,088 single family and/or multi-family residential units, recreation and amenity areas, parks, and associated infrastructure.

The CDD was established under City of Lakeland Ordinance No. 14-051, which was passed by the City Council on November 3, 2014. The CDD will own and operate the roadways and stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the Community.

Improvements and facilities financed, acquired, and/or constructed by the CDD will be required to conform to regulatory requirements of the City of Lakeland, Polk County, Southwest Florida Water Management District (SWFWMD), and other agencies with regulatory jurisdiction over the development. An overall estimate of probable cost is provided in Section 3 of this report.

The development plan prepared by the CDD reflects the present intentions of the CDD. It should be noted that the location of proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that these modifications are not expected to diminish the benefits received by the Towne Park Community (the “Community”). The CDD reserves the right to make reasonable adjustments to the development plan to meet applicable regulatory requirements of agencies with jurisdiction over the development, while maintaining comparable level of benefits to the community served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.

Implementation of any proposed facilities or improvements outlined in this report requires written approval from the CDD's Board of Supervisors. Estimated costs outlined in this report were based on best available information, which includes but is not limited to previous experience with similar projects. Actual costs could be different than estimates because final engineering and specific field conditions may affect construction costs.

All roadway improvements, sidewalks, and storm drainage collection systems (from the curb inlets to their connection to the Stormwater ponds) within the Community will be maintained by the CDD. Water distribution and wastewater collection systems (gravity lines, force mains, and lift stations) will be dedicated to City of Lakeland for ownership and maintenance.

II. PURPOSE AND SCOPE

The purpose of this report is to provide engineering support to fund improvements in Phase 2 and Phase 3 of the Community. Phase 2 is currently approved and permitted for 207 single family residential units and their associated infrastructure, while Phase 3 is currently planned for up to 1,881 single family and multi-family residential units and their associated infrastructure (no permit applications have been submitted for Phase 3). This report will identify the proposed capital improvements to be constructed or acquired by the District along with an opinion of probable cost.

Contained within this report is a description of the public infrastructure to be constructed or acquired by the District. The District will finance, construct, operate, and maintain specific portions of the proposed capital improvements. An assessment methodology consultant has been retained by the District, who will develop the assessment and financing methodology to be applied to this report.

The predominant portion of this report provides descriptions of the proposed public infrastructure improvements, determination of estimated probable construction costs, and the corresponding benefits associated with the implementation of the described improvements. Detailed Site Construction Plans and specifications have been completed and permitted for Phase 2, while Phase 3 is still in planning. The engineer has considered, and in specific instances has relied upon, the information and documentation prepared or supplied by others, and information that may have been provided by public entities, public employees, the developer, site construction contractors, other engineering professionals, land surveyors, the District Board of Supervisors, and its staff and consultants.

III. THE DEVELOPMENT

The Towne Park Community will consist of up to 2,088 residential units (the “Development”) and associated infrastructure. The Development is a planned residential community located between West Pipkin Road and Ewell Road, just east of County Line Road in the City of Lakeland, Polk County, Florida. The Development lies within Sections 8, 9 and 17, Township 23 South, Range 29 East, all within Polk County, Florida. The Development received zoning approval by the City of Lakeland Planning Commission as an R-3 District, and has an underlying Future Land Use Designation of RL (Residential-Low). The Development will be constructed in approximately two (2) master phases, but sub-phasing is expected.

IV. THE PROJECT

The Project consists of public infrastructure in Phases 2 and 3. The primary portions of the Project will entail stormwater pond construction, roadways built to an "urban" typical section, water and sewer facilities and off-site improvements (including turn lanes and extension of water and sewer mains to serve the Project).

There will also be stormwater structures and conveyance culverts within the Project which will outfall into the on-site retention ponds. These structures and pond areas comprise the overall stormwater facilities of the Project. Installation of the water distribution and wastewater collection system will also occur at this time. Below ground installation of power, telecommunications and cable TV will occur, but will not be funded by the District. Installation of conduit for street lights within the public right of way will be funded by the District.

V. PROPOSED IMPROVEMENTS

The infrastructure improvements include the following:

Stormwater Management Facilities

Stormwater management facilities consisting of storm conveyance systems and retention ponds are contained within the District boundaries. Stormwater runoff is collected via roadway curb and gutter to storm inlets, which are connected by storm culverts. The storm culverts convey the runoff into the proposed detention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize wet detention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District's stormwater management systems is regulated by the City of Lakeland, Polk County and SWFWMD.

FEMA Community Panel No. 12105C-0460F (dated 12/19/2000) demonstrates that the property is located within Flood Zones A & X. Floodplain compensation will required for any fill placed within Flood Zone A. Additionally, there are existing wetlands on site that have been delineated and approved by the appropriate regulatory agencies for such purposes.

During the construction of stormwater management facilities, utilities and roadway improvements, the site contractor will be required to adhere to a *Stormwater Pollution Prevention Plan* (SWPPP) as required by FDEP as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict for the contractor the proposed locations of required erosion control consisting of staked turbidity barriers along the down gradient side of any proposed construction activity and adjacent to the wetland edges and the perimeters. The site contractor will be required to provide the necessary reporting on various forms associated with erosion control, its maintenance and any rainfall events that occur during construction activity.

Roadways

The proposed public roadway sections are to be 50' R/W with 20' of asphalt and Miami curb and gutter on both sides. The proposed roadway section will consist of stabilized subgrade, crushed concrete or cement treated base and asphalt wearing surface. The proposed curb is to be 2' wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and also to provide stormwater runoff conveyance to the proposed stormwater inlets. Roadway underdrains may be provided as necessary to control groundwater and protect the roadway base material.

The proposed roadways will require signage and pavement markings within the public rights-of-way, as well as street signs depicting street name identifications and block numbers, which will be utilized by the residents and public. It is intended that the CDD will bond all public roadway improvements.

Water and Wastewater Facilities

A potable water system inclusive of water main, gate valves, fire hydrants and appurtenances will be installed for the Development. The water service provider will be the City of Lakeland Public Utilities. The water system will be a "looped" system consisting of 4", 6", and 8" diameter PVC water lines. These facilities will be installed within the proposed public rights-of-way within the District. The water system will provide the potable (domestic) and fire protection services which will serve the entire District.

A domestic wastewater collection system consisting of gravity sanitary sewer mains and sewer laterals will be installed. The gravity sanitary sewer mains will be 8" diameter PVC. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way, under the proposed paved roadways. Branching off from these sewer lines will be laterals to serve the individual lots. No pump station or force mains are required because the project has an existing sanitary sewer pump station adjacent to the site.

Reclaimed water is not available for this site. An irrigation well to be funded by the District will be installed onsite to provide irrigation within the public right of way. Any water, sewer, or reclaim water pipes or facilities placed on private property will not be publicly funded.

Off-Site Improvements

There are no off-site improvements currently planned for the District.

Miscellaneous:

Upon completion of each phase of these improvements, inspection / certifications will be obtained from SWFWMD, the Polk County Health Department (water distribution system), Department of Environmental Protection (DEP, wastewater collection) and the City of Lakeland.

The stormwater improvements, roadways, landscaping and irrigation, mitigation area(s), and certain permits and professional fees as described in this report, are being financed by the District with the intention of benefiting all of the developable real property within the District. The construction and maintenance of the proposed public improvements will benefit the Development for the intended use as a mixed use planned development.

VI. PERMITTING

Construction permits for Phase 2 have been obtained, which include the SWFWMD Environmental Recourse Permit (ERP). There are no Army Corps of Engineer (ACOE) jurisdictional wetlands within the project boundaries, therefore no permits are required from that agency.

Following is a summary of required permits obtained and pending for the construction of the public infrastructure improvements for the District:

PHASE 2

Permits / Approvals	Approval / Expected Date
Zoning Approval (Lakeland)	October 2014
Preliminary Plat (Lakeland)	December 2014
SWFWMD ERP	February 2015
Construction Permits (Lakeland)	February 2015
FDEP Water	February 2015
FDEP Sewer	February 2015

There are no current permit applications filed for Phase 3.

VII. RECOMMENDATIONS

As previously described within this report, the public infrastructure as described is necessary for the development and functional operation of the Community as required by the City of Lakeland, Florida. The site planning, engineering design and construction plans for the infrastructure are in accordance with the applicable requirements of the City of Lakeland and SWFWMD. It should be noted that the infrastructure will provide its intended use and function so long as the construction and installation is in substantial conformance with the design construction plans and regulatory permits.

Items utilized in *Table 2 - Opinion of Probable Costs* for this report are based upon current plan quantities for the infrastructure as shown on construction drawings incorporating specifications in the most recent review comments received from SWFWMD and the City of Lakeland as well as estimated quantities for the future phases.

VIII. REPORT MODIFICATION

During development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans. However, if such deviations and/or revisions do not change the overall primary objective of the plan for such improvements, then the costs differences would not materially affect the proposed cost estimates.

IX. CONCLUSION

It is our professional opinion that the public infrastructure costs for the District provided in this report are reasonable to complete the construction of the infrastructure. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District at least equal to the costs of such improvements.

The *Opinion of Probable Costs* of the infrastructure is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon unit prices currently experienced on an ongoing and similar basis for work in Polk County. Furthermore, the quantities are a derivative of line items from specific construction documents and construction contracts as of this date. However, labor market, future costs of equipment, materials, changes to the regulatory permitting agencies activity, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control. Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total, final construction cost may be more or less than this estimate.

Based upon the presumption that the Project construction continues in a timely manner, it is our professional opinion that the proposed public improvements when constructed and built in substantial conformance with the approved plans and specifications, can be completed and used for their intended function. Be advised that we have utilized historical costs and direct unit costs from site contractors and consultants in Polk County, which we believe to be necessary in order to facilitate estimated costs associated with the *Opinion of Probable Costs*. Based upon the information above, it is our professional opinion that the acquisition and construction costs of the proposed project can be completed at the cost as stated.

TOWNE PARK
Community Development District

Table 1 – Land Use Summary Within The District Boundaries

Distribution by Land Use ⁽¹⁾

Land Use	Area (acres)	Percentage
Stormwater Ponds	72.0	12.3 %
Residential	285.3	48.8 %
Commercial	0	0 %
Wetland / Conservation	207.5	35.5 %
Recreation / Open Space	20.0	3.4 %
TOTAL	584.8	100.0 %

Distribution by Lot Size ⁽²⁾

Phase	SF Lots	MF Units	TOTAL	Percentage
2	207 ⁽³⁾	0	207 ⁽³⁾	9.9 %
3	1,431	450	1,881	90.1 %
TOTAL	1,638	450	2,088	100.0 %

Notes:

1. Figures are approximate; Areas may change upon final layout
2. Lot widths subject to change
3. Current approved lot count

TOWNE PARK
Community Development District

Table 2 – Summary of Opinion of Probable Costs ⁽⁶⁾

Infrastructure ⁽²⁾⁽⁵⁾	Phase 2 ⁽¹⁾	Phase 3 ⁽¹⁾	TOTAL
Stormwater Management ⁽²⁾⁽⁵⁾	\$ 3,654,000	\$ 11,088,000	\$ 14,742,000
Utilities (Water and Sewer)	\$ 1,363,000	\$ 4,136,000	\$ 5,499,000
Roadway ⁽³⁾	\$ 1,305,000	\$ 3,960,000	\$ 5,265,000
Entry Feature & Signage ⁽⁷⁾	\$ 750,000	\$ 1,450,000	\$ 2,200,000
Amenities	\$ 1,000,000	\$ 3,000,000	\$ 4,000,000
Contingency	\$ 700,000	\$ 2,500,000	\$ 3,200,000
TOTAL	\$ 8,772,000	\$ 26,134,000	\$ 34,906,000

Notes:

1. Infrastructure consists of roadway improvements, stormwater management facilities, water lines, sanitary sewer utilities, entry feature, landscaping and signage, neighborhood parks and recreational facilities
2. Includes stormwater pond excavation, placement of fill, and wetland mitigation.
3. Includes sub-grade, base, asphalt paving, curbing, and civil / site engineering.
4. Includes subdivision infrastructure and civil / site engineering only.
5. Stormwater does not include grading associated with building pads.
6. Estimates are based on 2013 costs.
7. Includes Entry Features, Signage, Hardscape, Landscape, Irrigation, and Fencing
8. CDD will enter into a Lighting Agreement with Lakeland Electric for the street light poles and lighting service

TOWNE PARK
Community Development District

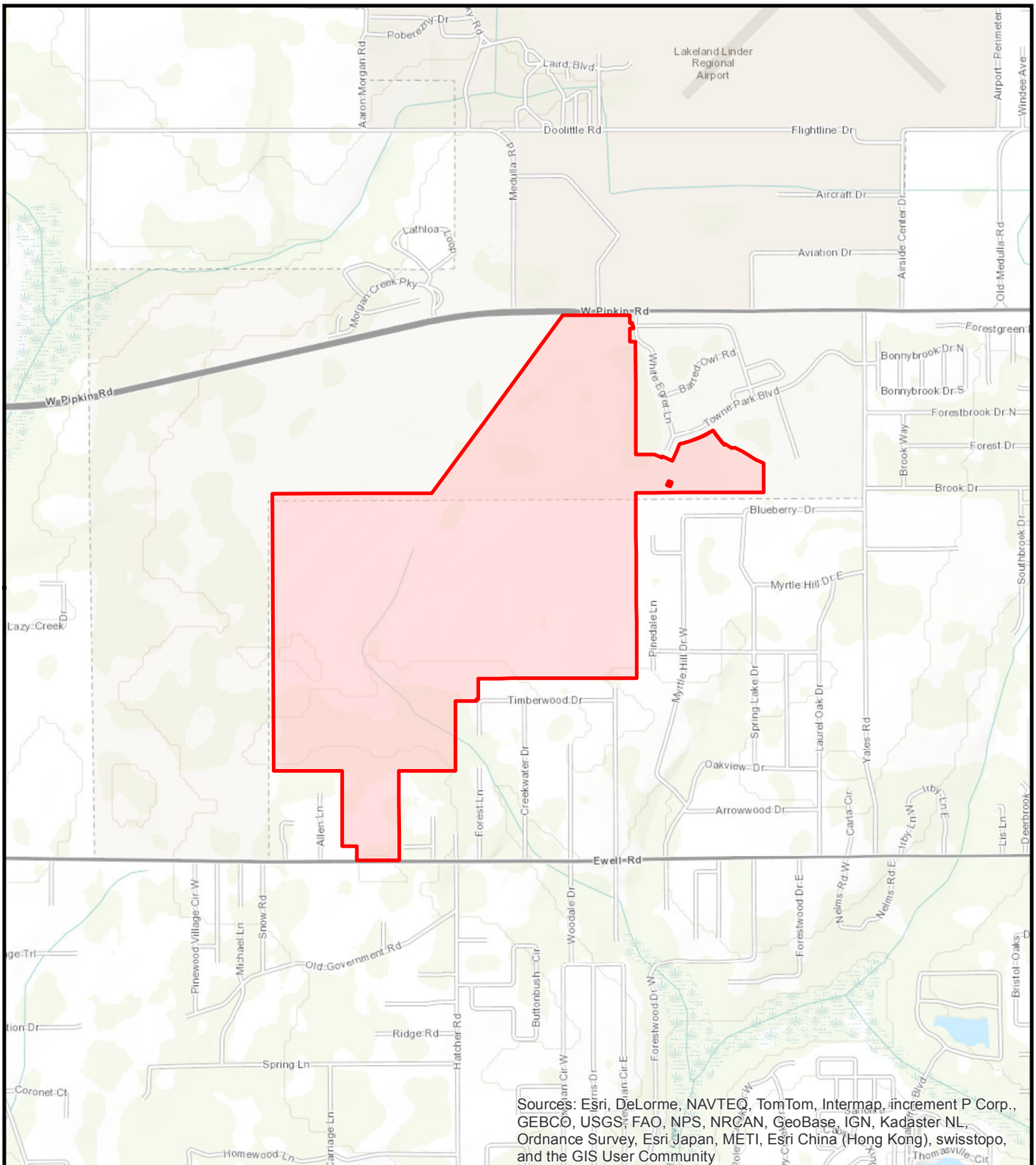
Table 3 – Summary of Proposed District Facilities

District Infrastructure	Construction	Ownership	Capital Financing	Operation and Maintenance
Entry Feature & Signage	District	District	District Bonds	District
Stormwater Facilities	District	District	District Bonds	District
Water & Sewer Utilities	District	City of Lakeland	District Bonds	City of Lakeland
Street Lighting/Conduit	District	Lakeland Electric	District Bonds	Lakeland Electric
Road Construction	District	City of Lakeland	District Bonds	City of Lakeland

TOWNE PARK
Community Development District

Table 4 – Preliminary Development Schedule

Phase	Estimated Start Date	Estimated Completion Date	Number of Lots / Units
2	2014	2015	207
3	2015	2018	1,881



Sources: Esri, DeLorme, NAVTEQ, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, and the GIS User Community



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Towne Park

Exhibit 1

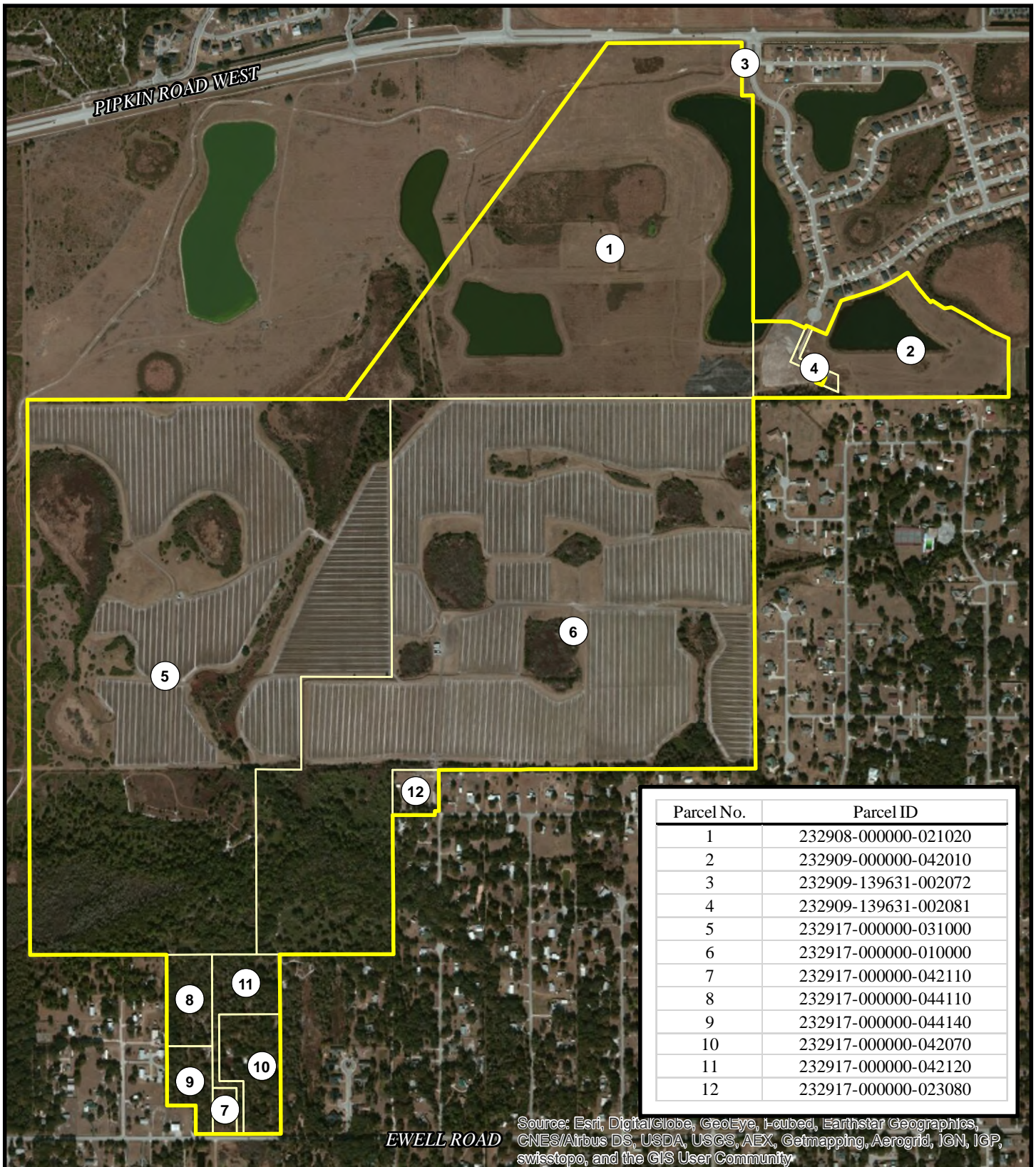
General Location Map

Data provided by ESRI, FGDL, Polk County and SWFMD

JN: 2140055
Date: 06/17/14



1 inch = 2,000 feet



Parcel No.	Parcel ID
1	232908-000000-021020
2	232909-000000-042010
3	232909-139631-002072
4	232909-139631-002081
5	232917-000000-031000
6	232917-000000-010000
7	232917-000000-042110
8	232917-000000-044110
9	232917-000000-044140
10	232917-000000-042070
11	232917-000000-042120
12	232917-000000-023080

