

*Towne Park  
Community Development District*

*Agenda*

*February 16, 2021*

# AGENDA

# ***Towne Park***

## ***Community Development District***

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219 East Livingston Street, Orlando, Florida 32801

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

February 9, 2021

**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 **Tuesday, February 16, 2021 at 1:30 PM** at the **Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880**. Masks are required to be worn at the meeting venue.

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](mailto:jburns@gmscfl.com) prior to the beginning of the meeting)
3. Organizational Matters
  - A. Swearing in of Newly Appointed Supervisor Jenney Tidwell
  - B. Consideration of Resolution 2021-09 Electing Officers
4. Approval of Minutes of the January 19, 2021 Board of Supervisors Meeting
5. Consideration of Fee Increase Letter for District Counsel Services from Hopping, Green & Sams

6. Ratification of Towing Services Agreement with Black Sheep Towing, Inc.
7. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Consideration of Maintenance Proposals for New Amenity Facility  
*(to be provided under separate cover)*
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
    - iii. Ratification of Requisitions
      - a) Ratification of Series 2019 Phase 3B Requisitions #98, #99, and #100
      - b) Ratification of Summary of Series 2020 Phase 3D Requisitions #8 through #32
8. Other Business
9. Supervisors Requests and Audience Comments
10. Adjournment

## SECTION III

## SECTION B

**RESOLUTION 2021-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNE  
PARK COMMUNITY DEVELOPMENT DISTRICT ELECTING THE  
OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE  
DATE**

**WHEREAS**, the Towne 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**, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors ("**Board**"), shall organize by electing one of its members as Chair and by electing a Secretary, and such other officers as the Board may deem necessary.

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

**SECTION 1. DISTRICT OFFICERS.** The following persons are elected to the offices shown:

Chairperson	_____
Vice Chairperson	_____
Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Treasurer	_____
Assistant Treasurer	_____

**SECTION 2. CONFLICTS.** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

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

**PASSED AND ADOPTED** this 16<sup>th</sup> day of February 2021.

ATTEST:

**TOWNE PARK COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/ Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

# MINUTES



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

The regular meeting of the Board of Supervisors of the Towne Park Community Development District was held Tuesday, **January 19, 2021** at 1:30 p.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Rennie Heath  
Lauren Schwenk *by Zoom*  
Brian Walsh *by Zoom*  
Jeff Shenefield  
Justin Frye  
Brad Fritz  
Jennifer Tidwell *by Zoom*

Chairman  
Vice Chairman  
Assistant Secretary (Outgoing)  
Assistant Secretary (Outgoing)  
Assistant Secretary

Also present were:

Jill Burns  
Roy Van Wyk *via Zoom*  
Clayton Smith

District Manager, GMS  
Hopping Green & Sams  
GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order and called the roll. There were three Board members present constituting a quorum, and two others joining by zoom.

**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**

**Approval of Minutes of the December 10,  
2020 Board of Supervisors Meeting**

Ms. Burns presented the minutes of the December 10, 2020 Board of Supervisors meeting and asked for a motion to approve minutes.

On MOTION by Mr. Heath, seconded by Mr. Shenefield, with all in favor, the Minutes of the December 10, 2020 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS****Consideration of Appointments to Vacant Seats****A. Consideration of Letter of Interest from Mr. Brad Fitz**

Ms. Burns stated that two seats were to be transitioning in November 2020. No one qualified for those seats at that time. Two residents submitted letters of interest to the Board, Brad Fritz and Jennifer Tidwell. The first seat is a 4 year term and a nomination was made for Brad Fritz for seat #1, replacing Brian Walsh.

On MOTION by Mr. Frye, seconded by Mr. Heath, with all in favor, Nominating Brad Fitz for Seat #1, was approved.

**B. Consideration of Letter of Interest from Mrs. Jennifer Tidwell**

Ms. Burns asked for a nomination for Seat #5, replacing Jeff Shenefield. Ms. Jennifer Tidwell was nominated.

On MOTION by Mr. Heath, seconded by Mr. Shenefield, with all in favor, Jennifer Tidwell for Seat #5, was approved.

Ms. Burns swore in Mr. Fritz as a new member of the Board. Ms. Tidwell could not be sworn in via Zoom, and could participate in today's meeting but could not vote. Ms. Burns stated that Jennifer would be sworn in at a later date.

Mr. Roy Van Wyk reviewed the Sunshine law for the new members.

**FIFTH ORDER OF BUSINESS****Public Hearing****A. Public Hearing on the Towing Enforcement**

Ms. Burns stated this public meeting had been advertised previously. The Board had discussed at a previous meeting to designate the amenity facility parking lots as not allowing over-night parking. This would adopt the new policy. Maps were provided to show the tow away zones. Some permits would be allowed by requesting a permit by the District Manager.

Ms. Burns asked for a motion to open the public hearing.

On MOTION by Mr. Heath, seconded by Mr. Frye, with all in favor, to OPEN the Public Hearing, was approved.

Ms. Burns asked for any public comments on the Towing Policy. One comment was made regarding a vehicle that had been parked for months and the tag was expiring. A call had been made to tow the vehicle. Ms. Burns replied they could not tow until this policy was approved by the Board. Mr. Smith added that signs had been posted, but it could not be enforced until the policy was passed by the Board.

Ms. Burns asked for a motion to close the Public Hearing.

On MOTION by Mr. Heath, seconded by Mr. Frye, with all in favor, to CLOSE the Public Hearing, was approved.

**i. Consideration of Resolution 2021-07 Adopting Revised Parking Policies for the District Regarding Towing Enforcement**

Ms. Burns stated that this resolution was included in the package and maps were also attached. She asked the Board for questions and hearing none, she asked for a motion.

On MOTION by Mr. Heath, seconded by Mr. Frye, with all in favor, the Resolution 2021-07 Adopting Revised Parking Policies for the District Regarding Towing Enforcement, was approved.

Ms. Burns stated that they had reached out to at least five towing companies and they were not in the required radius of the community. She asked Mr. Van Wyk about allowing the District Manager and the Chair to negotiate and sign the agreement.

On MOTION by Mr. Frye, seconded by Mr. Fritz, with all in favor, Authorizing the Chair and the District Manager to Negotiate and Sign an Agreement with the Towing Company, was approved.

Ms. Burns asked for any other suggestions about Towing Companies to use would be helpful.

**SIXTH ORDER OF BUSINESS****Consideration of Conveyance Documents  
for Phase 2B Common Areas**

Ms. Burns stated there was a special warranty deed in the agenda. Mr. Van Wyk noted this was just part of completing of the Phase 2 Project. This is an official acceptance of the lots and common areas, and it was ready for conveyance for fulltime operation and maintenance.

On MOTION by Mr. Heath, seconded by Mr. Frye, with all in favor, the Conveyance Documents for Phase 2B Common Areas, was approved.

**SEVENTH ORDER OF BUSINESS****Consideration of Resolution 2021-08  
Adopting the Amended Amenity Policies**

Ms. Burns stated that at a prior meeting fishing and the retention pond was discussed. The policy had stated there was no fishing allowed, and the Board had several requests from residents to allow fishing. This will update the policy with some added language about the ponds that will state that catch and release will be allowed.

On MOTION by Mr. Frye, seconded by Mr. Fritz, with all in favor, the Resolution 2021-08 Adopting the Amended Amenity Policies, was approved.

**EIGHTH ORDER OF BUSINESS****Consideration of Fourth Amended and  
Restated Disclosure of Public Financing**

Ms. Burns stated this document will be recorded in the public record. This is updated to reflect the most recent bond issuance. This will authorize counsel to record so that potential property owners that are looking in that assessment areas will be notified.

On MOTION by Mr. Heath, seconded by Mr. Frye, with all in favor, the Forth Amended and Restated Disclosure of Public Financing, was approved.

**NINTH ORDER OF BUSINESS****Consideration of Personnel Leasing  
Agreement**

Ms. Burns stated this agreement is between the District and Highland Sumner, LLC and it would allow the District to lease certain administrative personnel to assist the District Manager

and District Engineer with administration and processing of construction related activities. Since the Developer is already on-site, this allows their staff to facilitate the construction. This is a cost saving measure so that someone outside is not hired to do this. Mr. Van Wyk further explained the process. Mr. Heath was required to abstain from this vote.

On MOTION by Mr. Frye, seconded by Mr. Fritz, and Mr. Heath abstaining, the Personnel Leasing Agreement with Highland Sumner, was approved 2 to 1.

Ms. Burns stated that for the record Ms. Lauren Schwenk joined the meeting via Zoom at this time.

#### **TENTH ORDER OF BUSINESS**

#### **Consideration of Memorandum from Hopping, Green, & Sams Regarding E-Verify Requirements in 2021**

Mr. Van Wyk stated this requirement went into effect on January 1, 2021 and it required them to register as an entity to use the E-Verify System and include in all contracts language that requires any vendors to also use the E-Verify System. Ms. Burns has registered the Districts she represents and is asking for approval to add Towne Park to the register with Homeland Security so that the Board is in compliance with all requirements.

On MOTION by Mr. Heath, seconded by Mr. Fritz, with all in favor, the Memorandum from Hopping, Green, & Sams Regarding E-Verify Requirements in 2021 and Authorization for the District Manager to Enroll the District, was approved.

#### **ELEVENTH ORDER OF BUSINESS**

#### **Staff Reports**

##### **A. Attorney**

Mr. Van Wyk asked Ms. Burns to review the Board fees with members. This involved each Board member receiving \$200 to attend each Board meeting. Both new members will receive the \$200.

**B. Engineer**

Ms. Wertz was not in attendance.

**C. Field Manager's Report**

Mr. Smith reviewed the field manager's report for the Board. Mr. Smith discussed the completed items; annual install was reduced. Entry monument lighting has been repaired and is up and running. Amenity area repairs have been complete to include access cards and No Parking signs. He is working on conveyances of amenities, washout repair is being made, and he is seeking upcoming proposals for plants and mulching. He added that the side walk has been repaired from earlier damage. There was a question about getting an access card and Ms. Burns stated they needed to contact her office.

**D. District Manager's Report****i. Approval of the Check Register**

Ms. Burns stated that the check register was from December 2020 to January 2021 and the register totaled \$1,457,503.46. Ms. Burns explained this included the Debt Assessments as well as Operations and Maintenance Assessments. This includes a transfer from the debt portion. This is collection fees and will transfer out. Ms. Burns asked if the Board had any questions. Hearing none, she asked for a motion to approve.

On MOTION by Mr. Heath, seconded by Mr. Fritz, with all in favor, the Check Register through January, 2021 Totaling \$1,457,503.46, was approved.

**ii. Balance Sheet and Income Statement**

Ms. Burns stated that the financial statements through November were included in the agenda packets for review, adding that there was no action required.

**iii. Ratification of Requisitions****a. Ratification of Series 2018 Phase 3A Requisitions #263 & #264**

Ms. Burns stated that both requisitions had already been approved and asked for a motion to ratify. They have been funded out of the construction funds.

On MOTION by Mr. Heath, seconded by Mr. Frye, with all in favor, the Series 2018 Phase 3A Requisitions #263 & #264 were ratified.

**b. Ratification of Summary of Series 2020 Phase 3D Requisitions #1 to #7**

Ms. Burns stated these had been approved and just need to be ratified.

On MOTION by Mr. Heath, seconded by Mr. Frye, with all in favor, the Series 2020 Phase 3D Requisitions #1 to #7, were ratified.

**TWELFTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience comments**

A question was asked about the Club House and the opening. Ms. Burns explained this had been discussed as a part of the Phase 3 opening for COVID. The Board had discussed and decided not to open due to several factors. It was further explained being indoors was a factor in keeping it closed. Mr. Van Wyk added the that the insurance carrier suggested they keep it closed and they were staying within compliance with insurance. Ms. Burns added that the pool was open as well as everything else but the Clubhouse. It will continue to be monitored.

A comment came up about Highland Homes, and wanting to do grading on the fence line for homes. Clean up continues on pool deck area. There will be follow-up on that issue.

**FOURTEENTH 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.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION V



# Hopping Green & Sams

Attorneys and Counselors

January 28, 2021

Towne Park Community Development District  
c/o District Manager  
Governmental Management Services-Central Florida  
219 East Livingston Street  
Orlando, Florida 32801

Re: Towne Park Community Development District

Dear District Manager:

The fee agreement in place between our firm and the District contemplates annual adjustments to the hourly billing after an annual evaluation by our firm. The firm is respectfully submitting this notification of increase in our standard hourly rates. The District will still benefit from a reduction in hourly rates as an existing client of the firm. My hourly rate will be \$365. The hourly rate of the associate most likely to provide services to the District will range from \$265 to \$285. The rate for paralegal services will be \$160. The updated hourly rates will become effective with the February billing statement, covering January 2021 time.

As always, we will continue to implement cost-effective strategies to minimize legal expenses for the District while at the same time providing thoughtful and comprehensive services.

If you have any questions, please feel free to call. We thank you for the opportunity to be of service.

Sincerely,



Roy Van Wyk

RVW/lk

cc: Rennie Heath, Chairman

Accepted:

\_\_\_\_\_  
Chair, Board of Supervisors

Date: \_\_\_\_\_

## SECTION VI

**AGREEMENT BETWEEN THE TOWNE PARK COMMUNITY DEVELOPMENT  
DISTRICT AND BLACK SHEEP TOWING, INC.  
FOR TOWING SERVICES**

THIS AGREEMENT (“**Agreement**”) is made and entered into this 25<sup>th</sup> day of January, 2020 by and between:

**TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 219 East Livingston Street, Orlando, Florida 32801 (“**District**”); and

**BLACK SHEEP TOWING, INC.**, with a principal address of 1860 Industrial Park Road, Mulberry, Florida 33860 (“**Contractor**”).

**RECITALS**

**WHEREAS**, the District is a local unit of special-purpose government established for the purpose of financing, acquiring, constructing, operating and/or maintaining public infrastructure improvements; and

**WHEREAS**, the District has adopted that certain *Rules Relating to Overnight Parking and Parking Enforcement*, a copy of which is attached hereto as **Exhibit A**, and as may be amended from time to time by the Board of Supervisors (“**Board**”) of the District (“**Parking Policies**”); and

**WHEREAS**, in accordance with Section 715.07, *Florida Statutes*, the District desires to engage an independent contractor to provide vehicle towing/removal services within the District in accordance with the Parking Policies (“**Services**”); and

**WHEREAS**, the Contractor is qualified, capable and willing to provide such Services for the District in accordance with Section 715.07, *Florida Statutes*, and other Florida law.

**WHEREAS**, the Contractor and the District accordingly desire to enter into this Agreement to provide for the rights, duties and obligations of the parties relative to same.

**NOW, THEREFORE**, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

**SECTION 1. RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

**SECTION 2. DESCRIPTION OF WORK AND SERVICES.** The District hereby authorizes the Contractor, and its employees and agents, to perform drive-by inspections and vehicle-towing/removal Services from the District property identified in **Exhibit A**. Contractor is also authorized to perform such Services when requested to do so by the District's designated representatives, who shall be the District Manager (currently Jill Burns), or his or her designee ("**District Representatives**"). All such Services shall be performed only at the times specified in the Parking Policies. Contractor shall also provide vehicle storage relative to any such vehicles towed from District property, all in accordance with the Parking Policies, Section 715.07, *Florida Statutes*, and any other applicable Florida law.

- A. Upon execution of this Agreement, Contractor shall, at its own cost and expense, procure and install the necessary signage as required by Section 715.07, *Florida Statutes*, which signage shall be installed a minimum of twenty-four (24) hours prior to commencement of any towing/removal services by the Contractor.
- B. Upon towing/removal of a vehicle, such vehicle shall be stored by the Contractor within a ten (10)-mile radius of the point of the removal and shall provide for public access to such storage facility as set forth in Section 715.07, *Florida Statutes*.
- C. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, ordinances and regulations affecting the provision of the Services.

**SECTION 3. COMPENSATION.** The Contractor acknowledges and agrees that it is not receiving compensation from the District for the provision of the Services. Any compensation due and owing to the Contractor relative to this Agreement shall be remitted by the owner(s) of the towed/removed vehicles.

**SECTION 4. EFFECTIVE DATE; TERM.** This Agreement shall become effective on the date first written above and shall remain in effect unless terminated with written notice to the other party.

**SECTION 5. INSURANCE.**

- A. The Contractor shall, at its own expense, maintain insurance during the performance of the Services under this Agreement, with limits of liability not less than the following:

Workers Compensation	statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$3,000,000
<i>Property Damage (including contractual)</i>	\$3,000,000

Automobile Liability (if applicable)  
*Bodily Injury and Property Damage*

\$3,000,000

- B.** The District, its staff, consultants and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement prior to commencement of the Services.

**SECTION 6. CARE OF PROPERTY; SOVEREIGN IMMUNITY.**

- A.** Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor shall be solely for any damage to property, including vehicles, caused by the towing/removal and/or storage activities contemplated herein. Accordingly, Contractor, its employees, agents and subcontractors shall defend, hold harmless and indemnify the District and its supervisors, officers, staff, representatives and agents against any claims, damages, liabilities, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused, in whole or in part, by the acts or omissions of Contractor, and other persons employed or utilized by Contractor in the performance of this Agreement or the Services performed hereunder.
- B.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, paralegal fees and expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- C.** Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes* or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

**SECTION 7. RECOVERY OF COSTS AND FEES.** In the event the District is required to enforce this Agreement by court proceedings or otherwise, the District shall be entitled to recover from Contractor all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees and costs.