Source: Esri, DigitalGlobe, GeoEye, I-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



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Towne Park Exhibit 2

District Boundary Map

Data provided by ESRI, FGDL, Polk County and SWFMWD

JN: 2140055
 Date: 06/17/14



1 inch = 1,000 feet

TOWNE PARK
Community Development District

EXHIBIT 3 - Legal Description

Phase 2:

THAT PART OF SECTIONS 8 & 9, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 9 AND RUN THENCE N-89°58'07"-E ALONG THE SOUTH BOUNDARY OF SAID SECTION 9, 1865.81 FEET; THENCE N-00°01'53"-W, 247.65 FEET; THENCE N-00°41'07"-E, 178.59 FEET; THENCE N-65°58'09"-W, 132.26 FEET; THENCE N-58°19'08"W, 210.85 FEET; THENCE N-61°10'05"-W, 134.05 FEET; THENCE S-81°49'54"-W, 50.47 FEET; THENCE N-57°05'32"-W, 104.75 FEET; THENCE S-48°54'17"-W, 18.23 FEET; THENCE ALONG A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1360.46 FEET, A CHORD OF 274.53 FEET AND A CHORD BEARING OF N-37°45'56"-W THROUGH A CENTRAL ANGLE OF 11°34'54" AN ARC LENGTH OF 275.00 FEET; THENCE S-56°05'06"-W, 50.03 FEET; THENCE ALONG A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1010.00 FEET, A CHORD OF 269.29 FEET AND A CHORD BEARING OF S-65°09'55"-W THROUGH A CENTRAL ANGLE OF 15°19'20" AN ARC LENGTH OF 270.10 FEET; THENCE S-72°49'35"-W, 209.24 FEET; THENCE S-23°51'50"-W, 268.62 FEET; THENCE N-66°08'10"-W, 160.00 FEET; THENCE S-23°51'50"-W, 20.00 FEET; THENCE N-66°08'10"-W, 115.00 FEET; THENCE N-88°32'43"-W, 138.19 FEET; THENCE N-89°56'52"-W, 137.01 FEET TO THE WEST BOUNDARY OF SAID SECTION 9; THENCE N-00°07'16"-E ALONG SAID WEST BOUNDARY, 1646.83 FEET; THENCE N-90°00'00"-W, 80.00 FEET; THENCE N-00°07'16"-E, 387.68 FEET TO THE RIGHT OF WAY OF WEST PIPKIN ROAD; THENCE N-89°59'54"-W ALONG SAID RIGHT OF WAY, 982.20 FEET; THENCE S-36°31'55"-W ALONG THE EASTERLY LINE OF THE LAKELAND LINDER REGIONAL AIRPORT APPROACH SURFACE, 3224.55 FEET TO A POINT OF THE SOUTH BOUNDARY OF THE SOUTHWEST ¼ OF SAID SECTION 8; THENCE S-89°56'41"-E ALONG SAID SOUTH BOUNDARY, 321.04 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF SAID SECTION 8; THENCE S-89°56'35"-E ALONG THE SOUTHERN BOUNDARY OF THE SOUTHEAST ¼ OF SAID SECTION 8, 2655.16 FEET TO THE POINT OF BEGINNING.

Phase 3:

Parcel 232917-000000-031000:

NW1/4 LESS SE1/4 OF SE1/4 OF NW1/4 & NW1/4 OF SW1/4 & W1/4 OF NE1/4 OF SW1/4

Parcel 232917-000000-010000:

NE1/4 & SE1/4 OF SE1/4 OF NW1/4 & E3/4 OF NE1/4 OF SW1/4

Parcel 232917-000000-023080:

N 330 FT OF W1/2 OF SE1/4 LESS E 990 FT BEING LOT 88 UNRE WOODHAVEN

Parcel 232917-000000-042120:

BEG 175 FT E OF SW COR OF SE1/4 OF SW1/4 OF SEC N 365 FT W 175 FT N 976.32 FT E
497.61 FT S 437.69 FT W 447.61 FT S 488.67 FT E 175 FT S 415 FT W 50
FT TO POB LESS RD R/W

Parcel 232917-000000-042070:

BEG 225 FT E OF SW COR SE1/4 OF SW1/4 N 415 FT W
175 FT N 488.67 FT E 447.61 FT S 904.03 FT TO S
LINE SEC W 272.61 FT TO POB LESS RD R/W

Parcel 232917-000000-044110:

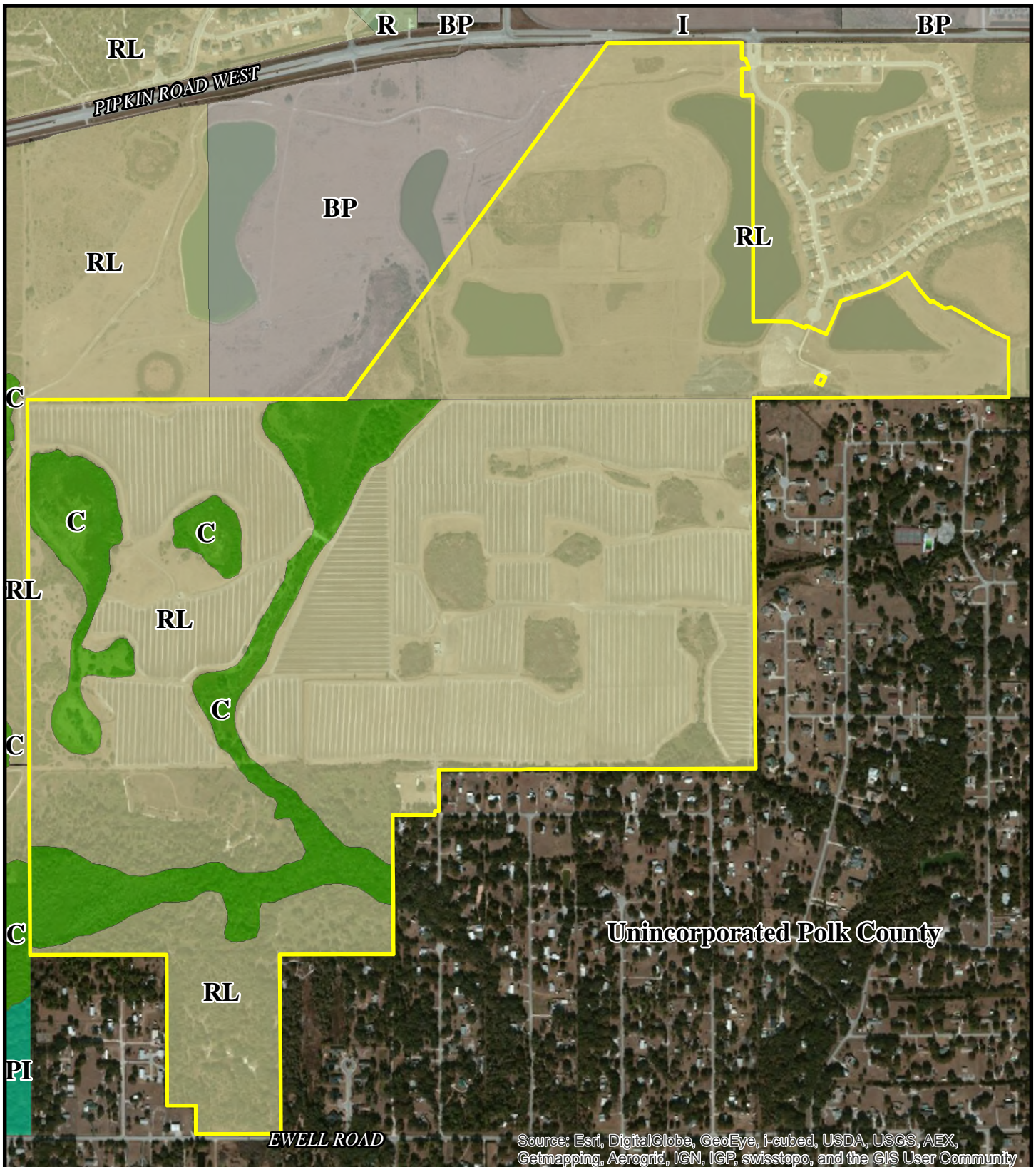
E1/2 OF NE1/4 OF SW1/4 OF SW1/4

Parcel 232917-000000-044140:

E1/2 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC LESS N
208.75 FT OF S 238.75 FT OF W 208.75 FT & LESS RD
R/W

Parcel 232917-000000-042110:

BEG SW COR OF SE1/4 OF SW1/4 OF SEC E ALONG S SEC
LINE 175 FT N 365 FT W 175 FT S TO POB LESS RD R/W



Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



8515 Palm River Road; Tampa, Florida 33619
813/621-7841 (voice) 813/621-6761 (fax)
www.lesc.com

Towne Park Exhibit 4

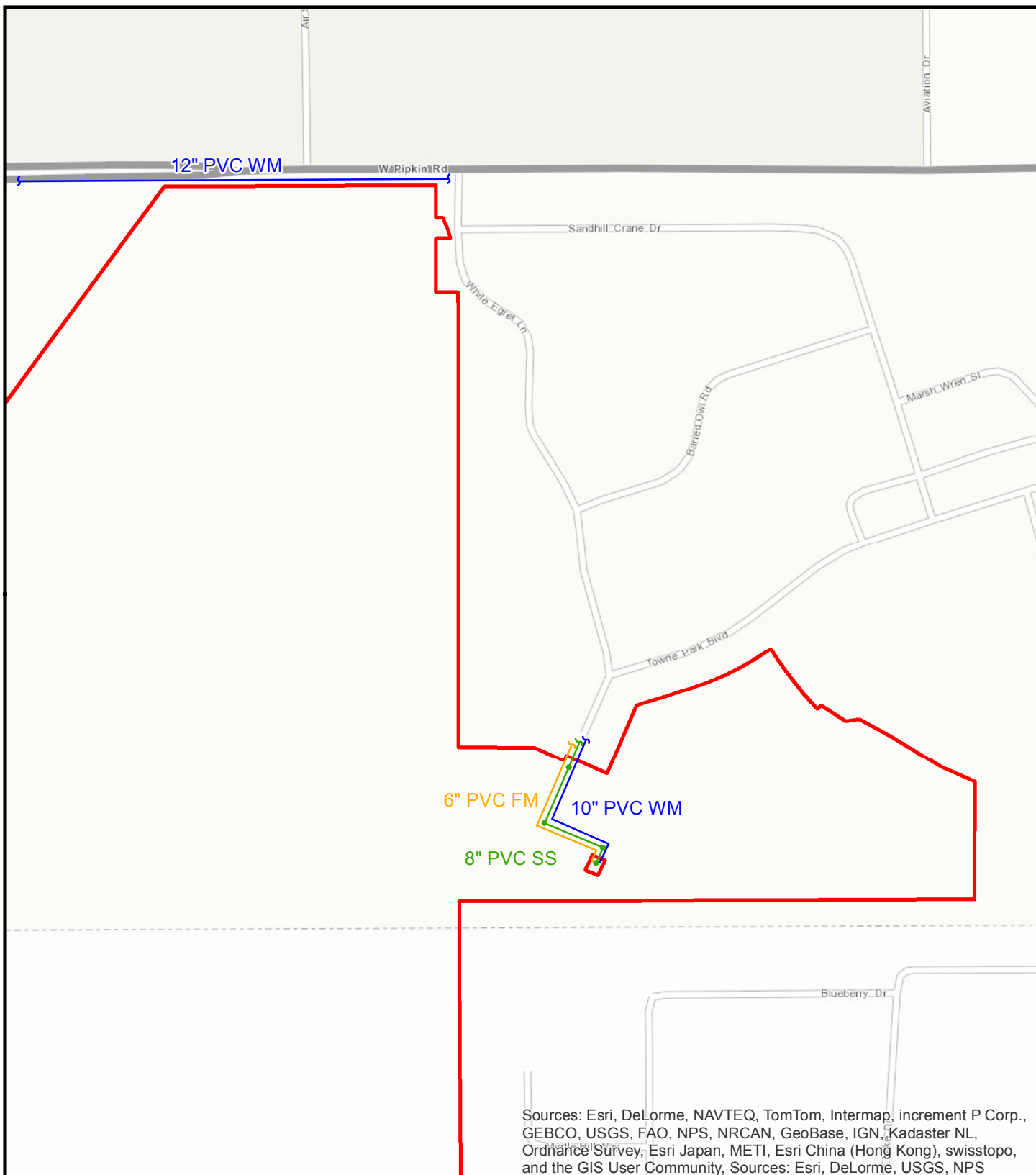
Future Land Use Map

Data provided by ESRI, FGDL, Polk County and SWFMWD

JN: 2140055
Date: 06/17/14



1 inch = 1,000 feet



8515 Palm River Road; Tampa, Florida 33619
 813/621-7841 (voice) 813/621-6761 (fax)
 www.lesc.com

Towne Park

Exhibit 5

Map of Major Trunk Water Mains and Sewer Interceptors

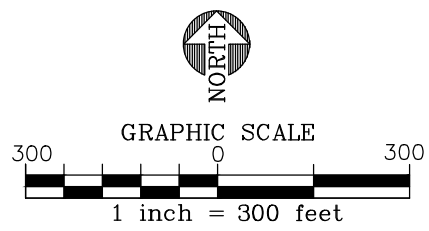
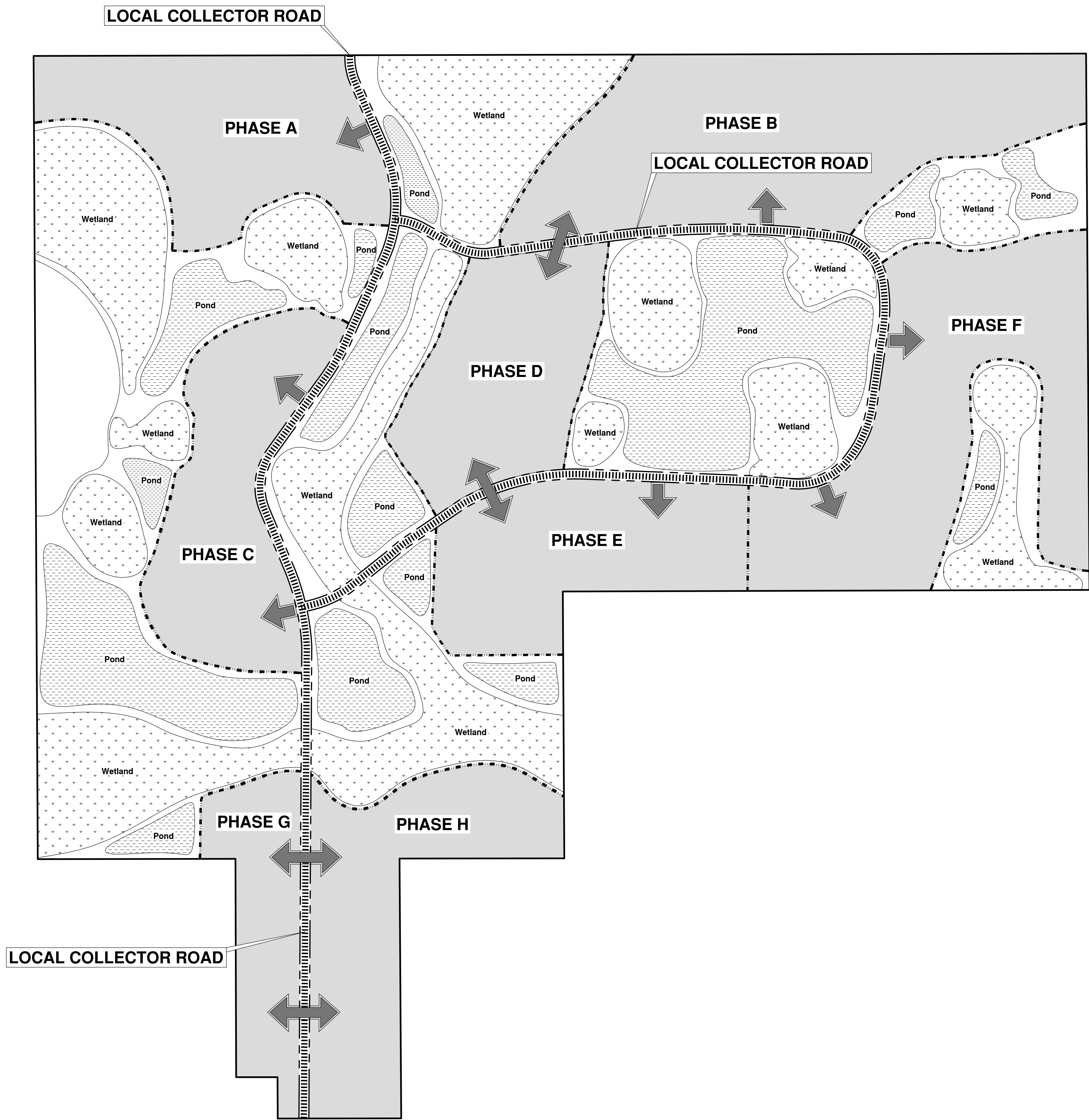
Data provided by ESRI, FGDL, Polk County and SWFMWD

JN: 2140055
 Date: 07/22/14



1 inch = 500 feet

Towne Park Phase 3



1	<div><div><div>LANDMARK</div><div>ENGINEERING & SURVEYING CORPORATION</div></div><div><div>8515 Palm River Road Tampa, Florida 33619 E.B. # 28014</div><div><div>Phone (813) 621-7841 Fax (813) 621-6761 www.lesco.com</div></div></div></div>	<div><div>TP LAND INVESTORS II, LLC</div><div><div>346 E CENTRAL AVE WINTER HAVEN FLORIDA 33880 Phone (863) 324-3698</div></div></div>	TOWNE PARK		DATE : 06/30/2014 DRAWN BY: M. Donchev CHECKED BY: TCA JOB NO.: 2140055	REVISIONS:		TODD C. AMADEN No. 53967 PROFESSIONAL ENGINEER
			POLK COUNTY, FLORIDA					
			EXHIBIT 6 OVERALL DEVELOPMENT PLAN					
Elevation based on NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88)								

**TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT**

FIRST AMENDMENT TO THE MASTER ENGINEER'S REPORT DATED NOVEMBER 2014

PREPARED FOR:

BOARD OF SUPERVISORS

TOWNE PARK

COMMUNITY DEVELOPMENT DISTRICT

PREPARED BY:



MARCH 2018

TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT

TABLE OF CONTENTS

I. PURPOSE..... 1

II. OFFSITE IMPROVEMENTS 1

LIST OF TABLES & EXHIBITS

TABLE 2 – Summary of Opinion of Probable Costs

TOWNE PARK
FIRST AMENDMENT TO THE MASTER ENGINEER'S REPORT

I. PURPOSE

The Purpose of this Amendment is to Amend Section V.6 of the Master Engineer's Report dated November 2014 to include the offsite improvements required to be constructed for the project. The costs associated with the offsite improvements are also included in this Amendment. Table 2 has been adjusted to reflect the costs for the offsite improvements and is included herein. Table 2 hereto shall be deemed to replace Table 2 of the Master Engineer's Report.

II. OFFSITE IMPROVEMENTS

The proposed offsite improvements required for the project include extension of the force main from the project limits to the proposed Point of Connection to provide sanitary sewer service to the project. Additionally, both access turn lanes and other offsite roadway improvements are required to serve the project.