**SECTION 8. DEFAULT.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which includes, but is not limited to, the rights of damages, injunctive relief, and specific performance.

**SECTION 9. AMENDMENT.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

**SECTION 10. ASSIGNMENT.** Neither the District nor Contractor may assign their rights, duties or obligations under this Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

**SECTION 11. NOTICES.** All notices, requests, consents, and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by overnight courier or First Class Mail, postage prepaid, to the parties as follows:

**A. If to the District:**

Towne Park Community  
Development District  
219 East Livingston Street  
Orlando, Florida 32801  
Attn: Jill Burns

**With a copy to:**

Hopping, Green & Sams, P.A.  
119 South Monroe Street, Suite 300  
Post Office Box 6526  
Tallahassee, Florida 32314  
Attn: Roy Van Wyk

**B. If to Contractor:**

Black Sheep Towing, Inc.  
1860 Industrial Park Road  
Mulberry, Florida 33860  
Attn: \_\_\_\_\_

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

**SECTION 12. PUBLIC RECORDS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Jill Burns** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public

records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, Jburns@GMSFCFL.COM, OR 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.**

**SECTION 13. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Polk County, Florida.

**SECTION 14. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**SECTION 15. INDEPENDENT CONTRACTOR.** In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

**SECTION 16. NO THIRD-PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties

hereto and their respective representatives, successors and assigns.

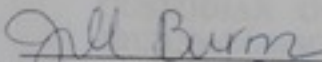
**SECTION 17. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

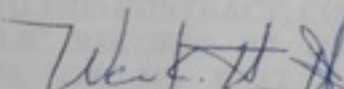
**SECTION 18. ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

**IN WITNESS WHEREOF,** the parties execute this Agreement effective as of the day and year first written above.

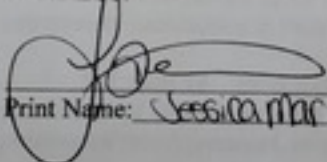
ATTEST:

**TOWNE PARK COMMUNITY  
DEVELOPMENT DISTRICT**

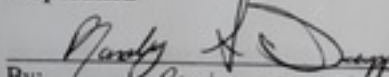
  
Print Name: Jill Burns

  
Chairperson, Board of Supervisors

WITNESS:

  
Print Name: Jessica Maria

**BLACK SHEEP TOWING, INC., a Florida  
corporation**

  
By: Randy Stepp  
Its: Manager

**Exhibit A: Parking Policies**



hereto and their respective representatives, successors and assigns.

**SECTION 17. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

**SECTION 18. ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

**IN WITNESS WHEREOF,** the parties execute this Agreement effective as of the day and year first written above.

ATTEST:

**TOWNE PARK COMMUNITY  
DEVELOPMENT DISTRICT**

  
Print Name: Jill Burns

  
Chairperson, Board of Supervisors

WITNESS:

**BLACK SHEEP TOWING, INC., a Florida  
corporation**

Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
Its: Manager

**Exhibit A: Parking Policies**

**EXHIBIT A**

**Parking Policies**

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

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In accordance with Chapter 190, *Florida Statutes*, and on January 19, 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 (the “Policy”). This Policy repeals and supersedes all prior rules and/or policies governing the same subject matter.

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**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 ("**Tow Away Zone**"), enforceable subject to the Policy set forth herein. 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 Section 5 of 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. PARKING DURING AMENITY HOURS.** Vehicles may park in the Towne Park Estates and Riverstone amenity parking areas as depicted in Exhibits A and B during the open hours of operations of such amenity facilities.
- B. 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 indicated on Exhibit B 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:
    - (1) The name, address and contact information of the owner of the vehicle to which the permit will be granted;
    - (2) The make/model and license plate of the vehicle to which the permit will apply;
    - (3) The reason and special terms (if any) for the Overnight Parking Permit; and
    - (4) 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 shall review and process 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, in his or her sole discretion. 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.
- C. **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.
- D. **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, if any, 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.

**SECTION 8. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW AWAY ZONES.** The Board in its sole discretion may amend these Rules Related to Parking and Parking Enforcement from time to time to designate new Tow Away Zones as the District acquires additional common areas. Such designations of new Tow Away Zones are subject to proper signage and notice prior to enforcement of these rules on such new Tow Away Zones.

**EXHIBIT A – *Tow Away Zone (highlighted areas)***

**EXHIBIT B - *Map of Overnight Parking Areas***

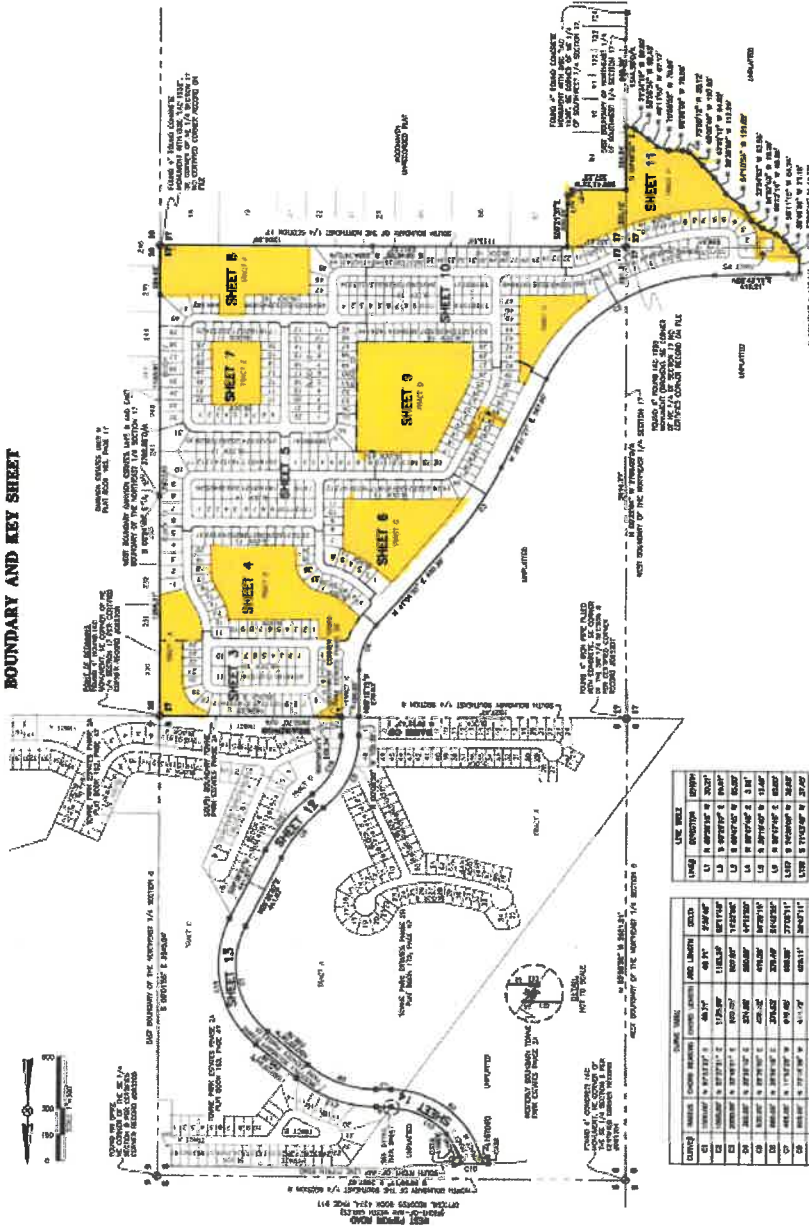
Effective date: January 19, 2021



# Tow Away Zones

## RIVERSTONE PHASE 1 A SUBDIVISION LYING WITHIN SECTIONS 8 AND 17, TOWNSHIP 29 SOUTH, RANGE 23 EAST, CITY OF LAKELAND, POLK COUNTY, FLORIDA

### BOUNDARY AND KEY SHEET



LOT	AREA (SQ. FT.)	AREA (SQ. YD.)	PERCENTAGE OF TOTAL LOT AREA
1	1,111.11	0.03	0.03
2	1,111.11	0.03	0.03
3	1,111.11	0.03	0.03
4	1,111.11	0.03	0.03
5	1,111.11	0.03	0.03
6	1,111.11	0.03	0.03
7	1,111.11	0.03	0.03
8	1,111.11	0.03	0.03
9	1,111.11	0.03	0.03
10	1,111.11	0.03	0.03
11	1,111.11	0.03	0.03
12	1,111.11	0.03	0.03
13	1,111.11	0.03	0.03
14	1,111.11	0.03	0.03
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16	1,111.11	0.03	0.03
17	1,111.11	0.03	0.03
18	1,111.11	0.03	0.03
19	1,111.11	0.03	0.03
20	1,111.11	0.03	0.03
21	1,111.11	0.03	0.03
22	1,111.11	0.03	0.03
23	1,111.11	0.03	0.03
24	1,111.11	0.03	0.03
25	1,111.11	0.03	0.03
26	1,111.11	0.03	0.03
27	1,111.11	0.03	0.03
28	1,111.11	0.03	0.03
29	1,111.11	0.03	0.03
30	1,111.11	0.03	0.03
31	1,111.11	0.03	0.03
32	1,111.11	0.03	0.03
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34	1,111.11	0.03	0.03
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36	1,111.11	0.03	0.03
37	1,111.11	0.03	0.03
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57	1,111.11	0.03	0.03
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67	1,111.11	0.03	0.03
68	1,111.11	0.03	0.03
69	1,111.11	0.03	0.03
70	1,111.11	0.03	0.03
71	1,111.11	0.03	0.03
72	1,111.11	0.03	0.03
73	1,111.11	0.03	0.03
74	1,111.11	0.03	0.03
75	1,111.11	0.03	0.03
76	1,111.11	0.03	0.03
77	1,111.11	0.03	0.03
78	1,111.11	0.03	0.03
79	1,111.11	0.03	0.03
80	1,111.11	0.03	0.03
81	1,111.11	0.03	0.03
82	1,111.11	0.03	0.03
83	1,111.11	0.03	0.03
84	1,111.11	0.03	0.03
85	1,111.11	0.03	0.03
86	1,111.11	0.03	0.03
87	1,111.11	0.03	0.03
88	1,111.11	0.03	0.03
89	1,111.11	0.03	0.03
90	1,111.11	0.03	0.03
91	1,111.11	0.03	0.03
92	1,111.11	0.03	0.03
93	1,111.11	0.03	0.03
94	1,111.11	0.03	0.03
95	1,111.11	0.03	0.03
96	1,111.11	0.03	0.03
97	1,111.11	0.03	0.03
98	1,111.11	0.03	0.03
99	1,111.11	0.03	0.03
100	1,111.11	0.03	0.03

**NOTICE**  
THE PLAT HEREIN IS A PRELIMINARY PLAT OF THE SUBDIVISION OF THE LANDS OF THE CITY OF LAKELAND, FLORIDA, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE THAN THAT FOR WHICH IT WAS PREPARED. THE CITY OF LAKELAND, FLORIDA, IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAT. THE CITY OF LAKELAND, FLORIDA, IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAT. THE CITY OF LAKELAND, FLORIDA, IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAT.