TABLE 2

**TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT**

Summary of Opinion of Probable Cost

Infrastructure ⁽³⁾⁽⁶⁾	Phase 2 ⁽¹⁾	Phase 3 ⁽¹⁾	TOTAL
Offsite Improvements & Phase 3 Spine Road	\$ -	\$ 4,443,450	\$ 4,443,450
Stormwater Management ⁽²⁾⁽³⁾⁽⁵⁾⁽⁶⁾	\$ 3,654,000	\$ 15,649,500	\$ 19,303,500
Utilities (Water, Sewer, & Street Lighting) ⁽⁸⁾	\$ 1,363,000	\$ 5,333,200	\$ 6,696,200
Roadway ⁽⁴⁾	\$ 1,305,000	\$ 5,059,800	\$ 6,364,800
Entry Feature & Signage ⁽⁷⁾	\$ 750,000	\$ 860,000	\$ 1,610,000
Parks and Amenities	\$ 1,000,000	\$ 1,600,000	\$ 2,600,000
Contingency	\$ 700,000	\$ 1,980,000	\$ 2,680,000
TOTAL	\$ 8,772,000	\$ 34,925,950	\$ 43,697,950

1. Infrastructure consists of roadway improvements, Stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and neighborhood parks.
2. Stormwater does not include grading associated with building pads.
3. Includes Stormwater pond excavation.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering. All roadways will be public and accessible by public.
5. Includes subdivision infrastructure and civil/site engineering.
6. Estimates are based on 2017 costs.
7. Includes entry features, signage, hardscape, landscape, irrigation and fencing.
8. CDD will enter into a Lighting Agreement with Lakeland Electric for the street light poles and lighting service.

**TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT**

***FIFTH SUPPLEMENTAL ENGINEER'S REPORT
PHASE 3D (Assessment Area 3D)***

PREPARED FOR:

BOARD OF SUPERVISORS

TOWNE PARK

COMMUNITY DEVELOPMENT DISTRICT

PREPARED BY:

ABSOLUTE ENGINEERING, INC.

Engineering Business No. 28358

JULY 2020

TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT

TABLE OF CONTENTS

I. INTRODUCTION 1

II. PURPOSE AND SCOPE.....2

III. PROPOSED IMPROVEMENTS2

IV. PERMITTING.....5

V. CONCLUSION.....6

LIST OF TABLES & EXHIBITS

TABLE 1 – Land Use Summary Within Phase 3D of the District

TABLE 2 – Summary of Opinion of Probable Costs

TABLE 3 – Phasing References

EXHIBIT 1 – Map of Phase 3D

EXHIBIT 2 – Legal Description of Phase 3D

EXHIBIT 3 – Phasing Exhibit

TOWNE PARK
FIFTH SUPPLEMENTAL ENGINEER'S REPORT
PHASE 3D (Assessment Area 3D)

I. INTRODUCTION

The Towne Park Community Development District (the "District" or the "CDD") is located south of West Pipkin Road and north of Ewell Road, just east of County Line Road and west of Yates Road in the City of Lakeland (the "City"), Polk County, Florida (the "County"). The District currently contains approximately 586 acres, and is expected to consist of 1,450 single family and/or multi-family residential units, recreation and amenity areas, parks, and associated infrastructure.

The CDD was established under City of Lakeland Ordinance No. 5476, which was passed by the City Commission on November 3, 2014, as amended by Ordinance No. 5766 enacted by the City Commission on April 1, 2019. The CDD will own and operate the roadways and stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the Community. The CDD will acquire the property and improvements from the Developer at the lower of cost or fair market value.

Improvements and facilities financed, acquired, and/or constructed by the CDD will be required to conform to regulatory requirements of the City, the County, Southwest Florida Water Management District (SWFWMD), and other agencies with regulatory jurisdiction over the development. An overall estimate of probable cost is provided in Table 2 of this report.

The development plan prepared by the CDD reflects the present intentions of the CDD. It should be noted that the location of proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that these modifications are not expected to diminish the benefits received by the Towne Park Community (the "Community" or the "Development"). The CDD reserves the right to make reasonable adjustments to the development plan to meet applicable regulatory requirements of agencies with jurisdiction over the development, while maintaining comparable levels of benefits to the Community served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.

Implementation of any proposed facilities or improvements outlined in this report requires written approval from the CDD's Board of Supervisors. Estimated costs outlined in this report were based on best available information, which includes but is not limited to previous experience with similar projects. Actual costs could be different than estimates because final engineering and specific field conditions may affect construction costs.

All roadway improvements, sidewalks, and storm drainage collection systems (from the curb inlets to their connection to the Stormwater ponds) within the Community will be owned and maintained by the CDD. Water distribution and wastewater collection systems (gravity lines, force mains, and lift stations) will be dedicated to the City for ownership and maintenance.

II. PURPOSE AND SCOPE

The purpose of this report is to provide engineering support to fund improvements in Phase 3D of the Community (also known as Riverstone Phases 5 & 6). Phase 3D is currently designed and being permitted for 276 single family residential units and their associated infrastructure. This report will identify the proposed capital improvements to be constructed or acquired by the District along with an opinion of probable cost.

This report should be reviewed in conjunction with the Preliminary Engineer's Report, dated November 2014, prepared by Landmark Engineering & Surveying Corporation AND THE First Amendment to the Master Engineer's Report dated March 2018, prepared by Hamilton Engineering & Surveying, Inc.

III. PROPOSED IMPROVEMENTS

The infrastructure improvements for Phase 3D include the following:

Stormwater Management Facilities

Stormwater management facilities consisting of storm conveyance systems and retention ponds are contained within the District boundaries and will be owned and operated by the District. Stormwater runoff is collected via roadway curb and gutter to storm inlets, which are connected by storm culverts. The storm culverts convey the runoff into the proposed detention ponds for water quality treatment and attenuation. The proposed stormwater

systems will utilize wet detention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District's stormwater management systems is regulated jointly by the City, the County and SWFWMD.

FEMA Community Panel No. 12105C-0460G (dated 12/22/2016) demonstrates that the property is located within Flood Zones A & X. Floodplain compensation will be required for any fill placed within Flood Zone A. Additionally, there are existing wetlands on site that have been delineated and approved by the appropriate regulatory agencies for such purposes.

During the construction of stormwater management facilities, utilities and roadway improvements, the site contractor will be required to adhere to a *Stormwater Pollution Prevention Plan* (SWPPP) as required by FDEP as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict for the contractor the proposed locations of required erosion control consisting of staked turbidity barriers along the down gradient side of any proposed construction activity and adjacent to the wetland edges and the perimeters. The site contractor will be required to provide the necessary reporting on various forms associated with erosion control, its maintenance and any rainfall events that occur during construction activity.

Roadways

The proposed local public roadway sections will be owned by the District and are to be 50' R/W with 20' of asphalt and Miami curb and gutter on both sides. The proposed roadway section will consist of stabilized subgrade, crushed concrete or cement treated base and asphalt wearing surface. The proposed curb is to be 2' wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and also to provide stormwater runoff conveyance to the proposed stormwater inlets. Roadway underdrains may be provided as necessary to control groundwater and protect the roadway base material.

The proposed roadways will require signage and pavement markings within the public rights-of-way, as well as street signs depicting street name identifications and block numbers, which will be utilized by the residents and public. It is intended that the CDD will bond all public roadway improvements.

Water and Wastewater Facilities

A potable water system inclusive of water main, gate valves, fire hydrants and appurtenances will be installed for the Development. The water service provider will be the City of Lakeland Public Utilities. The water system will be a "looped" system consisting of 6" diameter PVC and DIP water lines. These facilities will be installed within the proposed public rights-of-way within the District. The water system will provide the potable (domestic) and fire protection services which will serve the entire District.

A domestic wastewater collection system consisting of gravity sanitary sewer mains and sewer laterals will be installed. The gravity sanitary sewer mains will be 8" diameter PVC. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way, under the proposed paved roadways. Branching off from these sewer lines will be laterals to serve the individual lots. An existing pump station constructed in Phase 3C will serve Phase 3D.

Reclaimed water is not available for this site. An irrigation well to be funded by the District will be installed onsite to provide irrigation within the public right of way. Any water, sewer, or reclaim water pipes or facilities placed on private property will not be publicly funded.

Entry Features / Landscaping & Irrigation / Amenities:

District improvements will include entry features at the primary access points on Medulla Road. These features will include signage identifying the community, as well as buffer walls, fencing, landscaping and irrigation to enhance the entrance. The District will own, operate and maintain these features.

The District will provide streetscape along the local collector roads as required by the City of Lakeland Land Development Code. Landscaping and irrigation will also be provided within the local collector road rights-of-way and other common areas provided throughout the Community. The District will maintain the streetscape, landscape, and irrigation systems as they are placed into service.

There are several tracts within the Community that are reserved for recreational use.

Anticipated development includes a clubhouse with paved parking area, swimming pool, tennis courts, multi-purpose fields, parks and open spaces. The District will operate and maintain the public facilities constructed within these areas.

Electric and Lighting

The electric distribution system thru the District is currently planned to be underground. The District presently intends to fund and construct the undergrounding of the electric conduit for the required electrical system. The electrical system, including conduit, transformer/cabinet pads, and electric manholes will be owned and maintained by Lakeland Electric, with Lakeland Electric providing underground electrical service to the Development. The purchase and installation of street lighting along internal roadways within the CDD will not be funded by the District. These lights will be owned, operated and maintained by Lakeland Electric after dedication, with the District funding maintenance services.

Miscellaneous:

Upon completion of each phase of these improvements, inspection / certifications will be obtained from SWFWMD, the Polk County Health Department (water distribution system), Department of Environmental Protection (DEP, wastewater collection) and the City.

The stormwater improvements, roadways, water and wastewater facilities, entry features, amenities, landscaping and irrigation, mitigation area(s), and certain permits and professional fees as described in this report, are being financed by the District with the intention of benefiting all of the developable real property within this phase. The construction and maintenance of the proposed public improvements will benefit the Development for the intended use as a mixed use planned development.

IV. PERMITTING

All required construction permits for Phase 3D have not yet been obtained. There are no proposed impacts to Army Corps of Engineer (ACOE) jurisdictional wetlands within the project boundaries, therefore no permits are required from that agency.

Following is a summary of required permits obtained and pending for the construction of the public infrastructure improvements for the District:

Permits / Approvals	Approval / Expected Date
Zoning Approval (Lakeland)	PUD 17-066
Preliminary Plat (Lakeland)	SUB-18-015
SWFWMD ERP	43043355.004
Construction Permits (Lakeland)	August 2020
FDEP Water	August 2020
FDEP Sewer	August 2020

V. CONCLUSION

It is our professional opinion that the public infrastructure costs for the District provided in this report are reasonable to complete the construction of the infrastructure. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District at least equal to the costs of such improvements.

The *Opinion of Probable Costs* of the infrastructure is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon unit prices currently experienced on an ongoing and similar basis for work in Polk County. Furthermore, the quantities are a derivative of line items from specific construction documents and construction contracts as of this date. However, labor market, future costs of equipment, materials, changes to the regulatory permitting agencies activity, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control. Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total, final construction cost may be more or less than this estimate.

Based upon the presumption that the construction of Phase 3D continues in a timely manner, it is our professional opinion that the proposed public improvements when constructed and built in substantial conformance with the approved plans and specifications, can be completed and used for their intended function. Be advised that we have utilized historical costs and direct unit costs from site contractors and consultants in the County, which we believe to be necessary in order to facilitate estimated costs associated with the *Opinion of Probable Costs* in Table Two of this report. Based upon the information above, it is our professional opinion that the acquisition and construction costs of the proposed project can

be completed at the cost as stated.

TOWNE PARK
Community Development District

Table 1 – Land Use Summary Within Phase 3D of The District

Distribution by Land Use ⁽¹⁾

Land Use	TOTAL (acres)	Percentage
Stormwater Ponds	20.9	17.1 %
Residential	61.04	49.9 %
Wetland / Conservation	32.3	26.4 %
Recreation / Open Space	8.0	6.6 %
TOTAL	122.24	100.0 %

Distribution by Lot Size

Phase	SF Lots	MF Units	TOTAL	Percentage
TOTAL	276	0	276	100.0 %

Notes:

1. Figures are approximate; Areas may change upon final layout

**TABLE TWO
TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT**

Summary of Opinion of Probable Cost

Number of Lots	276
Infrastructure ⁽³⁾⁽⁶⁾	Phase 3D ⁽¹⁾
Stormwater Management ⁽²⁾⁽³⁾⁽⁵⁾⁽⁶⁾	\$ 2,450,000
Utilities (Water, Sewer, & Street Lighting) ⁽⁸⁾	\$ 1,750,000
Roadway ⁽⁴⁾	\$ 1,400,000
Parks, Entry Feature & Signage ⁽⁷⁾	\$ 250,000
Contingency	\$ 750,000
TOTAL	\$ 6,600,000

1. Infrastructure consists of roadway improvements, Stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and neighborhood parks. Any land acquisitions or improvements purchased by the District will be made at the lower of cost or fair market value.
2. Stormwater does not include grading associated with building pads for initial construction and in conjunction with home construction.
3. Includes Stormwater pond excavation. Does not include cost of transporting fill to, or use of fill on, privately owned land.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering. All roadways will be public and accessible by public.
5. Includes subdivision infrastructure and civil/site engineering.
6. Estimates are based on 2020 costs.
7. Includes entry features, signage, hardscape, landscape, irrigation and fencing.
8. CDD will enter into a Lighting Agreement with Lakeland Electric for the street light poles and lighting service. Only undergrounding of wires on public right-of-way, utility easements and on District land will be financed by the District.

Phasing References

Hamilton Phasing Map	"Master" Phasing ¹	Supplemental Engineer's Reports (Sub-Phasing)	Bond Documents (Assessment Area References)
Towne Park Estates Phase 2A	Phase 2	Phase 2A <ul style="list-style-type: none"> First Supplemental Engineer's Report Phase 2A & 2B (Assessment Area 1), dated May 12, 2016 	Towne Park Estates 2A <ul style="list-style-type: none"> Part of Assessment Area 1 per First Supplemental Trust Indenture (Series 2016) (also known as Assessment Area 2A per Fourth Supplemental Trust Indenture, Series 2019)
Towne Park Estates Phase 2B		Phase 2B <ul style="list-style-type: none"> First Supplemental Engineer's Report Phase 2A & 2B (Assessment Area 1), dated May 12, 2016; and Second Supplemental Engineer's Report Phase 2B & 3A (Assessment Area 2), dated February 2018 	Towne Park Estates 2B <ul style="list-style-type: none"> Part of Assessment Area 1 per First Supplemental Trust Indenture (Series 2016) Part of Assessment Area 2B per Second Supplemental Trust Indenture (Series 2018)
Riverstone Phase 1	Phase 3	Phase 3A <ul style="list-style-type: none"> Second Supplemental Engineer's Report Phase 2B & 3A (Assessment Area 2), dated February 2018 Towne Park Estates South <ul style="list-style-type: none"> Map attached to Second Supplemental Engineer's Report Phase 2B & 3A (Assessment Area 2), dated February 2018 	Riverstone Phase 1 <ul style="list-style-type: none"> Part of Assessment Area 3A per Third Supplemental Trust Indenture (Series 2018)
Riverstone Phase 2		Phase 3B <ul style="list-style-type: none"> Third Supplemental Engineer's Report Phase 3B (Assessment Area 3B), dated June 2019 	Riverstone Phase 2 <ul style="list-style-type: none"> Part of Assessment Area 3B per Fourth Supplemental Trust Indenture (Series 2019)
Riverstone Phases 3 & 4	Phase 5	Phase 3C <ul style="list-style-type: none"> Fourth Supplemental Engineer's Report Phase 3C (Assessment Area 3C), dated August 2019 	Riverstone Phases 3 & 4 <ul style="list-style-type: none"> Part of Assessment Area 3C per Fifth Supplemental Trust Indenture (Series 2019)
Riverstone Phases 5 & 6		Phase 3D <ul style="list-style-type: none"> Fifth Supplemental Engineer's Report Phase 3D (Assessment Area 3D), dated July 2020 	Riverstone Phases 5 & 6 <ul style="list-style-type: none"> Part of Assessment Area 3D per Sixth Supplemental Trust Indenture (Series 2020)

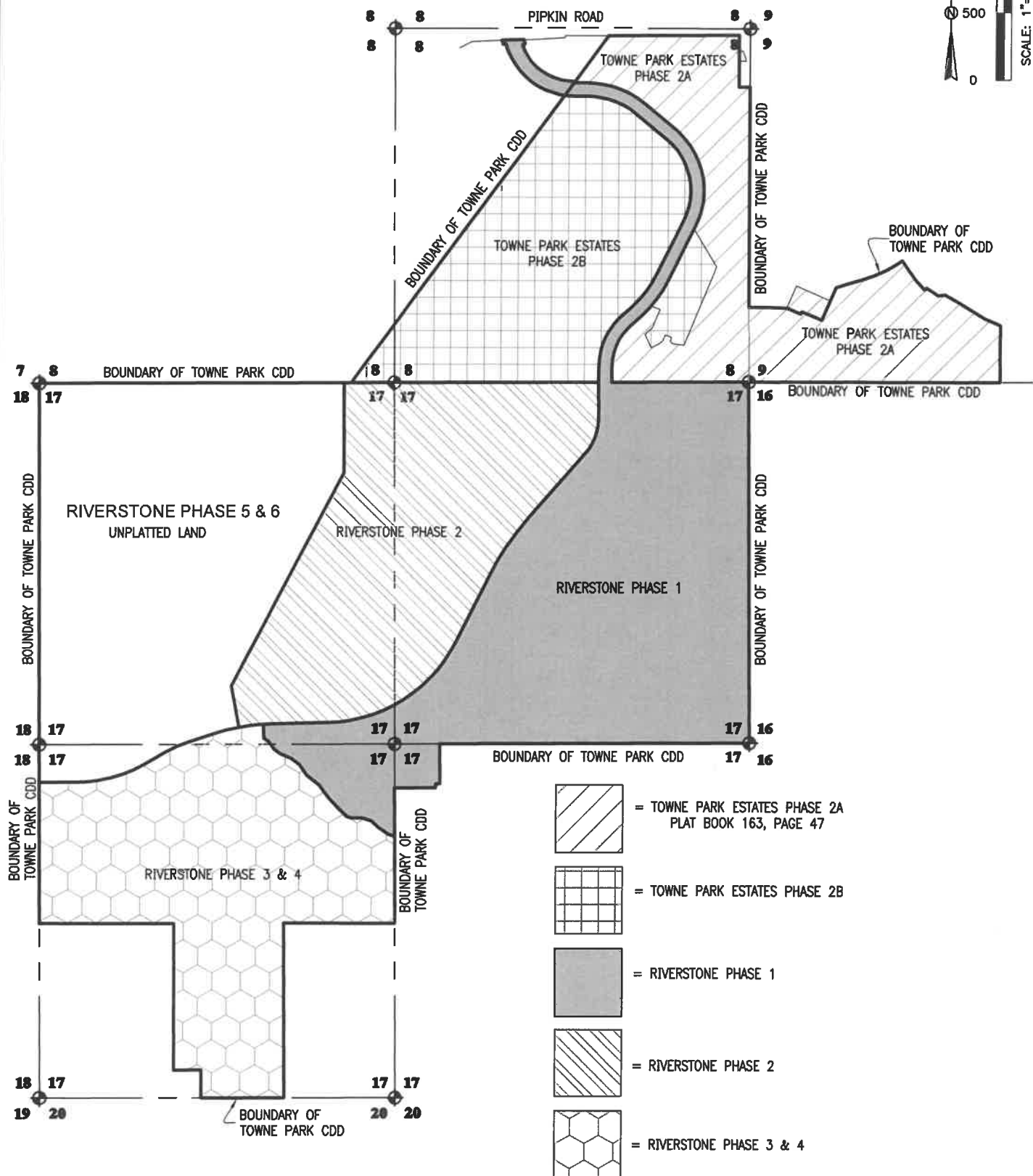
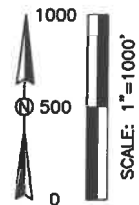
¹ Per Preliminary Engineer's Report dated November 2014, as amended by that First Amendment to the Master engineer's Report, dated March 2018






DESCRIPTION: A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 17 AND RUN THENCE ALONG THE NORTH BOUNDARY THEREOF N.89°51'22"E., A DISTANCE OF 2275.77 FEET; THENCE LEAVING SAID NORTH BOUNDARY S.00°08'47"E., A DISTANCE OF 678.06 FEET; THENCE S.27°34'03"W., A DISTANCE OF 1799.57 FEET; THENCE S.10°50'58"E., A DISTANCE OF 314.07 FEET; THENCE WESTERLY, 191.22 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1500.00 FEET AND A CENTRAL ANGLE OF 07°18'15" (CHORD BEARING S.75°29'30"W., 191.09 FEET); THENCE S.71°50'23"W., A DISTANCE OF 209.86 FEET; THENCE SOUTHWESTERLY, 285.52 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1055.00 FEET AND A CENTRAL ANGLE OF 15°30'23" (CHORD BEARING S.64°05'11"W., 284.65 FEET); THENCE WESTERLY, 604.93 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1040.00 FEET AND A CENTRAL ANGLE OF 33°19'37" (CHORD BEARING S.72°59'48"W., 596.44 FEET); THENCE S.89°39'37"W., A DISTANCE OF 277.05 FEET TO A POINT ON THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE ALONG SAID WEST BOUNDARY N.00°20'13"W., A DISTANCE OF 282.23 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE ALONG THE WEST BOUNDARY THEREOF N.00°18'51"W., A DISTANCE OF 1354.45 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE ALONG THE WEST BOUNDARY THEREOF N.00°17'25"W., A DISTANCE OF 1353.16 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 122.24 ACRES, MORE OR LESS.