**FLOOD HAZARD WARNING**  
THIS PLAT IS A PRELIMINARY PLAT OF THE SUBDIVISION OF THE LANDS OF THE CITY OF LAKELAND, FLORIDA, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE THAN THAT FOR WHICH IT WAS PREPARED. THE CITY OF LAKELAND, FLORIDA, IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAT. THE CITY OF LAKELAND, FLORIDA, IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAT.

**HAMILTON**  
ENGINEERING & SURVEYING, INC.  
1000 N. GULF BLVD.  
SUITE 100  
LAKELAND, FLORIDA 33853  
TEL: 888-750-1000  
FAX: 888-750-1000

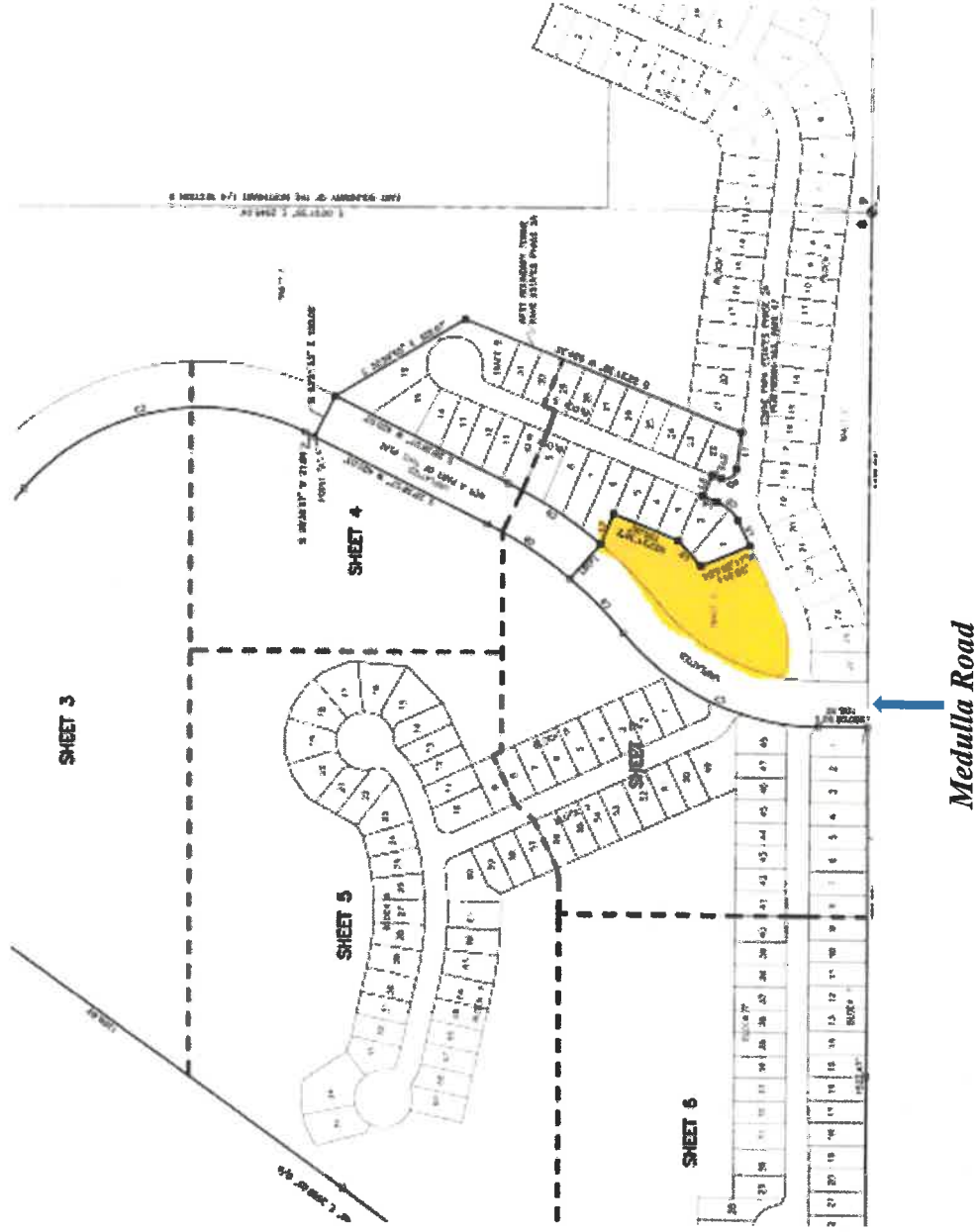




## EXHIBIT B - Map of Overnight Parking Areas

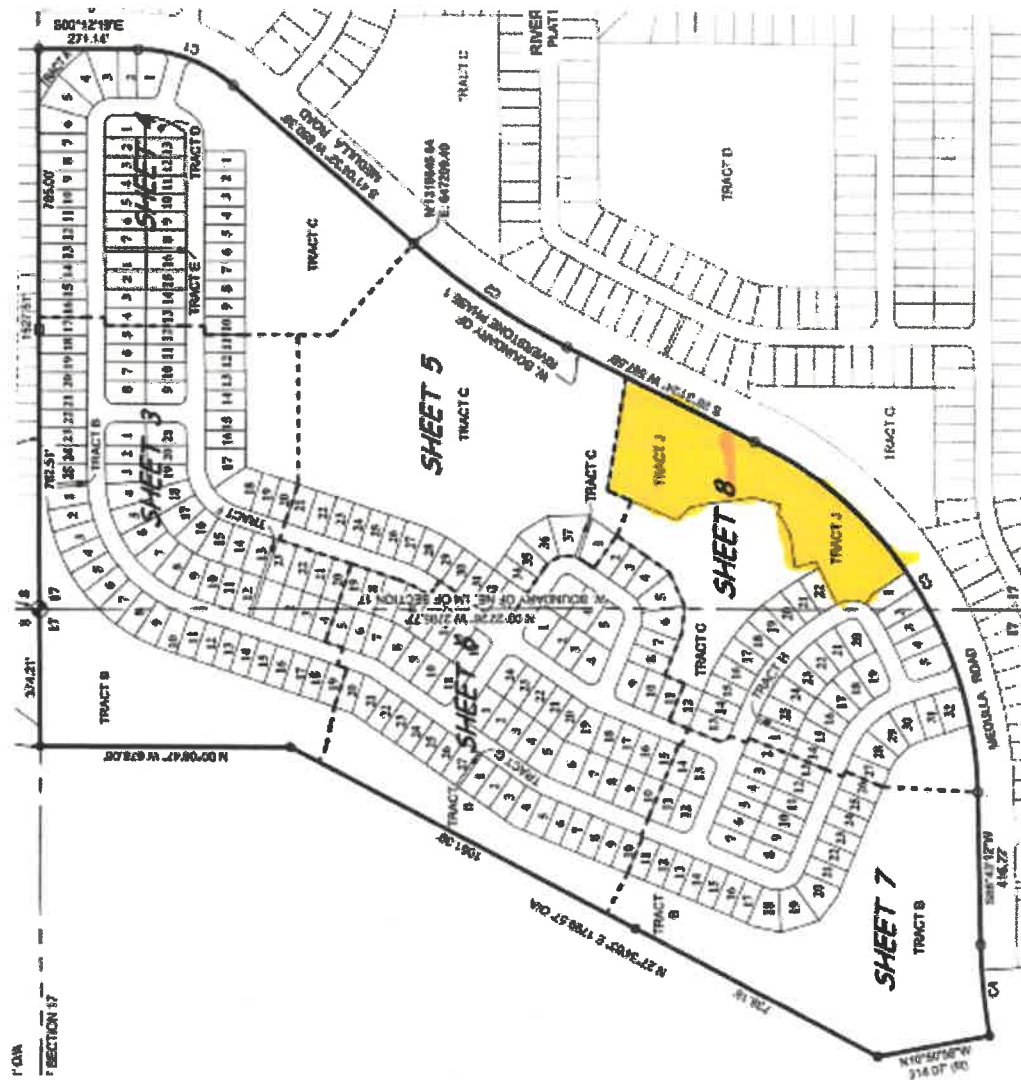
### Towne Park Estates Amenity Area

**\*WITH PRE-APPROVED PARKING PASSES ONLY\***



## Riverstone Amenity Area

**\*WITH PRE-APPROVED PARKING PASSES ONLY\***



## SECTION VII

# SECTION C



# Towne Park CDD

## Field Management Report



February 16<sup>th</sup>, 2021

Clayton Smith

Field Services Manager

GMS

# Complete

## Amenity Site Maintenance



- Carried out various amenity maintenance items.
- Installed “No Overnight Parking” sign.
- Repaired outdoor pool shower.
- Built and installed 2 new picnic benches
- Added new hook system for pool poles
- Installed new slow closer





# In Process

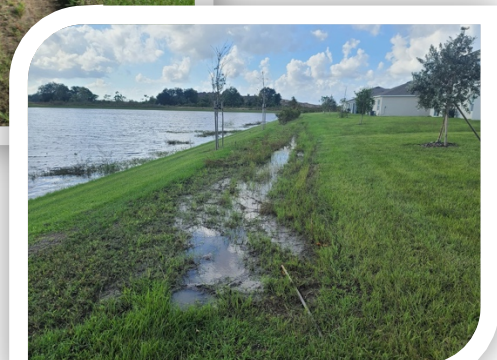
## Conveyance and Landscape Areas



- Phase 3&4 Areas require a final finish mow/brush clearing for better inspection results.
- Amenity is complete. Will need a dumpster for this amenity center.
- Assembling amenity maintenance contracts.

## 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

## 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.

## 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.



# 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](mailto:csmith@gmscfl.com). Thank you.

Respectfully,  
Clayton Smith