EXHIBIT



-  = TOWNE PARK ESTATES PHASE 2A
PLAT BOOK 163, PAGE 47
-  = TOWNE PARK ESTATES PHASE 2B
-  = RIVERSTONE PHASE 1
-  = RIVERSTONE PHASE 2
-  = RIVERSTONE PHASE 3 & 4



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TOWNE PARK CDD
CITY OF LAKELAND, POLK COUNTY, FLORIDA

SEC TWP RGE

8/9/17-29-23

JOB NUMBER

03550.0002

SCALE

AS SHOWN

DATE

05/22/2018

SHEET

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Composite Exhibit B:



PRELIMINARY AMENDED & RESTATED MASTER ASSESSMENT METHODOLOGY

TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT

March 8, 2018

Prepared for:

**Members of the Board of Supervisors,
Towne Park Community Development District**

Prepared by:

**Fishkind & Associates, Inc.
12051 Corporate Boulevard
Orlando, Florida 32817**

**PRELIMINARY AMENDED & RESTATED
MASTER ASSESSMENT METHODOLOGY
TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT**

March 8, 2018

1.0 Introduction

1.1 Purpose

This “Preliminary Amended & Restated Master Assessment Methodology” dated March 8, 2018 (“Methodology”), effectively amends and restates the District’s “Adopted Master Assessment Methodology” dated January 21, 2014 (“Adopted Methodology”) in order to reflect additional infrastructure improvements not included in the Adopted Methodology. The Methodology provides a system for the allocation of non-ad valorem special assessments securing the repayment of bond debt planned to be issued by the Towne Park Community Development District (“District”) to fund beneficial public infrastructure improvements and facilities. The Methodology has two goals: (1) quantifying the special benefits received by properties within the District as a result of the installation of the District’s improvements and facilities, and (2) equitably allocating the costs incurred by the District to provide these benefits to properties in the District.

The District plans to implement a capital improvement program (“CIP”) that will allow for the development of property within the District. The District plans to fund the majority of its CIP through bond debt financing. This bond debt will be repaid from the proceeds of non-ad valorem special assessments levied by the District’s Board of Supervisors. These special assessments will serve as liens against properties within the boundary of the District that receive a special benefit from the first phase of the CIP. This Methodology is designed to conform to the requirements of Chapters 170, 190, and 197 of the Florida Statutes with respect to special assessments and is consistent with our understanding of the case law on this subject.

1.2 Background

The District includes approximately 584.8 gross acres of property located within the City of Lakeland, Florida. The District is generally located to the south of West Pinkin Road, to the west of Yates Road, and to the north of Ewell Road within the City of Lakeland. At build-out, the District is expected to contain 1,638 single-family lots, 450 multi-family units, recreation areas, parks/conservation, and related infrastructure. The legal description of the land included within the District's boundaries is found in Exhibit "A." The land use place for the District is found in Table 1 (all tables are found in the attached Appendix.)

1.3 Special Benefits and General Benefits

Improvements undertaken by the District create both special benefits and general benefits to property owners located within and surrounding the District. However, the general benefits to the public at large are incidental in nature and are readily distinguishable from the special benefits which accrue to property located within the District. It is the District's CIP that enables properties within the District's boundaries to be developed. Without the District's CIP, there would be no infrastructure to support development of land within the District. Without these improvements development of property in the District would be prohibited by law.

There is no doubt that the general public and certain property owners outside the District will benefit from the provision of District infrastructure. However, such benefit is incidental to the benefit to property within the District resulting from the District's CIP, which is designed solely to meet the needs of property owners within the District. Properties outside the District do not depend upon the District's CIP to obtain, or to maintain, their development entitlements. This fact alone clearly distinguishes the special benefits which District properties receive compared to those properties lying outside of the District's boundaries.

1.4 Requirements of a Valid Assessment Methodology

For special assessments to be valid under Florida law, there are two requirements. First, the properties assessed must receive a special benefit from the improvements paid for via the assessments. Second, the assessments must be fairly and reasonably allocated to the properties being assessed.

If these two characteristics of valid special assessments are adhered to, Florida law provides some latitude to legislative bodies, such as the District's Board of Supervisors, in approving special assessments. Indeed, Florida courts have found that the mathematical perfection of calculating special benefit is likely impossible. Only if the District's Board was to act in an arbitrary, capricious, or grossly unfair fashion would its assessment methods be overturned.

2.0 CIP Plan of Finance

2.1 Infrastructure Installation

The District will install its public infrastructure and improvements on a phased basis, as outlined in more detail in the "Towne Park Community Development District Master Engineer's Report" dated November 2014, as amended by the First Amendment dated March 2018, (together, the "Engineer's Report"), as prepared by Hamilton Engineering & Surveying, Inc. ("District Engineer"). Although the District will install its infrastructure in multiple phases, the CIP is designed to operate as a system, with improvements implemented during initial phases benefiting properties within subsequent phases and improvements implemented in later phases benefitting properties within initial phases. The estimated costs of the District's CIP are presented in Table 2.

2.3 Bond Requirements

The District intends to finance the majority of its CIP by issuing bonds. These bonds will be issued in several series, as development progresses within the District. A number of component funds will comprise the total principal of the bonds to be issued by the District. The funds may include, but are not limited to, acquisition and construction, capitalized interest, debt service reserve, underwriter's discount, and issuance costs. An estimate of the bond issuance required to fund the District's CIP is found in Table 3.

As bonds are issued by the District, Fishkind will issue supplemental assessment methodology report(s) detailing the particulars of each specific bond issue. The supplemental report(s) will detail the terms, interest rates, and costs associated with a specific series of bonds. The supplemental report(s) will also detail the specific bond service assessments for properties that been assessed to secure each bond issuance.

3.0 Assessment Methodology

3.1 Assessment Foundation

The assessment methodology associated with the allocation of the costs of the CIP is a four-step process. First, the District Engineer determines the costs for the District's infrastructure and related improvements. Second, an estimate of the amount of bonds required to finance the infrastructure improvements is calculated. Third, the District Engineer outlines which parcels benefit from the provision of infrastructure and improvements. Finally, the as-financed costs of the infrastructure and related improvements are allocated to the benefiting properties based on the approximate relative benefit each unit receives as expressed by that unit's Equivalent Residential Unit ("ERU") Factor.

In allocating special assessments to benefiting property, Florida governments have used a variety of methods including, but not limited to, front footage, area, trip rates, equivalent residential units, dwelling units, and acreage. Fishkind has determined that an assessment methodology based on equivalent residential unit ("ERU") values is appropriate. These ERU values equate the benefit received by a stated amount of such particular land use category to the benefit received by a typical single-family residence. The use of ERU values to estimate the benefit derived from infrastructure improvements is recognized as a simple, fair, and reasonable method for apportioning benefit. ERU values are a commonly accepted method for calculating special benefit assessments in Florida. Here, Fishkind has chosen to assign an ERU value of 1.0 to each planned single-family residential lot and a 0.65 ERU for each planned multi-family residential unit.

A lower ERU value for the multi-family development is appropriate here as the average size of the multi-family units will be smaller and more densely developed than the planned single-family units. These physical characteristics of the multi-family development planned for the District indicate that these units will receive a lesser benefit from the District's CIP when compared to the planned single-family units. For example, the proportionate length of roadway needed to serve each multi-family unit is less than the length required to serve single family units. Additionally, the smaller land area required for each multi-family unit will produce less stormwater runoff than each single-family lot, and so each multi-family unit will have a reduce impact on the District's stormwater facilities, when compared to a single-family unit.

3.2 Assignment of Assessments

The CIP cost estimates are outlined in Table 2 and described in detail in the Engineer's Report. The maximum amount of bonds required to fund the CIP costs has been calculated and is shown in Table 3. The bond principal and related annual debt service assessments will then be apportioned among the development planned for the District on the basis of ERU values, as outlined in Table 4. The resulting bond principal and related annual debt service assessment for each lot planned for the District are shown in Table 5. Table 5 becomes important as the land within the District is platted, as specific bond debt service assessments will be assigned to the individual platted lots at that time.

One or more future supplemental assessment methodology reports will outline the precise bond debt service assessments assigned to the lands within the District. If the lands within the District are unplatted, bond debt service assessments will initially be assigned to the undeveloped developable land within the District on an equal per-acre basis. The assessments for each platted lot (a platted single-family lot will be referred to herein as a "Development Unit") will be assigned to each Development Unit when a parcel is *initially* platted.

3.3 True-Up Mechanism

In order to ensure that the District's bond debt will not build up on the unplatted land within each phase, the District shall periodically apply a "true-up" test. Initially, District bond debt shall be allocated to each phase as outlined in Table 3. This bond debt shall, prior to platting, be allocated equally to each of the developable acres within each phase. As property is platted, "true-up" or density reduction payments may become due based upon the amount of bond debt assessments initially assigned to each phase. For example, as outlined in Table 3, it is estimated that \$50,000,000 in bonds principal will be allocated to the developable lands within the District at the time of issuance. This \$50,000,000 in principal will initially be allocated equally to all 584.8 acres located within the District, resulting in \$85,499 in bond principal assessment per acre.

The bonds principal true-up test shall be applied at the completion of the platting of 50%, 75%, 90%, and 100% of the developable acreage within the District. Should it be determined at one of these platting benchmarks that the bond principal remaining per undeveloped acre exceeds the \$85,499 threshold, the owner of the land at the time of platting will be required to make a true-up payment to the District sufficient to reduce remaining bond principal per acre to the permissible \$85,499 level. It is the responsibility of the landowner of record of the affected parcel to make or cause to be made any required true-up payments due. This true-up obligation runs with the land within the District. The District will not release any liens on property for which true-up payments are due until provision for such payment has been satisfactorily made.

In the event that additional land not currently subject to the assessments is developed in such a manner as to receive special benefit from the CIP, it is contemplated that this Methodology will be re-applied to include such new parcels. The additional land, as a result of applying this Methodology, will be allocated an appropriate share of the special assessments, with all previously-assessed parcels receiving a relative adjustment in their assessment levels.

4.0 Contribution of District Infrastructure and/or Improvements

The costs of the District's CIP will likely be funded by two mechanisms. The first mechanism is the issuance of special assessment bonds. The second mechanism is the contribution of funds or CIP components to the District ("Contribution"). Property owners within the District will have the opportunity to make such a Contribution upon approval by the District.

A District property owner's Contribution will give rise to assessment credits that can be applied by the property owner to reduce or eliminate bond debt service assessments that would otherwise be assigned to lands within the District to fund the costs of the CIP. Prior to a property owner reducing or eliminating bond debt service assessments through a Contribution, it must be shown that the improvements funded or contributed by the property owner are a component of the CIP, as outlined in the Engineer's Report. The property owner will be permitted to apply assessment credits equal to the value of the Contribution plus the costs of financing the improvement(s) that would otherwise have been incurred by the District if the District were required to issue bonds to fund or acquire the improvement(s) (such that the property would not be responsible for bond financing costs if the Contribution was

made prior to the District's issuance of special assessment bonds). A property owner possessing assessment credits due to a Contribution will, in the District's discretion, have the opportunity to use the assessment credits to adjust bond debt service assessment levels of Development Units.

5.0 Preliminary Assessment Roll

The table below outlines the maximum bond principal assessment per developable acre for the lands within the District. The legal description of the land included within the District is found in Exhibit "A", below.

Preliminary Assessment Roll

<u>Description</u>	<u>Acreage</u>	<u>Bond Principal Assessment</u>	<u>Bond Principal Assessment per Acre</u>	<u>Bond Gross Annual Assessment (1)</u>	<u>Bond Gross Annual Assessment per Acre (1)</u>
See Exhibit "A"	584.8	\$50,000,000	\$85,499	\$4,552,217	\$7,784

(1) Values include a 7.0% gross-up to account for the fees of the County Property Appraiser and Tax Collector and the statutory early payment discount.

EXHIBIT "A"

DESCRIPTION OF LAND WITHIN THE DISTRICT

Phase 2:

THAT PART OF SECTIONS 8 & 9, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 9 AND RUN THENCE N-89°58'07"-E ALONG THE SOUTH BOUNDARY OF SAID SECTION 9, 1865.81 FEET; THENCE N-00°01'53"-W, 247.65 FEET; THENCE N-00°41'07"-E, 178.59 FEET; THENCE N-65°58'09"-W, 132.26 FEET; THENCE N-58°19'08"W, 210.85 FEET; THENCE N-61°10'05"-W, 134.05 FEET; THENCE S-81°49'54"-W, 50.47 FEET; THENCE N-57°05'32"-W, 104.75 FEET; THENCE S-48°54'17"-W, 18.23 FEET; THENCE ALONG A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1360.46 FEET, A CHORD OF 274.53 FEET AND A CHORD BEARING OF N-37°45'56"-W THROUGH A CENTRAL ANGLE OF 11°34'54" AN ARC LENGTH OF 275.00 FEET; THENCE S-56°05'06"-W, 50.03 FEET; THENCE ALONG A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1010.00 FEET, A CHORD OF 269.29 FEET AND A CHORD BEARING OF S-65°09'55"-W THROUGH A CENTRAL ANGLE OF 15°19'20" AN ARC LENGTH OF 270.10 FEET; THENCE S-72°49'35"-W, 209.24 FEET; THENCE S-23°51'50"-W, 268.62 FEET; THENCE N-66°08'10"-W, 160.00 FEET; THENCE S-23°51'50"-W, 20.00 FEET; THENCE N-66°08'10"-W, 115.00 FEET; THENCE N-88°32'43"-W, 138.19 FEET; THENCE N-89°56'52"-W, 137.01 FEET TO THE WEST BOUNDARY OF SAID SECTION 9; THENCE N-00°07'16"-E ALONG SAID WEST BOUNDARY, 1646.83 FEET; THENCE N-90°00'00"-W, 80.00 FEET; THENCE N-00°07'16"-E, 387.68 FEET TO THE RIGHT OF WAY OF WEST PIPKIN ROAD; THENCE N-89°59'54"-W ALONG SAID RIGHT OF WAY, 982.20 FEET; THENCE S-36°31'55"-W ALONG THE EASTERLY LINE OF THE LAKELAND LINDER REGIONAL AIRPORT APPROACH SURFACE, 3224.55 FEET TO A POINT OF THE SOUTH BOUNDARY OF THE SOUTHWEST ¼ OF SAID SECTION 8; THENCE S-89°56'41"-E ALONG SAID SOUTH BOUNDARY, 321.04 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF SAID SECTION 8; THENCE S-89°56'35"-E ALONG THE SOUTHERN BOUNDARY OF THE SOUTHEAST ¼ OF SAID SECTION 8, 2655.16 FEET TO THE POINT OF BEGINNING.

Phase 3:

Parcel 232917-0000000-031000:

NW1/4 LESS SE1/4 OF SE1/4 OF NW1/4 & NW1/4 OF SW1/4 & W1/4 OF NE1/4 OF SW1/4

Parcel 232917-0000000-010000:

NE1/4 & SE1/4 OF SE1/4 OF NW1/4 & E3/4 OF NE1/4 OF SW1/4

Parcel 232917-0000000-023080:

N 330 FT OF W1/2 OF SE1/4 LESS E 990 FT BEING LOT 88 UNRE WOODHAVEN

Parcel 232917-0000000-042120:

BEG 175 FT E OF SW COR OF SE1/4 OF SW1/4 OF SEC N 365 FT W 175 FT N 976.32 FT E 497.61 FT S 437.69 FT W 447.61 FT S 488.67 FT E 175 FT S 415 FT W 50 FT TO POB LESS RD R/W

Parcel 232917-000000-042070:

BEG 225 FT E OF SW COR SE1/4 OF SW1/4 N 415 FT W 175 FT N 488.67 FT E 447.61 FT S 904.03 FT TO S LINE SEC W 272.61 FT TO POB LESS RD R/W

Parcel 232917-000000-044110:

E1/2 OF NE1/4 OF SW1/4 OF SW1/4

Parcel 232917-000000-044140:

E1/2 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC LESS N 208.75 FT OF S 238.75 FT OF W 208.75 FT & LESS RD R/W

Parcel 232917-000000-042110:

BEG SW COR OF SE1/4 OF SW1/4 OF SEC E ALONG S SEC LINE 175 FT N 365 FT W 175 FT S TO POB LESS RD R/W

APPENDIX
ASSESSMENT TABLES

APPENDIX TABLE 1 TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT DISTRICT LAND USE PLAN FIRST AMENDMENT - MASTER ASSESSMENT METHODOLOGY
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<u>Development Phase (1)</u>	<u>Description</u>	<u>Estimated Start Date</u>	<u>Estimated Completion Date</u>	<u>Number of Lots/Units</u>
Phase II	Single-Family Lot	2015	2016	207
Phase III	Single-Family Lot	2016	2018	1,431
Phase III	Multi-Family Unit	2016	2018	<u>450</u>
Total				2,088

(1) Phase I of the overall P.U.D. is complete and not included within the boundaries of the District.

APPENDIX TABLE 2 TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT <u>CIP COST ESTIMATES</u> FIRST AMENDMENT - MASTER ASSESSMENT METHODOLOGY

<u>Infrastructure Component</u>	<u>Estimated Costs, Phase II</u>	<u>Estimated Costs, Phase III</u>	<u>Total Costs, all Phases</u>
Offsite Improvs & PH 3 Master Blvd	\$0	\$4,443,450	\$4,443,450
Stormwater Management	\$3,654,000	\$15,649,500	\$19,303,500
Utilities (Water and Sewer)	\$1,363,000	\$5,333,200	\$6,696,200
Roadways	\$1,305,000	\$5,059,800	\$6,364,800
Entry Features and Signage	\$750,000	\$860,000	\$1,610,000
Amenities	\$1,000,000	\$1,600,000	\$2,600,000
Contingency	<u>\$700,000</u>	<u>\$1,980,000</u>	<u>\$2,680,000</u>
Totals	\$8,772,000	\$34,925,950	\$43,697,950

APPENDIX TABLE 3 TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT ESTIMATED BOND FINANCING DETAILS FIRST AMENDMENT - MASTER ASSESSMENT METHODOLOGY
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<u>Bond Fund</u>	<u>Value (1)</u>
Construction/Acquisition Fund	\$43,697,950
Debt Service Reserve	\$2,906,500
Capitalized Interest	\$2,192,969
Costs of Issuance (Including Underwriter's Fee)	\$1,200,000
Contingency	<u>\$2,581</u>
Total Bond Principal	\$50,000,000
 Average Annual Interest Rate:	 7.50%
Term (Years):	30
Capitalized Interest Through:	November 1, 2017
Capitalized Interest (Months):	35
Maximum Net Annual Debt Service:	\$4,233,562

(1) The values shown are estimated and subject to change. Future supplemental assessment methodology report(s) will outline the actual details of the District's bond issuance(s).

APPENDIX TABLE 4 TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT ERU VALUE ASSIGNMENTS FIRST AMENDMENT - MASTER ASSESSMENT METHODOLOGY

<u>Phase</u>	<u>Planned Lots/Units</u>	<u>ERU Value per Lot/Unit</u>	<u>ERU Values, all Lots/Units</u>	<u>% of ERUs per Category</u>
Phase II Single-Family	207	1.0	207	10.7%
Phase III Single-Family	1,431	1.0	1,431	74.1%
Phase III Multi-Family	<u>450</u>	0.65	<u>293</u>	<u>15.2%</u>
Totals	2,088		1,931	100.0%

(1) Gross assessments represent the assessment placed on the County tax roll each year, if the District elects to use the Uniform Method of collecting non-ad valorem assessments authorized by Chapter 197 of the Florida Statutes. Gross assessments include an 7.0% gross-up to account for the fees of the County Property Appraiser and Tax Collector and the statutory early payment discount.

APPENDIX TABLE 5 TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT ESTIMATED MAXIMUM BOND ASSESSMENTS FIRST AMENDMENT - MASTER ASSESSMENT METHODOLOGY
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<u>Phase</u>	<u>Planned Lots/Units</u>	<u>% of ERUs per Category</u>	<u>Bond Principal Assmt./ Category</u>	<u>Bond Principal Assmt. per Lot/Unit</u>
Phase II Single-Family	207	10.7%	\$5,361,305	\$25,900
Phase III Single-Family	1,431	74.1%	\$37,062,937	\$25,900
Phase III Multi-Family	450	15.2%	\$7,575,758	\$16,835
Totals	2,088	100.0%	\$50,000,000	

<u>Phase</u>	<u>% of ERUs per Category</u>	<u>Bond Net Annual Assmt./Category</u>	<u>Bond Net Annual Assmt. per Lot/Unit</u>	<u>Bond Gross Annual Assmt./ Category (1)</u>	<u>Bond Gross Annual Assmt./ Unit (1)</u>
Phase II Single-Family	10.7%	\$453,948	\$2,193	\$488,117	\$2,358
Phase III Single-Family	74.1%	\$3,138,165	\$2,193	\$3,374,371	\$2,358
Phase III Multi-Family	15.2%	\$641,449	\$1,425	\$689,730	\$1,533
Totals	100.0%	\$4,233,562		\$4,552,217	

(1) Gross assessments represent the assessment placed on the County tax roll each year, if the District elects to use the Uniform Method of collecting non-ad valorem assessments authorized by Chapter 197 of the Florida Statutes. Gross assessments include an 7.0% gross-up to account for the fees of the County Property Appraiser and Tax Collector and the statutory early payment discount.



SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT, SERIES 2020 BONDS (PHASE 3D - RIVERSTONE PHASES 5 & 6)

TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT

December 2020

Prepared for:

Members of the Board of Supervisors,
Towne Park Community Development District

Prepared on December 9, 2020

PFM Financial Advisors LLC
12051 Corporate Boulevard
Orlando, FL 32817



**SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT,
SERIES 2020 BONDS (PHASE 3D - RIVERSTONE PHASES 5 & 6)
TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT**

December 9, 2020

1.0 Introduction

1.1 Purpose

This Supplemental Assessment Methodology (Phase 3D - Riverstone Phases 5 & 6) ("Supplemental Methodology") provides a system for the allocation of non-ad valorem special assessments securing the repayment of bond debt planned to be issued by the Towne Park Community Development District ("District") to fund beneficial public infrastructure improvements and facilities. This Supplemental Methodology operates pursuant to the District's "Amended and Restated Master Assessment Methodology", dated March 8, 2018 ("Amended Methodology") which had replaced the District's "Adopted Master Assessment Methodology" dated January 21, 2015 ("Methodology").

The Supplemental Methodology applied herein has two goals: (1) identifying the special benefits received by properties within the District as a result of the installation of the District's improvements and facilities, and (2) reasonably allocating the costs incurred by the District to provide these benefits to properties in the District. The District has implemented a capital improvement program ("CIP") that will allow for the development of property within the District. The District plans to fund the majority of its CIP through bond debt financing. This bond debt will be repaid from the proceeds of non-ad valorem special assessments levied by the District's Board of Supervisors (the "Board"). These special assessments will serve as liens against properties within the boundary of the District that receive a special benefit from the CIP. This Supplemental Methodology is designed to conform to the requirements of Chapters 170, 190, and 197 of the Florida Statutes with respect to special assessments and is consistent with our understanding of the case law on this subject.



1.2 Background

The District includes approximately 586 gross acres of property located within the City of Lakeland, Florida (the “City”). The District is generally located to the south of West Pipkin Road, to the west of Yates Road, just east of County Line Road and to the north of Ewell Road within the City. At build-out, the District is expected to contain 1,450 residential units, recreation areas, parks/conservation, and related infrastructure. Phase 3D - Riverstone Phases 5 & 6 (“Phase 3D”) is comprised of approximately 122.24 acres as described in Exhibit “A”, attached herein.

The District previously issued its Series 2016 Special Assessment Revenue Bonds to fund infrastructure specially benefiting Phase 2A within the District’s “Assessment Area 1”. The District previously issued its Series 2018 Special Assessment Revenue Bonds to fund infrastructure specially benefiting Phases 2B and 3A within the District. The District previously issued its Series 2019 Special Assessment Revenue Bonds to fund infrastructure specially benefiting Phase 3B within the District. The District previously issued its Series 2019 Special Assessment Revenue Bonds to fund infrastructure specially benefiting Phase 3C within the District. The District now desires to issue the Special Assessment Revenue Bonds, Series 2020 (“Series 2020 Bonds”) to fund the infrastructure specially benefiting the properties within Phase 3D (described in Exhibit “A”). The land use plan for Phase 3D within the District is found in Table 1.

Table 1. Summary of Phase 3D Land Plan

<u>Development Phase</u>	<u>Number of Single-Family Lots</u>
Phase 3D - Riverstone Phases 5 & 6	276

Source: Absolute Engineering, Inc.

1.3 Special Benefits and General Benefits

Improvements undertaken by the District create both special benefits and general benefits to property owners located within and surrounding the District. However, in our opinion, the general benefits to the public at large are incidental in nature and are readily distinguishable from the special benefits which accrue to property located within the District. It is the District’s CIP that enables properties within the District’s boundaries to be developed. Without the District’s CIP there would be no infrastructure to support development of land within the District. Without these improvements, development of property in the District would not be permitted.



The new infrastructure improvements included in the CIP create both: (1) special benefits to the developable property within the District and (2) general benefits to properties outside the District. The CIP described in the District Engineer's Report (as defined herein) enables the developable property within the District to be developed. Without the CIP, there would be no infrastructure to support development of the developable property within the District. Table 2 details that the benefit received by the landowners is in excess of the assessments for the lands within Phase 3D.

Table 2. Phase 3D Benefit Calculation

<u>Category</u>	<u>Amount</u>
Bonds Necessary to Fund Phase 3D CIP	\$7,090,000
Assessable Acres within Phase 3D	122.2
CIP Financed Cost Per Acre	\$58,001
Value of Unimproved Land/Acre*	<u>\$30,073</u>
Total Cost of Improved Land per Acre	\$88,074
Est. Avg. Value of Finished Home and Lot	\$275,000
Value of Lot @ 25%	\$68,750
Density/Gross Assessable Acre	2.26
Est. Value of Finished Lots/Land per Acre	<u>\$155,227</u>
Net Benefit per Acre from CDD Improvements	\$67,153

*Based on the 2020 value of Phase 3D lands provided by the Polk County Property Appraiser.

Source: PFM Financial Advisors LLC

1.4 Requirements of a Valid Assessment Methodology

In PFM Financial Advisors LLC ("PFM FA" and/or "Assessment Consultant") experience, there are two primary requirements for special assessments to be valid under Florida law. First, the properties assessed must receive a special benefit from the improvements paid for via the assessments. Second, the assessments must be fairly and reasonably allocated to the properties being assessed. If these two characteristics of valid special assessments are adhered to, Florida law provides some latitude to legislative bodies, such as the District's Board, in approving special assessments. Indeed, Florida courts have found that the mathematical perfection of calculating special benefit is likely impossible. Our research suggests that only if the District's Board was to act in an arbitrary, capricious, or grossly unfair fashion would its assessment methods be overturned. Based on the information provided for this Supplemental Methodology, the special benefits received by the properties subject to the assessment at least equals or exceeds the amount of the assessments.



2.0 CIP Plan of Finance

2.1 Infrastructure Installation

The District is installing its public infrastructure and improvements on a phased basis, as outlined in more detail in the "Towne Park Community Development District Fourth Supplemental Engineer's Report Phase 3D (Assessment Area 3D)", dated July 2020 ("Engineer's Report"), as prepared by Absolute Engineering, Inc. ("District Engineer"). As outlined in the Engineer's Report, the District plans to acquire or construct the public infrastructure necessary to serve the lands within Phase 3D. The District infrastructure and improvements for Phase 3D are designed to serve and specially benefit the lands within Phase 3D ("Phase 3D Project"). The estimated costs of the Phase 3D Project are presented in Table 3.

Table 3. Summary of Phase 3D CIP

<u>Infrastructure Component</u>	<u>Estimated Costs, Phase 3D</u>
Stormwater Management	\$2,450,000
Utilities (water, sewer & street lighting)	\$1,750,000
Roadway	\$1,400,000
Parks, Entry Feature & Signage	\$250,000
Contingency	<u>\$750,000</u>
Totals	<u>\$6,600,000</u>

Source: Absolute Engineering, Inc.

2.2 Bond Requirements

The District intends to finance the majority of its CIP by issuing bonds. These bonds are being issued in several series, as development progresses within the District. The District's Series 2020 Bonds will fully or partially fund the costs of the Phase 3D Project. The Series 2020 Bonds will be supported by assessments imposed solely to properties located within Phase 3D.

The details of the Series 2020 Bonds issuance required to fund the Phase 3D Project is found in Table 4. As shown in Table 4, the Series 2020 Bonds include several component funds typical of similar bonds, including funds to pay capitalized interest, establish a debt service reserve, and pay the costs of issuance associated with the Series 2020 Bonds.



Table 4. District Bond Financing Details

Sources	
Par Amount	\$7,090,000.00
Premium	\$55,110.65
TOTAL Sources	\$7,145,110.65
Uses	
Other Fund Deposits:	
DSRF (MADS with release)	\$400,006.26
Capitalized Interest	\$94,013.02
Delivery Date Expenses:	
Cost of Issuance	\$177,225.00
Underwriter's Discount	\$141,800.00
Other Uses of Funds:	
Construction Fund	\$6,332,066.37
TOTAL Uses	\$7,145,110.65
Average Coupon Rate	
	3.85%
Maximum Net Annual Debt Service	
	\$400,006
Maximum Gross Annual Debt Service (1)	
	\$430,114

(1) Includes a 7.0% gross-up to account for the fees of the County Property Appraiser and

Tax Collector and the statutory early payment discount

Source: FMS Bonds

3.0 Assessment Methodology

3.1 Assessment Foundation

The assessment methodology associated with the allocation of the costs of the CIP is a four-step process. First, the District Engineer determines the costs for the District's infrastructure and related improvements. Second, an estimate of the amount of bonds required to finance the infrastructure improvements is calculated. Third, the District Engineer outlines which parcels benefit from the provision of infrastructure and improvements. Finally, the as-financed costs of the infrastructure and related improvements are allocated to the benefiting properties based on the approximate relative benefit each unit receives as expressed by that unit's Equivalent Residential Unit ("ERU") Factor.



In allocating special assessments to benefiting property, Florida governments have used a variety of methods including, but not limited to, front footage, area, trip rates, equivalent residential units, dwelling units, and acreage. PFM FA has determined that an assessment methodology based on equivalent residential unit ("ERU") values is appropriate. These ERU values equate the benefit received by a stated amount of such particular land use category to the benefit received by a typical single-family residence. The use of ERU values to estimate the benefit derived from infrastructure improvements is recognized as a simple, fair, and reasonable method for apportioning benefit. ERU values are a commonly accepted method for calculating special benefit assessments in Florida. Here, the Assessment Consultant has chosen to assign an ERU value of 1.0 to each single-family lot.

3.2 Allocation of Specific Assessments

The CIP cost estimates are outlined in Table 3 and described in detail in the Engineer's Report. The details of the Series 2020 Bonds issuance required to fund the District's CIP is shown in Table 4. The principal and related assessments to secure the Series 2020 Bonds will be allocated among the 276 lots planned for Phase 3D within the District. The resulting bonds principal and related annual debt service assessments assigned to each lot within the District are shown in the corresponding Table 5. Table 5 becomes important as the land within the District is platted, as specific bond debt service assessments will be assigned to the individual Development Units (as that term is defined below) at this time.

Table 5. Summary of Allocation of Bond Principal and Annual Debt Service

<u>Unit Type</u>	<u>Unit Count</u>	<u>ERUs/Unit</u>	<u>Total ERUs</u>	<u>Bond Principal Allocation/ Category</u>	<u>Bond Principal Allocation/Unit</u>
Single Family Lots	276	1.00	276.00	\$7,090,000	\$25,688

<u>Unit Type</u>	<u>Bond Net Annual Assessment/ Category</u>	<u>Bond Net Annual Assessment/ Unit</u>	<u>Bond Gross Annual Assessment/Unit (1)</u>
Single Family Lots	\$400,006	\$1,449	\$1,558

(1) Includes a 7.0% gross-up to account for the fees of the County Property Appraiser and Tax Collector and the statutory early payment discount

Source: PFM Financial Advisors LLC

3.3 Assignment of Specific Assessments

The Series 2020 Bond assessments for Phase 3D will initially be assigned to the lands within Phase 3D on an equal per acre basis. The assessments for Phase 3D will be equally divided among the lots within that phase, as property is *initially* platted. The final assignment of bond debt to a specific lot does not take place until the land containing that lot is platted (a platted single-family lot will be referred to herein



as a “Development Unit”). The specific bond debt assessment that is assigned to platted Development Units will be detailed in a future assessment lien roll, in accordance with the principles and allocations set forth in this Supplemental Methodology.

3.4 True-Up Mechanism

In order to ensure that the District’s bond debt will not build up on the unplatted land within the District, the District shall periodically apply a “true-up” test. Initially, the Series 2020 Bonds assessments shall be allocated across Phase 3D within the District. This bond debt shall, prior to platting, be allocated equally to each of the undeveloped developable acres within the District. As property within the District is platted, “true-up” or density reduction payments may become due based upon the amount of bond debt assessments initially assigned to the District. For example, as outlined in Table 4, the \$7,090,000 in bonds principal will be allocated to Phase 3D at the time of issuance. This \$7,090,000 in bonds principal is expected to be allocated equally to the 276 lots planned for the District at the time the lots are platted. However, should it happen at the time of platting that only 275 lots have been identified in the plat, the owner of the District lands at the time of platting will be required to make a true-up payment to the District equal to the bonds principal assessment assigned to one single-family residence. The bonds principal true-up test shall be applied at the completion of the platting of 50%, 75%, 90%, and 100% of the gross acreage within Phase 3D of the District. It is the responsibility of the landowner of record of the affected parcel to make or cause to be made any required true-up payments due. This true-up obligation runs with the land within the District. The District will not release any liens on property for which true-up payments are due until provision for such payment has been satisfactorily made. The true-up thresholds for the lands within Phase 3D of the District are found in Table 6.

Table 6. Series 2020 Bonds, Phase 3D True-Up Thresholds

<u>Category</u>	<u>50%</u>	<u>75%</u>	<u>90%</u>	<u>100%</u>
Developed Acres	61.12	91.68	110.02	122.24
Undeveloped Acres	61.12	30.56	12.22	0.00
Debt per Undeveloped Acre	\$58,001	\$58,001	\$58,001	\$58,001

Source: PFM Financial Advisors LLC

In the event that additional land not currently subject to the assessments required to repay the debt associated with the District is developed in such a manner as to receive special benefit from District improvements, it is contemplated that this Supplemental Methodology will be re-applied to include such new parcels. The additional land, as a result of applying this Supplemental Methodology, will be allocated an appropriate share of the special assessments, while all then-assessed parcels will receive a relative adjustment in their assessment levels.



4.0 Contribution of District Infrastructure and/or Improvements

The costs of the District's CIP will likely be funded by two mechanisms. The first mechanism is the issuance of special assessment bonds. The second mechanism is the contribution of funds or CIP components to the District ("Contribution"). Property owners within the District will have the opportunity to make such a Contribution upon approval by the District.

A District property owner's Contribution will give rise to assessment credits that can be applied by the property owner to reduce or eliminate bond debt service assessments that would otherwise be assigned to lands within the District to fund the costs of the CIP. Prior to a property owner reducing or eliminating bond debt service assessments through a Contribution, it must be shown that the improvements funded or contributed by the property owner are a component of the CIP, as outlined in the Engineer's Report. The property owner will be permitted to apply assessment credits equal to the value of the Contribution plus the costs of financing the improvement(s) that would otherwise have been incurred by the District if the District were required to issue bonds to fund or acquire the improvement(s) (such that the property would not be responsible for bond financing costs if the Contribution was made prior to the District's issuance of special assessment bonds). A property owner possessing assessment credits due to a Contribution will, in the District's discretion, have the opportunity to use the assessment credits to adjust bond debt service assessment levels of Development Units.

5.0 Assessment Roll

Table 7 outlines the bond principal assessment per acre for the lands within the District. A description of the land within the District, which will be assessed to secure the repayment of the District's bonds, is found in Exhibit "A", below. The assessments shall be paid in not more than thirty (30) annual installments.

Table 7. Assessment Roll Summary

<u>Description</u>	<u>Acreage</u> (1)	<u>Series 2020</u>	<u>Bond</u>	<u>Series 2020</u>	<u>Series 2020</u>	<u>Series 2020</u>	<u>Series 2020</u>
		<u>Bonds</u>	<u>Principal</u>	<u>Bonds Net</u>	<u>Bonds Net</u>	<u>Bonds</u>	<u>Bonds Gross</u>
		<u>Principal</u>	<u>Assessm</u>	<u>Annual</u>	<u>Annual</u>	<u>Gross</u>	<u>Annual</u>
		<u>Assessment</u>	<u>ent per</u>	<u>Assessment</u>	<u>Assessment</u>	<u>Assessment</u>	<u>Assessment</u>
			<u>Acre</u>		<u>per Acre</u>	(2)	<u>per Acre (2)</u>
Phase 3D – Exhibit A	122.24	\$7,090,000	\$58,001	\$400,006	\$3,272	\$430,114	\$3,519

(1) Source: Absolute Engineering, LLC

(2) Values include a 7.0% gross-up to account for the fees of the County Property Appraiser and Tax Collector and the statutory early payment discount
Source: PFM Financial Advisors LLC



EXHIBIT "A"
DESCRIPTION OF DISTRICT LANDS, PHASE 3D

DESCRIPTION: A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 17 AND RUN THENCE ALONG THE NORTH BOUNDARY THEREOF N.89°51'22"E., A DISTANCE OF 2275.77 FEET; THENCE LEAVING SAID NORTH BOUNDARY S.00°08'47"E., A DISTANCE OF 678.06 FEET; THENCE S.27°34'03"W., A DISTANCE OF 1799.57 FEET; THENCE S.10°50'58"E., A DISTANCE OF 314.07 FEET; THENCE WESTERLY, 191.22 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1500.00 FEET AND A CENTRAL ANGLE OF 07°18'15" (CHORD BEARING S.75°29'30"W., 191.09 FEET); THENCE S.71°50'23"W., A DISTANCE OF 209.86 FEET; THENCE SOUTHWESTERLY, 285.52 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1055.00 FEET AND A CENTRAL ANGLE OF 15°30'23" (CHORD BEARING S.64°05'11"W., 284.65 FEET); THENCE WESTERLY, 604.93 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1040.00 FEET AND A CENTRAL ANGLE OF 33°19'37" (CHORD BEARING S.72°59'48"W., 596.44 FEET); THENCE S.89°39'37"W., A DISTANCE OF 277.05 FEET TO A POINT ON THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE ALONG SAID WEST BOUNDARY N.00°20'13"W., A DISTANCE OF 282.23 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE ALONG THE WEST BOUNDARY THEREOF N.00°18'51"W., A DISTANCE OF 1354.45 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE ALONG THE WEST BOUNDARY THEREOF N.00°17'25"W., A DISTANCE OF 1353.16 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 122.24 ACRES, MORE OR LESS.