# SECTION 1

*Item will be  
provided under  
separate cover.*

# SECTION D

# SECTION 1

# Towne Park

## Community Development District

### Summary of Operating Checks

January 14, 2021 to January 31, 2021

Bank	Date	Check No.'s	Amount	
General Fund	1/28/21	92-98	\$	30,815.25
			\$	30,815.25
			\$	30,815.25

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
1/28/21	00013	12/17/20 92444	202012 320-53800-46300	PLANT REPLACEMENT	*	1,965.00	
		12/22/20 92485	202011 320-53800-47300	IRRIGATION REPAIRS	*	80.00	
		1/01/21 92722	202101 320-53800-46200	LANDSCAPE MAINT JAN 21	*	12,704.00	
		1/04/21 92746	202101 320-53800-47300	IRRIGATION REPAIRS	*	301.70	
FLORALAWN							15,050.70 000092
1/28/21	00014	12/13/20 8322	202012 330-53800-47000	DECEMBER CLEANING 2020	*	2,170.00	
		1/18/21 8352	202101 330-53800-47000	JANUARY CLEANING	*	1,395.00	
FUQUA SUPPLY & SERVICE							3,565.00 000093
1/28/21	00040	11/30/20 27	202011 330-53800-47500	CARD READER	*	95.43	
		12/31/20 30	202012 330-53800-47500	INSTALLED NO OVERNIGHT PA	*	524.27	
		1/01/21 25	202101 310-51300-34000	MANAGEMENT FEES JAN2021	*	2,916.67	
		1/01/21 25	202101 310-51300-35100	INFORMATION TECH JAN2021	*	100.00	
		1/01/21 25	202101 310-51300-31300	DISSEMINATION SVC JAN2021	*	458.33	
		1/01/21 25	202101 310-51300-51000	OFFICE SUPPLIES	*	2.59	
		1/01/21 25	202101 310-51300-42000	POSTAGE	*	18.45	
		1/01/21 25	202101 310-51300-42500	COPIES	*	6.00	
		1/01/21 26	202101 320-53800-12000	FIELD MGMT JAN 2021	*	1,250.00	
		1/01/21 26	202101 320-53800-49000	THE HOME DEPOT	*	16.07	
		1/08/21 29	202101 330-53800-47500	SETTING UP ONSITE ACCESS	*	1,125.00	
GOVERNMENTAL MANAGEMENT SERVICES-CF							6,512.81 000094
1/28/21	00016	12/01/20 1496	202012 330-53800-48000	POOL MAINTENANCE DEC2020	*	1,350.00	
		1/01/21 1510	202101 330-53800-48000	POOL MAINTENANCE JAN2021	*	1,350.00	
GRUNIT POOL CONTRACTORS							2,700.00 000095