Exhibit C: Legal Description of Assessment Area 3D

DESCRIPTION: A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 17 AND RUN THENCE ALONG THE NORTH BOUNDARY THEREOF N.89°51'22"E., A DISTANCE OF 2275.77 FEET; THENCE LEAVING SAID NORTH BOUNDARY S.00°08'47"E., A DISTANCE OF 678.06 FEET; THENCE S.27°34'03"W., A DISTANCE OF 1799.57 FEET; THENCE S.10°50'58"E., A DISTANCE OF 314.07 FEET; THENCE WESTERLY, 191.22 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1500.00 FEET AND A CENTRAL ANGLE OF 07°18'15" (CHORD BEARING S.75°29'30"W., 191.09 FEET); THENCE S.71°50'23"W., A DISTANCE OF 209.86 FEET; THENCE SOUTHWESTERLY, 285.52 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1055.00 FEET AND A CENTRAL ANGLE OF 15°30'23" (CHORD BEARING S.64°05'11"W., 284.65 FEET); THENCE WESTERLY, 604.93 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1040.00 FEET AND A CENTRAL ANGLE OF 33°19'37" (CHORD BEARING S.72°59'48"W., 596.44 FEET); THENCE S.89°39'37"W., A DISTANCE OF 277.05 FEET TO A POINT ON THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE ALONG SAID WEST BOUNDARY N.00°20'13"W., A DISTANCE OF 282.23 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE ALONG THE WEST BOUNDARY THEREOF N.00°18'51"W., A DISTANCE OF 1354.45 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE ALONG THE WEST BOUNDARY THEREOF N.00°17'25"W., A DISTANCE OF 1353.16 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 122.24 ACRES, MORE OR LESS.

Exhibit D: Maturities and Coupons of Assessment Area 3D Bonds

BOND SUMMARY STATISTICS

Towne Park Community Development District
Special Assessment Bonds, Series 2020 (Assessment Area 3D Project)

Dated Date	12/21/2020
Delivery Date	12/21/2020
Last Maturity	05/01/2051
Arbitrage Yield	3.759404%
True Interest Cost (TIC)	3.918935%
Net Interest Cost (NIC)	3.914684%
All-In TIC	4.125188%
Average Coupon	3.848746%
Average Life (years)	18.543
Weighted Average Maturity (years)	18.599
Duration of Issue (years)	12.750
Par Amount	7,090,000.00
Bond Proceeds	7,145,110.65
Total Interest	5,059,956.88
Net Interest	5,146,646.23
Total Debt Service	12,149,956.88
Maximum Annual Debt Service	400,006.26
Average Annual Debt Service	400,181.56
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	20.000000
Total Underwriter's Discount	20.000000
Bid Price	98.777301

Bond Component	Par Value	Price	Average Coupon	Average Life
Term 1	580,000.00	100.000	2.625%	2.887
Term 2	825,000.00	100.000	3.125%	7.422
Term 3	2,150,000.00	100.000	3.625%	15.163
Term 4	3,535,000.00	101.559	4.000%	25.763
	7,090,000.00			18.543

	TIC	All-In TIC	Arbitrage Yield
Par Value	7,090,000.00	7,090,000.00	7,090,000.00
+ Accrued Interest			
+ Premium (Discount)	55,110.65	55,110.65	55,110.65
- Underwriter's Discount	-141,800.00	-141,800.00	
- Cost of Issuance Expense		-177,225.00	
- Other Amounts			
Target Value	7,003,310.65	6,826,085.65	7,145,110.65
Target Date	12/21/2020	12/21/2020	12/21/2020
Yield	3.918935%	4.125188%	3.759404%

Exhibit E: Sources and Uses of Funds for Assessment Area 3D Bonds

SOURCES AND USES OF FUNDS

**Towne Park Community Development District
Special Assessment Bonds, Series 2020 (Assessment Area 3D Project)**

Sources:

Bond Proceeds:

Par Amount	7,090,000.00
Premium	55,110.65

7,145,110.65

Uses:

Other Fund Deposits:

DSRF (MADS w/ release)	400,006.26
Capitalized Interest Fund (through 5/1/21)	94,013.02
	494,019.28

Delivery Date Expenses:

Cost of Issuance	177,225.00
Underwriter's Discount	141,800.00
	319,025.00

Other Uses of Funds:

Construction Fund	6,332,066.37
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7,145,110.65

Exhibit F: Annual Debt Service Payment Due on Assessment Area 3D Bonds

BOND DEBT SERVICE					
Towne Park Community Development District Special Assessment Bonds, Series 2020 (Assessment Area 3D Project)					
Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2021			94,013.02	94,013.02	
11/01/2021			130,171.88	130,171.88	224,184.90
05/01/2022	140,000	2.625%	130,171.88	270,171.88	
11/01/2022			128,334.38	128,334.38	398,506.26
05/01/2023	145,000	2.625%	128,334.38	273,334.38	
11/01/2023			126,431.25	126,431.25	399,765.63
05/01/2024	145,000	2.625%	126,431.25	271,431.25	
11/01/2024			124,528.13	124,528.13	395,959.38
05/01/2025	150,000	2.625%	124,528.13	274,528.13	
11/01/2025			122,559.38	122,559.38	397,087.51
05/01/2026	155,000	3.125%	122,559.38	277,559.38	
11/01/2026			120,137.50	120,137.50	397,696.88
05/01/2027	160,000	3.125%	120,137.50	280,137.50	
11/01/2027			117,637.50	117,637.50	397,775.00
05/01/2028	165,000	3.125%	117,637.50	282,637.50	
11/01/2028			115,059.38	115,059.38	397,696.88
05/01/2029	170,000	3.125%	115,059.38	285,059.38	
11/01/2029			112,403.13	112,403.13	397,462.51
05/01/2030	175,000	3.125%	112,403.13	287,403.13	
11/01/2030			109,668.75	109,668.75	397,071.88
05/01/2031	180,000	3.625%	109,668.75	289,668.75	
11/01/2031			106,406.25	106,406.25	396,075.00
05/01/2032	190,000	3.625%	106,406.25	296,406.25	
11/01/2032			102,962.50	102,962.50	399,368.75
05/01/2033	195,000	3.625%	102,962.50	297,962.50	
11/01/2033			99,428.13	99,428.13	397,390.63
05/01/2034	200,000	3.625%	99,428.13	299,428.13	
11/01/2034			95,803.13	95,803.13	395,231.26
05/01/2035	210,000	3.625%	95,803.13	305,803.13	
11/01/2035			91,996.88	91,996.88	397,800.01
05/01/2036	220,000	3.625%	91,996.88	311,996.88	
11/01/2036			88,009.38	88,009.38	400,006.26
05/01/2037	225,000	3.625%	88,009.38	313,009.38	
11/01/2037			83,931.25	83,931.25	396,940.63
05/01/2038	235,000	3.625%	83,931.25	318,931.25	
11/01/2038			79,671.88	79,671.88	398,603.13
05/01/2039	245,000	3.625%	79,671.88	324,671.88	
11/01/2039			75,231.25	75,231.25	399,903.13
05/01/2040	250,000	3.625%	75,231.25	325,231.25	
11/01/2040			70,700.00	70,700.00	395,931.25
05/01/2041	260,000	4.000%	70,700.00	330,700.00	
11/01/2041			65,500.00	65,500.00	396,200.00
05/01/2042	270,000	4.000%	65,500.00	335,500.00	
11/01/2042			60,100.00	60,100.00	395,600.00
05/01/2043	285,000	4.000%	60,100.00	345,100.00	
11/01/2043			54,400.00	54,400.00	399,500.00
05/01/2044	295,000	4.000%	54,400.00	349,400.00	
11/01/2044			48,500.00	48,500.00	397,900.00
05/01/2045	305,000	4.000%	48,500.00	353,500.00	
11/01/2045			42,400.00	42,400.00	395,900.00
05/01/2046	320,000	4.000%	42,400.00	362,400.00	
11/01/2046			36,000.00	36,000.00	398,400.00
05/01/2047	330,000	4.000%	36,000.00	366,000.00	
11/01/2047			29,400.00	29,400.00	395,400.00
05/01/2048	345,000	4.000%	29,400.00	374,400.00	

BOND DEBT SERVICE

Towne Park Community Development District
Special Assessment Bonds, Series 2020 (Assessment Area 3D Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2048			22,500.00	22,500.00	396,900.00
05/01/2049	360,000	4.000%	22,500.00	382,500.00	
11/01/2049			15,300.00	15,300.00	397,800.00
05/01/2050	375,000	4.000%	15,300.00	390,300.00	
11/01/2050			7,800.00	7,800.00	398,100.00
05/01/2051	390,000	4.000%	7,800.00	397,800.00	
11/01/2051					397,800.00
	7,090,000		5,059,956.88	12,149,956.88	12,149,956.88

SECTION A

**This space reserved for use by the Clerk of
the Circuit Court**

**This Instrument Prepared by
and return to:**

**Roy Van Wyk, Esq.
HOPPING GREEN & SAMS, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301**

**TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF LIEN OF SPECIAL ASSESSMENTS FOR
SPECIAL ASSESSMENT BONDS, SERIES 2020 (ASSESSMENT AREA 3D PROJECT)**

PLEASE TAKE NOTICE that the Board of Supervisors of the Towne Park Community Development District (the “District”) in accordance with Chapters 170, 190, and 197, *Florida Statutes*, adopted Resolution Numbers 2015-09, 2015-10, 2015-17, 2018-05, 2018-06, 2018-08, and 2021-05 (the “Assessment Resolutions”), confirming and certifying the lien of non ad-valorem special assessments on certain real property located within the boundaries of the District that will be specially benefitted by the Project described in such Assessment Resolutions. Said assessments are pledged to secure the Towne Park Community Development District Series 2020 Bonds (Assessment Area 3D Project). The legal description of the lands on which said special assessments are imposed is attached to this Notice (“Notice”), as **Exhibit A**. The special assessments are imposed on benefitted property within the District as described in the *Amended and Restated Master Assessment Methodology*, dated March 8, 2018, as supplemented by that *Supplemental Assessment Methodology Report, Phase 3D Series 2020 Bonds (Phase 3D – Riverstone Phases 5 & 6)* dated December 2020 (collectively, the “Assessment Report”), approved

by the District. A copy of the Assessment Report and the Assessment Resolutions may be obtained by contacting the District at: Towne Park Community Development District, c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801; Ph.: (407) 841-5524. The non ad-valorem special assessments provided for in the Assessment Resolutions were legally and validly determined and levied in accordance with all applicable requirements of Florida law, and these non-ad valorem special assessments constitute and will at all relevant times in the future constitute, legal, valid, and binding first liens on the land against which assessed until paid, coequal with the lien of all state, county, district, and municipal taxes, and superior in dignity to all other liens, titles, and claims.

The District is a special purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*, as amended. Pursuant to Section 190.048, *Florida Statutes*, you are hereby notified that: **THE TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.**

IN WITNESS WHEREOF, this Notice has been executed on the 10th day of December, 2020, and recorded in the Official Records of Polk County, Florida.

**TOWNE PARK COMMUNITY
DEVELOPMENT DISTRICT**

Chairperson, Board of Supervisors

Witness

Print Name

Witness

Print Name

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2020, by the Chairperson of the Board of Supervisors, who is personally known to me and did not take an oath.

Print Name: _____

Notary Public, State of Florida

Commission No.: _____

My Commission Expires: _____

EXHIBIT A
ASSESSMENT AREA 3D LANDS

DESCRIPTION: A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 17 AND RUN THENCE ALONG THE NORTH BOUNDARY THEREOF N.89°51'22"E., A DISTANCE OF 2275.77 FEET; THENCE LEAVING SAID NORTH BOUNDARY S.00°08'47"E., A DISTANCE OF 678.06 FEET; THENCE S.27°34'03"W., A DISTANCE OF 1799.57 FEET; THENCE S.10°50'58"E., A DISTANCE OF 314.07 FEET; THENCE WESTERLY, 191.22 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1500.00 FEET AND A CENTRAL ANGLE OF 07°18'15" (CHORD BEARING S.75°29'30"W., 191.09 FEET); THENCE S.71°50'23"W., A DISTANCE OF 209.86 FEET; THENCE SOUTHWESTERLY, 285.52 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1055.00 FEET AND A CENTRAL ANGLE OF 15°30'23" (CHORD BEARING S.64°05'11"W., 284.65 FEET); THENCE WESTERLY, 604.93 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1040.00 FEET AND A CENTRAL ANGLE OF 33°19'37" (CHORD BEARING S.72°59'48"W., 596.44 FEET); THENCE S.89°39'37"W., A DISTANCE OF 277.05 FEET TO A POINT ON THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE ALONG SAID WEST BOUNDARY N.00°20'13"W., A DISTANCE OF 282.23 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE ALONG THE WEST BOUNDARY THEREOF N.00°18'51"W., A DISTANCE OF 1354.45 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE ALONG THE WEST BOUNDARY THEREOF N.00°17'25"W., A DISTANCE OF 1353.16 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 122.24 ACRES, MORE OR LESS.

SECTION VIII

RESOLUTION 2021-06

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING THE PRIMARY ADMINISTRATIVE OFFICE AND PRINCIPAL HEADQUARTERS OF THE DISTRICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town Park Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Lakeland, Polk County, Florida; and

WHEREAS, the District desires to re-designate its primary administrative office as the location where the District’s public records are routinely created, sent, received, maintained, and requested, for the purposes of prominently posting the contact information of the District’s Record’s Custodian in order to provide citizens with the ability to access the District’s records and ensure that the public is informed of the activities of the District in accordance with Chapter 119, *Florida Statutes*; and

WHEREAS, the District additionally desires to specify the location of the District’s principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District.

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

SECTION 1. The District’s primary administrative office for purposes of Chapter 119, *Florida Statutes*, shall be located at Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

SECTION 2. The District’s principal headquarters for purposes of establishing proper venue shall be located at 346 E. Central Avenue, Winter Haven, FL 33880, within Polk County, Florida.

SECTION 3. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 10th day of December 2020

ATTEST:

**TOWNE PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION IX



Marsha M. Faux, CFA, ASA
Polk County Property Appraiser
2021 Data Sharing and Usage Agreement

TOWNE PARK CDD

This Data Sharing and Usage Agreement, hereinafter referred to as "Agreement," establishes the terms and conditions under which the **TOWNE PARK CDD**, hereinafter referred to as **agency**, can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

The confidentiality of personal identifying and location information including: names, physical/mailling/street addresses, parcel ID, legal property description, subdivision/neighborhood name, lot number, GPS coordinates, or any other descriptive property information that may reveal identity or home address pertaining to parcels owned by individuals that have received exempt / confidential status, hereinafter referred to as **confidential information**, will be protected as follows:

1. The **agency** will not release **confidential information** that may reveal identifying and location information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the **confidential information** in the results of data analysis (including maps) in any manner that would reveal personal identifying and location information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to **confidential information** is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to **confidential information** is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying and location information is released.

The term of this Agreement shall commence on **January 1, 2021** and shall run until **December 31, 2021**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

POLK COUNTY PROPERTY APPRAISER

Signature: *Marsha Faux*
Print: Marsha M. Faux CFA, ASA
Title: Polk County Property Appraiser
Date: December 1, 2020

TOWNE PARK CDD

Signature: *Jill Burns*
Print: Jill Burns
Title: District Manager
Date: 12/2/20

Please email the signed agreement to pataxroll@polk-county.net.

SECTION X

CONTRACT AGREEMENT

This Agreement made and entered into on Monday, December 07, 2020 by and between the Towne Park Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Marsha M. Faux, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section 197.3632 Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2021 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Towne Park Community Development District.
3. The term of this Agreement shall commence on January 1, 2021 or the date signed below, whichever is later, and shall run until December 31, 2021, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section 197.3632 & 190.021 Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2021 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 16, 2021**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Wednesday, September 15, 2021**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2021 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2021 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Wednesday, September 15, 2021** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:

Till Burns
Special District Representative

Till Burns
Print name

district manager 12-7-2020
Title Date

Marsha M. Faux, CFA, ASA
Polk County Property Appraiser
By:

Marsha Faux

Marsha M. Faux, Property Appraiser

SECTION XI

SECTION C

Towne Park CDD

Field Management Report



December 10, 2020

Clayton Smith

Field Services Manager

GMS

In Process

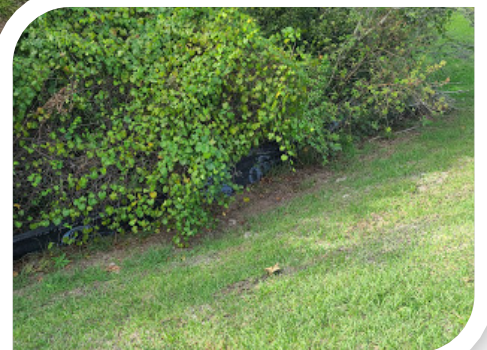
Annual Install - Power



- ✚ Annual install approved. Replacing annuals and adding plants to reduce annual count needed.
- ✚ Annuals, juniper, Nandina, Big Blue, and potting mix to be installed.
- ✚ To be completed before holidays.
- ✚ Entrance lighting meter to be set.

Washout Repair

- ✚ Gathering pricing regarding washout near 3994 white Ibis.
- ✚ Area has washed out on CDD side of the sidewalk.
- ✚ Silt fence also has not been removed.



In Process

Conveyance and Landscape Areas



- ✚ Performing inspections for areas to be turned over to the CDD. Phase 3&4 and the amenity to be turned over.
- ✚ Phase 3&4 Areas require a final finish mow/brush clearing for better inspection results.
- ✚ Amenity is nearing completion.



Damage behind homes Arlington River

- ✚ Heavy rutting/grading issues behind homes on Arlington River.
- ✚ It has been stated it was caused by builder when sodding the lots.
- ✚ Working with builder to rectify.



In Progress

Fishing Rules and Signage



- ✚ Resident Concerns regarding fishing.
- ✚ Pricing Fishing Signage
- ✚ Several options of signage.
- ✚ There are some signs in place currently.

Amenity Landscape Enhancements

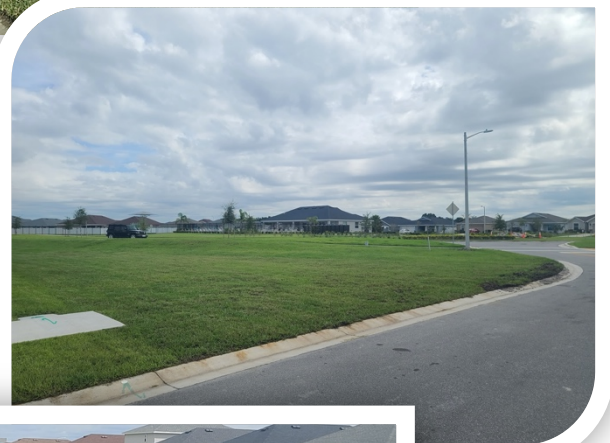
- ✚ Amenity area has some declined trees to be removed.
- ✚ Pricing mulch for amenity area.
- ✚ Emphasizing trash clean up at amenity.
- ✚ Some plant replacements needed.



Other

City Work and other Site Items

- ✚ Utility project by the city near the amenity area.
- ✚ Monitoring to ensure the city repairs the area after completion.
- ✚ Sidewalk at Wood Thrush does not extend to the asphalt trail.
- ✚ Many areas holding water around playground and in common areas.
- ✚ Met with developer onsite to discuss.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-201-1514, or by email at csmith@gmscfl.com. Thank you.

Respectfully,
Clayton Smith

SECTION D

SECTION 1

Towne Park

Community Development District

Summary of Operating Checks

September 5, 2020 to December 2, 2020

Bank	Date	Check No.'s	Amount
General Fund	9/11/20	18-24	\$ 27,469.20
	9/17/20	25	\$ 4,288.51
	9/24/20	26	\$ 866.80
	10/2/20	27-37	\$ 40,103.36
	10/9/20	38-44	\$ 15,246.00
	10/15/20	45-47	\$ 13,528.14
	10/22/20	48-53	\$ 7,089.78
	11/6/20	54-60	\$ 13,061.02
	11/12/20	61-65	\$ 17,685.50
	11/17/20	66-67	\$ 3,512.50
	11/18/20	68-70	\$ 195,333.62
	11/30/20	71-72	\$ 3,000.01
			<hr/> \$ 341,184.44
			\$ 341,184.44

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
9/24/20	00035	9/18/20 091820	202009 300-20700-10000		*	866.80	
		FY20 DEBT ASSESSMENT					
				US BANK AS TRUSTEE FOR TOWNE PARK			866.80 000026
10/02/20	00005	9/10/20 BW091020	202009 310-51300-11000		*	200.00	
		BOARD MEETING 9/10/20					
				BRIAN WALSH			200.00 000027
10/02/20	00013	8/26/20 90989	202008 320-53800-46200		*	112.00	
		TIME CUT IN NEW SECTION					
		9/01/20 91160	202009 320-53800-46200		*	12,704.00	
		MONTHLY LAWN MAINTENANCE					
				FLORALAWN			12,816.00 000028
10/02/20	00014	9/14/20 8234	202009 330-53800-47000		*	2,100.00	
		SEPTEMBER CLEAN					
				FUQUA JANITORIAL SERVICES			2,100.00 000029
10/02/20	00016	9/01/20 1453	202009 330-53800-48000		*	1,350.00	
		POOL SVC MAINTENANCE 9/20					
				GRUNIT POOL CONTRACTORS			1,350.00 000030
10/02/20	00018	7/09/20 61601	202009 300-20700-10100		*	1,142.50	
		FR23 PH3A-ENGINEERING FEE					
				HAMILTON ENGINEERING & SURVEY			1,142.50 000031
10/02/20	00023	9/10/20 JS091020	202009 310-51300-11000		*	200.00	
		BOARD MEETING 9/10/20					
				JEFFREY SHENEFIELD			200.00 000032
10/02/20	00026	8/31/20 1040796	202008 310-51300-48000		*	627.67	
		NOT BOS MEETING 8/6					
				THE LEDGER/NEWS CHIEF			627.67 000033
10/02/20	00045	9/10/20 MA091020	202009 310-51300-11000		*	200.00	
		BOARD MEETING 9/10/20					
				MILTON ANDRADE			200.00 000034
10/02/20	00028	9/08/20 FY21-TR-	202009 300-15500-10000		*	20,000.00	
		FY21 TAX ROLL					
		9/14/20 OE-EXP-0	202003 310-51300-42000		*	32.36	
		MARCH 2020 FEDEX					
		9/16/20 OE-EXP-0	202004 310-51300-42000		*	21.43	
		APRIL 2020 FEDEX					
		9/16/20 OE-EXP-0	202005 310-51300-42000		*	43.82	
		MAY 2020 FEDEX					

TWPK TOWNE PARK CDD KCOSTA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		9/16/20	OE-EXP-0 202007 310-51300-42000		*	12.62	
			JULY 2020 POSTAGE				
		9/16/20	OE-EXP-0 202008 310-51300-42000		*	12.96	
			AUG 20 POSTAGE/FEDEX				
				PFM GROUP CONSULTING			20,123.19 000035
10/02/20 00031		9/10/20	RH091020 202009 310-51300-11000		*	200.00	
			BOARD MEETING 9/10/20				
				RENNIE HEATH			200.00 000036
10/02/20 00024		9/01/20	528817 202009 320-53800-46400		*	1,144.00	
			MONTHLY WTR MANAGEMENT				
				THE LAKE DOCTORS			1,144.00 000037
10/09/20 00005		10/08/20	BW100820 202010 310-51300-11000		*	200.00	
			SUPERVISOR MEETING 10/8				
				BRIAN WALSH			200.00 000038
10/09/20 00013		9/30/20	91551 202009 320-53800-46200		*	112.00	
			LANDSCAPE MAINTENANCE				
		10/01/20	91526 202010 320-53800-46200		*	12,704.00	
			LANDSCAPE MAINT OCT 20				
				FLORALAWN			12,816.00 000039
10/09/20 00016		10/01/20	1467 202010 330-53800-48000		*	1,350.00	
			POOL SVC & MAINT OCT 20				
				GRUNIT POOL CONTRACTORS			1,350.00 000040
10/09/20 00023		10/08/20	JS100820 202010 310-51300-11000		*	200.00	
			SUPERVISOR MEETING 10/8				
				JEFFREY SHENEFIELD			200.00 000041
10/09/20 00045		10/08/20	MA100820 202010 310-51300-11000		*	200.00	
			SUPERVISOR MEETING 10/8				
				MILTON ANDRADE			200.00 000042
10/09/20 00048		10/01/20	10012020 202010 310-51300-49000		*	180.00	
			RIVERSTONE PH3&4 PLAT FEE				
				POLK COUNTY CLERK OF COURTS			180.00 000043
10/09/20 00038		9/30/20	1966 202009 310-51300-35100		*	300.00	
			3RD QRT ADA AUDIT				
				VGLOBALTECH			300.00 000044
10/15/20 00040		10/01/20	6 202010 310-51300-34000		*	2,916.67	
			MANAGEMENT FEES OCT 20				

TWPK TOWNE PARK CDD KCOSTA

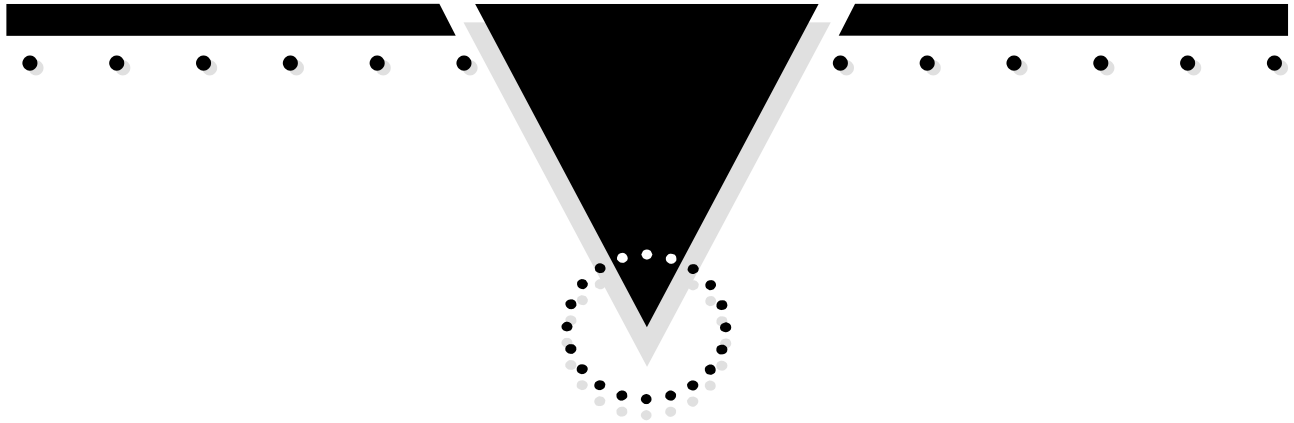
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		10/01/20 6	202010 310-51300-35100		*	100.00	
		TECHNOLOGY FEES OCT 20					
		10/01/20 6	202010 310-51300-51000		*	2.86	
		OFFICE SUPPLIES					
		10/01/20 6	202010 310-51300-42000		*	6.06	
		POSTAGE					
		10/01/20 6	202010 310-51300-42500		*	2.55	
		COPIES					
		10/01/20 7	202010 320-53800-12000		*	1,250.00	
		FIELD MANAGEMENT OCT 20					
				GOVERNMENTAL MANAGEMENT SERVICES-CF			4,278.14 000045
10/15/20 00027		10/04/20 247	202010 310-51300-31300		*	5,500.00	
		FY21 DISCLOSURE FEE					
				LERNER REPORTING SERVICES, INC			5,500.00 000046
10/15/20 00037		9/25/20 5881910	202010 310-51300-32300		*	3,437.50	
		TRUSTEE FEES 10/20-8/21					
		9/25/20 5881910A	202009 310-51300-32300		*	312.50	
		TRUSTEE FEE SEPT 20					
				US BANK			3,750.00 000047
10/22/20 00013		7/24/20 90597	202006 320-53800-47300		*	325.44	
		REPLACE VALVE & PUMP					
		9/20/20 90537	202007 320-53800-46300		*	1,965.00	
		LANDSCAPE REPLACEMENT					
				FLORALAWN			2,290.44 000048
10/22/20 00040		9/30/20 10	202009 330-53800-47500		*	411.93	
		INSTALL COVID SIGNS					
				GOVERNMENTAL MANAGEMENT SERVICES-CF			411.93 000049
10/22/20 00019		9/29/20 117357	202008 310-51300-31500		*	1,309.50	
		MONTHLY GENERAL COUNSEL					
				HOPPING GREEN & SAMS			1,309.50 000050
10/22/20 00026		9/30/20 1041562	202009 310-51300-48000		*	565.92	
		NOT BOS MEETING 9/3					
		9/30/20 1041562	202009 310-51300-48000		*	355.83	
		NOT CDD MEETING 9/15					
		9/30/20 1041562	202009 310-51300-48000		*	435.16	
		NOT BOS MEETING 9/30					
				THE LEDGER/NEWS CHIEF			1,356.91 000051
10/22/20 00050		10/12/20 1830	202010 330-53800-47500		*	577.00	
		COVID POOL SIGNS					
				PBM SPECIALTIES			577.00 000052
				TWPK TOWNE PARK CDD KCOSTA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/22/20	00024	10/01/20 535113	202010 320-53800-46400	MONTHLY WTR MANAGEMENT	*	1,144.00	
				THE LAKE DOCTORS			1,144.00 000053
11/06/20	00002	9/30/20 020366	202009 310-51300-31100	ENGINEER SVCS	*	1,410.00	
		9/30/20 020366	202009 310-51300-31100	REIMBURSABLE EXPENSES	*	44.97	
		10/30/20 020402	202010 310-51300-31100	ENGINEER SERVICES OCT 20	*	587.50	
		10/30/20 020402	202010 310-51300-31100	REIMBURSABLE EXPENSES	*	80.35	
				ABSOLUTE ENGINEERING, INC			2,122.82 000054
11/06/20	00013	10/20/20 91691	202009 320-53800-47300	IRRIGATION REPAIRS	*	775.50	
				FLORALAWN			775.50 000055
11/06/20	00014	10/16/20 8263	202010 330-53800-47000	MTHLY CLEANING OCT 20	*	2,170.00	
				FUQUA JANITORIAL SERVICES			2,170.00 000056
11/06/20	00016	11/02/20 1463	202011 330-53800-48000	POOL REPAIR/MAINTENANCE	*	1,800.00	
				GRUNIT POOL CONTRACTORS			1,800.00 000057
11/06/20	00019	10/27/20 118053	202009 310-51300-31500	MTHLY GEN COUNSEL SEPT 20	*	2,190.75	
				HOPPING GREEN & SAMS			2,190.75 000058
11/06/20	00026	7/31/20 1040021	202007 310-51300-48000	NOT CDD MEETING 7/20/20	*	706.95	
				THE LEDGER/NEWS CHIEF			706.95 000059
11/06/20	00024	10/19/20 536186	202010 320-53800-46400	POND MAINTENANCE	*	3,295.00	
				THE LAKE DOCTORS			3,295.00 000060
11/12/20	00013	11/01/20 91910	202011 320-53800-46200	LAWN MAINTENANCE NOV 20	*	12,704.00	
		11/06/20 92004	202011 320-53800-46300	RESTAKE TREES NOV 20	*	750.00	
				FLORALAWN			13,454.00 000061
11/12/20	00016	11/01/20 1481	202011 330-53800-48000	POOL MAINTENANCE NOV 20	*	1,350.00	
				GRUNIT POOL CONTRACTORS			1,350.00 000062
				TWPK TOWNE PARK CDD KCOSTA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
11/12/20	00018	6/05/20 61333	202009 300-20700-10100	CONSTRUCTION SVCS MAY 20	*	587.50	
				HAMILTON ENGINEERING & SURVEY			587.50 000063
11/12/20	00019	7/31/20 116324	202009 300-20700-10100	CONSTRUCTION SVCS JUNE 20	*	248.00	
				HOPPING GREEN & SAMS			248.00 000064
11/12/20	00024	11/01/20 541069	202011 320-53800-46400	WTR MANAGEMENT SVC NOV 20	*	2,046.00	
				THE LAKE DOCTORS			2,046.00 000065
11/17/20	00020	6/25/20 216683	202009 300-20700-10100	FRA#22 CAP PHASE 3A	*	462.50	
				HORNER ENVIRONMENTAL PROF			462.50 000066
11/17/20	00049	7/01/20 2-266110	202009 300-20700-10100	FR#16 PHASE 3 & 4 3C	*	3,050.00	
				RAYSOR TRANSPORTATION CONSULTING			3,050.00 000067
11/18/20	00009	10/01/20 83470	202010 310-51300-54000	SPECIAL DISTRICT FEE FY21	*	175.00	
				DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00 000068
11/18/20	00040	11/01/20 12	202011 310-51300-34000	MANAGEMENT FEES NOV/2020	*	2,916.67	
		11/01/20 12	202011 310-51300-35100	INFORMATION TECH NOV/2020	*	100.00	
		11/01/20 12	202011 310-51300-51000	OFFICE SUPPLIES	*	3.13	
		11/01/20 12	202011 310-51300-42000	POSTAGE	*	62.31	
		11/01/20 13	202011 320-53800-12000	FIELD MANAGEMENT NOV/2020	*	1,250.00	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			4,332.11 000069
11/18/20	00030	6/26/20 7177B-21	202009 300-20700-10100	PAY APP 21 FINAL	*	126,726.89	
		6/30/20 7177B-22	202009 300-20700-10100	PAY APP 22 - RETAINAGE	*	64,099.62	
				QGS DEVELOPMENT			190,826.51 000070
11/23/20	00046	11/23/20 11232020	202011 310-51300-49000	ACH CREDIT APPLICATION	*	.01	
				TOWNE PARK CDD			.01 000071
				TWPK TOWNE PARK CDD KCOSTA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
11/30/20	00047	11/30/20 11302020	202011 300-20700-10300	HIGHLAND SUMNER, LLC	*	3,000.00	
		REIMBURSE H INV749PAID TW					
							3,000.00 000072
						TOTAL FOR BANK A	341,184.44
						TOTAL FOR REGISTER	341,184.44

SECTION 2



TOWNE PARK

Community Development District

Unaudited Financial Reporting

September 30, 2020



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Series 2016 - 2A Debt Service Fund</u>
5	<u>Series 2018 - 2B Debt Service Fund</u>
6	<u>Series 2018 - 3A Debt Service Fund</u>
7	<u>Series 2019 - 3B Debt Service Fund</u>
8	<u>Series 2019 - 3C Debt Service Fund</u>
9	<u>Combined Capital Projects Funds</u>
10-11	<u>Month to Month</u>
12	<u>Assessment Receipt Schedule</u>

TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
September 30, 2020

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
<u>ASSETS:</u>				
<u>CASH</u>				
SUNTRUST	\$393,437	---	---	\$393,437
<u>INVESTMENTS</u>				
SERIES 2016 - 2A				
RESERVE	---	\$111,788	---	\$111,788
REVENUE	---	\$76,156	---	\$76,156
PREPAYMENT	---	\$1,987	---	\$1,987
CONSTRUCTION	---	---	\$0	\$0
SERIES 2018 - 2B				
RESERVE	---	\$92,269	---	\$92,269
REVENUE	---	\$15,781	---	\$15,781
PREPAYMENT	---	\$421	---	\$421
CONSTRUCTION	---	---	\$69	\$69
SERIES 2018 - 3A				
RESERVE	---	\$287,548	---	\$287,548
REVENUE	---	\$182,525	---	\$182,525
PREPAYMENT	---	\$79,319	---	\$79,319
CONSTRUCTION	---	---	\$54,781	\$54,781
SERIES 2019 - 3B				
RESERVE	---	\$335,844	---	\$335,844
REVENUE	---	\$111,542	---	\$111,542
INTEREST	---	\$1,521	---	\$1,521
CONSTRUCTION	---	---	\$98,333	\$98,333
SERIES 2019 - 3C				
RESERVE	---	\$322,120	---	\$322,120
REVENUE	---	\$1,405	---	\$1,405
INTEREST	---	\$985	---	\$985
CONSTRUCTION	---	---	\$6	\$6
SERIES 2020 - 3D				
CONSTRUCTION	---	---	\$0	\$0
DEPOSITS	\$4,500	---	---	\$4,500
DUE FROM DEBT SERVICE	\$152	---	---	\$152
DUE FROM OTHER FUNDS	---	\$867	\$12,765	\$13,632
DUE FROM DEVELOPER	---	---	\$1,696,250	\$1,696,250
PREPAID EXPENSES	\$64,026	---	---	\$64,026
TOTAL ASSETS	\$462,115	\$1,622,078	\$1,862,202	\$3,946,395
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$246,499	---	\$1,911,740	\$2,158,239
DUE TO DEBT SERVICE	\$43,496	---	---	\$43,496
DUE TO OTHER	\$3,100	---	---	\$3,100
DUE TO OTHER FUNDS	---	\$12,917	---	\$12,917
RETAINAGE PAYABLE	---	---	\$64,100	\$64,100
<u>FUND BALANCES:</u>				
NONSPENDABLE				
PREPAID ITEMS				
UNASSIGNED	\$104,993	---	---	\$104,993
RESERVED FOR DEBT SERVICE 2016 - 2A	---	\$190,798	---	\$190,798
RESERVED FOR DEBT SERVICE 2018 - 2B	---	\$108,471	---	\$108,471
RESERVED FOR DEBT SERVICE 2018 - 3A	---	\$536,476	---	\$536,476
RESERVED FOR DEBT SERVICE 2019 - 3B	---	\$448,907	---	\$448,907
RESERVED FOR DEBT SERVICE 2019 - 3C	---	\$324,510	---	\$324,510
RESERVED FOR CAPITAL PROJECTS	---	---	(\$113,637)	(\$113,637)
TOTAL LIABILITIES & FUND BALANCES	\$462,115	\$1,622,078	\$1,862,202	\$3,946,395

TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 09/30/20	ACTUAL THRU 09/30/20	VARIANCE
<u>REVENUES:</u>				
MAINTENANCE ASSESSMENTS	\$430,950	\$430,950	\$436,157	\$5,207
INTEREST	\$0	\$0	\$161	\$161
MISCELLANEOUS REVENUE	\$0	\$0	\$1,176	\$1,176
TOTAL REVENUES	\$430,950	\$430,950	\$437,493	\$6,543
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
SUPERVISORS FEES	\$4,000	\$4,000	\$8,400	(\$4,400)
ENGINEERING	\$10,000	\$10,000	\$2,395	\$7,605
LEGAL SERVICES	\$20,000	\$20,000	\$40,653	(\$20,653)
MANAGEMENT FEES	\$25,000	\$25,000	\$26,640	(\$1,640)
INFORMATION TECHNOLOGY	\$2,400	\$2,400	\$2,100	\$300
DISSEMINATION SERVICES	\$5,500	\$5,500	\$5,500	\$0
TRUSTEE FEES	\$11,000	\$11,000	\$12,057	(\$1,057)
ASSESSMENT ROLL SERVICES	\$12,500	\$12,500	\$12,500	\$0
REAMORTIZATION SCHEDULES	\$500	\$500	\$500	\$0
AUDITING SERVICES	\$10,000	\$10,000	\$6,500	\$3,500
TELEPHONE	\$200	\$200	\$0	\$200
POSTAGE	\$150	\$150	\$578	(\$428)
INSURANCE	\$5,850	\$5,850	\$5,435	\$415
PRINTING AND BINDING	\$1,000	\$1,000	\$50	\$950
LEGAL ADVERTISING	\$3,000	\$3,000	\$7,192	(\$4,192)
MISCELLANEOUS CONTINGENCY	\$15,000	\$15,000	\$458	\$14,542
TRAVEL PER DIEM	\$0	\$0	\$37	(\$37)
DUES, LICENSES, & SUBSCRIPTIONS	\$250	\$250	\$175	\$75
TOTAL ADMINISTRATIVE:	\$126,350	\$126,350	\$131,170	(\$4,820)
<u>OPERATIONS & MAINTENANCE:</u>				

TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 09/30/20	ACTUAL THRU 09/30/20	VARIANCE
FIELD MANAGEMENT	\$1,200	\$1,200	\$2,442	(\$1,242)
PROPERTY INSURANCE	\$20,000	\$20,000	\$11,616	\$8,384
LANDSCAPE MAINTENANCE	\$180,000	\$180,000	\$124,572	\$55,428
LANDSCAPE REPLACEMENT	\$0	\$0	\$1,965	(\$1,965)
IRRIGATION REPAIRS	\$0	\$0	\$2,439	(\$2,439)
ELECTRIC	\$0	\$0	\$3,386	(\$3,386)
WATER	\$8,000	\$8,000	\$243	\$7,757
POND MAINTENANCE	\$25,000	\$25,000	\$14,478	\$10,522
HURRICANE CLEANUP	\$5,000	\$5,000	\$0	\$5,000
TOTAL OPERATIONS & MAINTENANCE:	\$239,200	\$239,200	\$161,141	\$78,059
<u>AMENITIES</u>				
MAINTENANCE STAFF	\$2,800	\$2,800	\$0	\$2,800
ELECTRIC	\$15,800	\$15,800	\$8,592	\$7,208
WATER	\$7,900	\$7,900	\$0	\$7,900
POOL MAINTENANCE & REPAIRS	\$19,000	\$19,000	\$18,000	\$1,000
JANITORIAL EXPENSES	\$9,500	\$9,500	\$13,858	(\$4,358)
PEST CONTROL	\$800	\$800	\$3,025	(\$2,225)
INTERNET/PHONE	\$1,500	\$1,500	\$1,085	\$415
FACILITY REPAIR & MAINTENANCE	\$3,900	\$3,900	\$4,457	(\$557)
FACILITY MANAGEMENT	\$4,200	\$4,200	\$0	\$4,200
TOTAL AMENITIES:	\$65,400	\$65,400	\$49,016	\$16,384
TOTAL EXPENDITURES	\$430,950	\$430,950	\$341,327	\$89,623
EXCESS REVENUES (EXPENDITURES)	\$0		\$96,166	
FUND BALANCE - BEGINNING	\$0		\$72,853	
FUND BALANCE - ENDING	\$0		\$169,019	

TOWNE PARK

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2016 - 2A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 09/30/20	ACTUAL THRU 09/30/20	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS	\$184,756	\$184,756	\$117,732	(\$67,024)
INTEREST	\$0	\$0	\$96	\$96
TOTAL REVENUES	\$184,756	\$184,756	\$117,829	(\$66,927)
<u>EXPENDITURES:</u>				
SPECIAL CALL - 11/1	\$0	\$0	\$20,000	(\$20,000)
INTEREST EXPENSE - 11/1	\$50,419	\$50,419	\$42,469	\$7,950
PRINCIPAL EXPENSE - 5/1	\$35,000	\$35,000	\$5,000	\$30,000
INTEREST EXPENSE - 5/1	\$49,669	\$49,669	\$41,769	\$7,900
TOTAL EXPENDITURES	\$135,088	\$135,088	\$109,238	\$25,850
EXCESS REVENUES (EXPENDITURES)	\$49,669		\$8,591	
FUND BALANCE - BEGINNING	\$0		\$182,206	
FUND BALANCE - ENDING	\$49,669		\$190,798	

TOWNE PARK

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2018 - 2B

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2020

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 09/30/20	ACTUAL THRU 09/30/20	VARIANCE
ASSESSMENTS	\$317,678	\$317,678	\$255,818	(\$61,860)
ASSESSMENTS - PREPAYMENTS	\$0	\$0	\$1,436,947	\$1,436,947
INTEREST	\$0	\$0	\$2,184	\$2,184
TOTAL REVENUES	\$317,678	\$317,678	\$1,694,948	\$1,377,270

EXPENDITURES:

INTEREST EXPENSE - 11/1	\$89,559	\$89,559	\$89,559	\$0
SPECIAL CALL - 2/1	\$0	\$0	\$185,000	(\$185,000)
INTEREST - 2/1	\$0	\$0	\$2,453	(\$2,453)
PRINCIPAL EXPENSE - 5/1	\$50,000	\$50,000	\$585,000	(\$535,000)
INTEREST EXPENSE - 5/1	\$89,059	\$89,059	\$84,653	\$4,406
SPECIAL CALL - 8/1	\$0	\$0	\$825,000	(\$825,000)
INTEREST EXPENSE - 8/1	\$0	\$0	\$11,019	(\$11,019)
TOTAL EXPENDITURES	\$228,619	\$228,619	\$1,782,684	(\$1,554,066)

EXCESS REVENUES (EXPENDITURES)

\$89,059	(\$87,736)
----------	------------

FUND BALANCE - BEGINNING

\$0	\$196,207
-----	-----------

FUND BALANCE - ENDING

\$89,059	\$108,471
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TOWNE PARK

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2018 - 3A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 09/30/20	ACTUAL THRU 09/30/20	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS	\$987,953	\$987,953	\$818,814	(\$169,139)
ASSESSMENTS - PREPAYMENTS	\$0	\$0	\$2,567,978	\$2,567,978
INTEREST	\$0	\$0	\$11,200	\$11,200
TOTAL REVENUES	\$987,953	\$987,953	\$3,397,992	\$2,410,039
<u>EXPENDITURES:</u>				
INTEREST EXPENSE - 11/1	\$278,684	\$278,684	\$278,684	\$0
PRINCIPAL EXPENSE - 11/1	\$155,000	\$155,000	\$0	\$155,000
INTEREST EXPENSE - 2/1	\$0	\$0	\$26,363	(\$26,363)
SPECIAL CALL - 2/1	\$0	\$0	\$1,980,000	(\$1,980,000)
INTEREST EXPENSE - 5/1	\$277,134	\$277,134	\$225,959	\$51,175
PRINCIPAL EXPENSE - 5/1	\$0	\$0	\$125,000	(\$125,000)
INTEREST EXPENSE - 8/1	\$0	\$0	\$10,589	(\$10,589)
SPECIAL CALL - 8/1	\$0	\$0	\$795,000	(\$795,000)
TOTAL EXPENDITURES	\$710,819	\$710,819	\$3,441,595	(\$2,730,777)
EXCESS REVENUES (EXPENDITURES)	\$277,134		(\$43,603)	
FUND BALANCE - BEGINNING	\$0		\$580,078	
FUND BALANCE - ENDING	\$277,134		\$536,476	

TOWNE PARK

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2019 - 3B

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2020

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 09/30/20	ACTUAL THRU 09/30/20	VARIANCE
ASSESSMENTS	\$0	\$0	\$107,605	\$107,605
INTEREST	\$0	\$0	\$4,261	\$4,261
TOTAL REVENUES	\$0	\$0	\$111,865	\$111,865

EXPENDITURES:

INTEREST EXPENSE - 11/1	\$0	\$0	\$52,879	(\$52,879)
INTEREST EXPENSE - 5/1	\$0	\$0	\$120,484	(\$120,484)
TOTAL EXPENDITURES	\$0	\$0	\$173,364	(\$173,364)

EXCESS REVENUES (EXPENDITURES)	\$0	(\$61,498)
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FUND BALANCE - BEGINNING	\$0	\$510,405
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FUND BALANCE - ENDING	\$0	\$448,907
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TOWNE PARK

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2019 - 3C

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 09/30/20	ACTUAL THRU 09/30/20	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$1,405	\$1,405
TOTAL REVENUES	\$0	\$0	\$1,405	\$1,405
<u>EXPENDITURES:</u>				
INTEREST EXPENSE - 5/1	\$0	\$0	\$93,772	(\$93,772)
TOTAL EXPENDITURES	\$0	\$0	\$93,772	(\$93,772)
<u>OTHER FINANCING SOURCES:</u>				
BOND PROCEEDS	\$0	\$0	\$415,892	\$415,892
TRANSFER IN (OUT)	\$0	\$0	\$985	\$985
TOTAL OTHER FINANCING SOURCES (USES)	\$0	\$0	\$416,877	\$416,877
EXCESS REVENUES (EXPENDITURES)	\$0		\$324,510	
FUND BALANCE - BEGINNING	\$0		\$0	
FUND BALANCE - ENDING	\$0		\$324,510	

TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUNDS

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2020

	SERIES 2016 - 2A	SERIES 2018 - 2B	SERIES 2018 - 3A	SERIES 2019 - 3B	SERIES 2019 - 3C	SERIES 2020 - 3D	TOTAL
<u>REVENUES:</u>							
DEVELOPER CONTRIBUTIONS	\$0	\$10,424	\$2,283,399	\$96,290	\$2,646,189	\$62,442	\$5,098,745
INTEREST	\$0	\$2	\$925	\$11,812	\$11,455	\$0	\$24,194
OTHER INCOME	\$0	\$0	\$16,500	\$6,219	\$0	\$0	\$22,719
TOTAL REVENUES	\$0	\$10,427	\$2,300,824	\$114,321	\$2,657,644	\$62,442	\$5,145,658
<u>EXPENDITURES:</u>							
CAPITAL OUTLAY	\$0	\$8,403	\$1,695,639	\$3,236,419	\$7,204,362	\$16,920	\$12,161,742
CAPITAL OUTLAY - COI	\$0	\$0	\$0	\$0	\$286,400	\$0	\$286,400
TOTAL EXPENDITURES	\$0	\$8,403	\$1,695,639	\$3,236,419	\$7,490,762	\$16,920	\$12,448,142
<u>OTHER FINANCING SOURCES:</u>							
TRANSFER IN (OUT)	\$0	\$0	\$5,248	(\$6,769)	(\$985)	\$0	(\$2,505)
BOND PROCEEDS	\$0	\$0	\$0	\$0	\$4,834,108	\$0	\$4,834,108
TOTAL OTHER FINANCING SOURCES (USES)	\$0	\$0	\$5,248	(\$6,769)	\$4,833,123	\$0	\$4,831,602
EXCESS REVENUES (EXPENDITURES)	\$0	\$2,023	\$610,433	(\$3,128,866)	\$6	\$45,523	(\$2,470,881)
FUND BALANCE - BEGINNING	\$0	(\$1,955)	(\$822,477)	\$3,227,198	\$0	(\$45,523)	\$2,357,244
FUND BALANCE - ENDING	\$0	\$69	(\$212,044)	\$98,332	\$6	\$0	(\$113,637)

TOWNE PARK

Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
REVENUES:													
MAINTENANCE ASSESSMENTS	\$0	\$184,607	\$201,252	\$5,895	\$31,156	\$2,353	\$0	\$2,255	\$0	\$686	\$0	\$7,953	\$436,157
INTEREST	\$1	\$8	\$5	\$119	\$4	\$4	\$6	\$4	\$5	\$3	\$1	\$0	\$161
MISCELLANEOUS REVENUE	\$100	\$100	\$100	\$100	\$0	\$138	\$0	\$0	\$0	\$0	\$0	\$638	\$1,176
TOTAL REVENUES	\$101	\$184,715	\$201,357	\$6,114	\$31,160	\$2,495	\$6	\$2,259	\$5	\$689	\$1	\$8,591	\$437,493
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISORS FEES	\$0	\$0	\$1,400	\$0	\$0	\$2,400	\$0	\$800	\$600	\$1,600	\$0	\$1,600	\$8,400
ENGINEERING	\$0	\$0	\$118	\$118	\$0	\$0	\$235	\$0	\$118	\$353	\$0	\$1,455	\$2,395
LEGAL SERVICES	\$0	\$0	\$11,483	\$0	\$7,562	\$3,370	\$0	\$5,290	\$9,448	\$0	\$1,310	\$2,191	\$40,653
MANAGEMENT FEES	\$2,083	\$2,083	\$2,083	\$2,083	\$2,083	\$2,083	\$2,083	\$2,083	\$2,083	\$2,083	\$2,890	\$2,917	\$26,640
INFORMATION TECHNOLOGY	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$400	\$100	\$400	\$100	\$400	\$2,100
DISSEMINATION SERVICES	\$5,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,500
TRUSTEE FEES	\$8,809	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,936	\$0	\$313	\$12,057
ASSESSMENT ROLL SERVICES	\$12,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,500
REAMORTIZATION SCHEDULES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500	\$0	\$0	\$500
AUDITING SERVICES	\$0	\$0	\$0	\$0	\$0	\$1,500	\$2,500	\$0	\$2,000	\$500	\$0	\$0	\$6,500
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$0	\$0	\$72	\$34	\$191	\$32	\$21	\$167	\$13	\$13	\$13	\$22	\$578
INSURANCE	\$5,435	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,435
PRINTING AND BINDING	\$0	\$0	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50
LEGAL ADVERTISING	\$1,208	\$392	\$217	\$50	\$53	\$327	\$300	\$153	\$399	\$2,109	\$628	\$1,357	\$7,192
MISCELLANEOUS CONTINGENCY	\$0	\$30	\$0	\$0	\$0	\$0	\$0	\$5	\$280	\$0	\$63	\$80	\$458
TRAVEL PER DIEM	\$0	\$0	\$0	\$0	\$37	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$37
DUES, LICENSES, & SUBSCRIPTIONS	\$0	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
TOTAL ADMINISTRATIVE:	\$35,634	\$2,780	\$15,523	\$2,386	\$10,025	\$9,813	\$5,239	\$8,899	\$15,041	\$10,494	\$5,003	\$10,334	\$131,170
OPERATIONS & MAINTENANCE:													

TOWNE PARK

Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
FIELD MANAGEMENT	\$0	\$0	\$0	\$0	\$140	\$0	\$0	\$0	\$0	\$44	\$1,008	\$1,250	\$2,442
PROPERTY INSURANCE	\$11,616	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,616
LANDSCAPE MAINTENANCE	\$2,564	\$4,824	\$4,824	\$4,824	\$20,034	\$12,429	\$12,429	\$12,429	\$12,429	\$12,429	\$12,541	\$12,816	\$124,572
LANDSCAPE REPLACEMENT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,965	\$0	\$0	\$1,965
IRRIGATION REPAIRS	\$0	\$106	\$0	\$293	\$148	\$585	\$126	\$0	\$325	\$80	\$0	\$776	\$2,439
ELECTRIC	\$0	\$0	\$3	\$463	\$221	\$443	\$366	\$428	\$411	\$0	\$930	\$123	\$3,386
WATER	\$0	\$209	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34	\$243
POND MAINTENANCE	\$1,144	\$1,144	\$1,144	\$1,144	\$1,144	\$1,144	\$1,144	\$1,144	\$1,144	\$1,894	\$1,144	\$1,144	\$14,478
HURRICANE CLEANUP	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL OPERATIONS & MAINTENANCE:	\$15,324	\$6,283	\$5,971	\$6,724	\$21,687	\$14,601	\$14,065	\$14,001	\$14,309	\$16,412	\$15,623	\$16,142	\$161,141
<u>AMENITIES</u>													
MAINTENANCE STAFF	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ELECTRIC	\$0	\$592	\$80	\$1,246	\$844	\$782	\$663	\$938	\$753	\$0	\$935	\$1,759	\$8,592
WATER	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POOL MAINTENANCE & REPAIRS	\$1,650	\$1,350	\$1,350	\$1,650	\$1,350	\$1,350	\$1,350	\$2,250	\$1,350	\$1,350	\$1,650	\$1,350	\$18,000
JANITORIAL EXPENSES	\$523	\$0	\$645	\$600	\$760	\$1,135	\$855	\$855	\$1,260	\$2,955	\$2,170	\$2,100	\$13,858
PEST CONTROL	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$0	\$3,025
INTERNET/PHONE	\$75	\$0	\$175	\$100	\$105	\$105	\$105	\$105	\$105	\$105	\$105	\$0	\$1,085
FACILITY REPAIR & MAINTENANCE	\$0	\$180	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$3,265	\$0	\$412	\$4,457
FACILITY MANAGEMENT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL AMENITIES:	\$2,523	\$2,397	\$2,525	\$4,471	\$3,334	\$3,647	\$3,248	\$4,423	\$3,743	\$7,950	\$5,135	\$5,621	\$49,016
TOTAL EXPENDITURES	\$53,481	\$11,461	\$24,018	\$13,580	\$35,045	\$28,061	\$22,552	\$27,322	\$33,093	\$34,856	\$25,761	\$32,096	\$341,327
<u>OTHER FINANCING SOURCES:</u>													
TRANSFER IN (OUT)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL OTHER FINANCING SOURCES (USES)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
EXCESS REVENUES/(EXPENDITURES)	(\$53,380)	\$173,254	\$177,339	(\$7,466)	(\$3,886)	(\$25,565)	(\$22,546)	(\$25,063)	(\$33,089)	(\$34,167)	(\$25,760)	(\$23,505)	\$96,166

**TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Receipts
Fiscal Year 2020

Gross Assessments	\$87,828.08	\$111,076.82	\$198,904.90
Net Assessments	\$81,680.11	\$103,301.44	\$184,981.55

TOTAL ASSESSMENT LEVY

							44.16%	55.84%	100.00%
DATE	DESCRIPTION	GROSS AMT	COMMISSIONS	DISC/PENALTY	INTEREST	NET RECEIPTS	O&M Portion	Series 2016-2A	Total
11/21/19	ACH	\$2,560.21	\$0.00	\$0.00	\$0.00	\$2,560.21	\$1,130.59	\$1,429.62	\$2,560.21
11/27/19	ACH	\$15,102.68	\$0.00	\$0.00	\$0.00	\$15,102.68	\$6,669.34	\$8,433.34	\$15,102.68
12/05/19	ACH	\$9,544.46	\$0.00	\$0.00	\$0.00	\$9,544.46	\$4,214.83	\$5,329.63	\$9,544.46
12/13/19	ACH	\$167,814.17	\$0.00	\$0.00	\$0.00	\$167,814.17	\$74,106.74	\$93,707.43	\$167,814.17
01/14/20	ACH	\$2,866.93	\$0.00	\$0.00	\$0.00	\$2,866.93	\$1,266.04	\$1,600.89	\$2,866.93
03/12/20	ACH	\$2,640.22	\$0.00	\$0.00	\$0.00	\$2,640.22	\$1,165.92	\$1,474.30	\$2,640.22
07/14/20	ACH	\$1,552.30				\$1,552.30	\$685.50	\$866.80	\$1,552.30
TOTAL		\$202,080.97	\$0.00	\$0.00	\$0.00	\$202,080.97	\$89,238.96	\$112,842.01	\$202,080.97

Assessed on Roll:

102%	Gross Percent Collected
(\$3,176.07)	Balance Remaining to Collect

SECTION 3

EXHIBIT C

FORMS OF REQUISITIONS

TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2019 (ASSESSMENT AREA 3B PROJECT)

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Towne Park Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture dated as of June 1, 2016, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of August 1, 2019 (collectively, the "Assessment Area 3B Indenture") each by and between the District and U.S. Bank National Association, as trustee (all capitalized terms used herein shall have the meaning ascribed to such term in the Assessment Area 3B Indenture):

- (A) Requisition Number: **98**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to applicable Acquisition Agreement: **Hopping Green & Sams**
- (D) Amount Payable: **\$2,627.74**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): **Invoice #'s 116926, 117360, 117358, 118055 & 116929 – Construction Counsel**
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

X Assessment Area 3B Acquisition and Construction Account.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against:

X Assessment Area 3B Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with:

X the Costs of the Assessment Area 3B Project.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto are originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

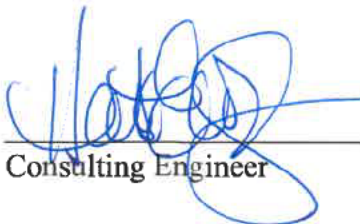
**TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Responsible Officer

Date: _____

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR [NON-OPERATING COSTS REQUESTS ONLY]**

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the Assessment Area 3B Project and is consistent with: (i) the Acquisition Agreement; (ii) the plans and specifications for the portion of the Assessment Area 3B Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof. The Consulting Engineer further certifies and agrees that for any acquisition: (a) the portion of the Assessment Area 3B Project that is the subject of this requisition is complete, and (b) the purchase price to be paid by the District for the portion of the Assessment Area 3B Project to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements.



Consulting Engineer