TWPK TOWNE PARK CDD KCOSTA



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/28/21	00025	12/01/20 3610197D	202012 320-53800-43300		*	87.50	
		3334 MEDULLA RD PUMP					
		12/01/20 3611307D	202012 340-53800-43100		*	60.24	
		3334 MEDULLA RD REC					
				LAKELAND ELECTRIC			147.74 000096
1/28/21	00024	1/01/21 552704	202101 320-53800-46400		*	2,046.00	
				MTHLY POND MAINT JAN 2021			
				THE LAKE DOCTORS			2,046.00 000097
1/28/21	00053	1/07/21 5252	202101 330-53800-47500		*	793.00	
				UPDATE SETTING PAXTON SOF			
				VIKING SECURITY SYSTEMS			793.00 000098
						TOTAL FOR BANK A	30,815.25
						TOTAL FOR REGISTER	30,815.25

TWPK TOWNE PARK CDD KCOSTA

## SECTION 2

***Towne Park***  
***Community Development District***

***Unaudited Financial Reporting***  
***December 31, 2020***



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1	<u>Balance Sheet</u>
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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>Series 2020 - 3D Debt Service Fund</u>
10	<u>Combined Capital Projects Funds</u>
11-12	<u>Month to Month</u>
13	<u>Assessment Receipt Schedule</u>

**Towne Park**  
**Community Development District**  
**Combined Balance Sheet**  
**December 31, 2020**

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>				
<u>Cash</u>				
Suntrust	\$ 1,138,766	\$ -	\$ -	\$ 1,138,766
City National Bank	\$ 1	\$ -	\$ -	\$ 1
<u>Investments</u>				
Series 2016 - 2A				
Reserve	\$ -	\$ 111,788	\$ -	\$ 111,788
Revenue	\$ -	\$ 14,984	\$ -	\$ 14,984
Prepayment	\$ -	\$ 1,987	\$ -	\$ 1,987
Series 2018 - 2B				
Reserve	\$ -	\$ 61,894	\$ -	\$ 61,894
Revenue	\$ -	\$ 1	\$ -	\$ 1
Prepayment	\$ -	\$ 796	\$ -	\$ 796
Construction	\$ -	\$ -	\$ 69	\$ 69
Series 2018 - 3A				
Reserve	\$ -	\$ 260,738	\$ -	\$ 260,738
Revenue	\$ -	\$ 22,461	\$ -	\$ 22,461
Prepayment	\$ -	\$ 1,131	\$ -	\$ 1,131
Series 2019 - 3B				
Reserve	\$ -	\$ 167,922	\$ -	\$ 167,922
Revenue	\$ -	\$ 72,940	\$ -	\$ 72,940
Construction	\$ -	\$ -	\$ 250,352	\$ 250,352
Series 2019 - 3C				
Reserve	\$ -	\$ 322,120	\$ -	\$ 322,120
Revenue	\$ -	\$ 214,403	\$ -	\$ 214,403
Prepayment	\$ -	\$ 1,231,449	\$ -	\$ 1,231,449
Construction	\$ -	\$ -	\$ 6	\$ 6
Series 2020 - 3D				
Reserve	\$ -	\$ 400,006	\$ -	\$ 400,006
Capital Interest	\$ -	\$ 94,013	\$ -	\$ 94,013
Construction	\$ -	\$ -	\$ 6,065,789	\$ 6,065,789
Deposits	\$ 4,500	\$ -	\$ -	\$ 4,500
Due From Debt Service	\$ 891	\$ -	\$ -	\$ 891
Due From Capital Projects	\$ 6,143	\$ -	\$ -	\$ 6,143
Due From Other Funds	\$ -	\$ 5,515	\$ -	\$ 5,515
Due From Developer	\$ -	\$ -	\$ 1,264,607	\$ 1,264,607
Due from General Fund	\$ -	\$ 746,265	\$ -	\$ 746,265
<b>Total Assets</b>	<b>\$ 1,150,301</b>	<b>\$ 3,730,413</b>	<b>\$ 7,580,823</b>	<b>\$ 12,461,537</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 35,552	\$ -	\$ 1,372,655	\$ 1,408,207
Retainage Payable	\$ -	\$ -	\$ 468,693	\$ 468,693
Due To Debt Service	\$ 746,265	\$ -	\$ -	\$ 746,265
Due To Other	\$ 1,000	\$ -	\$ -	\$ 1,000
Due To General Fund	\$ -	\$ 891	\$ 6,143	\$ 7,033
<b>Total Liabilities</b>	<b>\$ 782,817</b>	<b>\$ 891</b>	<b>\$ 1,847,491</b>	<b>\$ 2,631,198</b>
<b>Fund Balances:</b>				
Unassigned	\$ 367,484	\$ -	\$ -	\$ 367,484
Assigned for Debt Service 2016 - 2A	\$ -	\$ 205,152	\$ -	\$ 205,152
Assigned for Debt Service 2018 - 2B	\$ -	\$ 157,311	\$ -	\$ 157,311
Assigned for Debt Service 2018 - 3A	\$ -	\$ 647,129	\$ -	\$ 647,129
Assigned for Debt Service 2019 - 3B	\$ -	\$ 470,519	\$ -	\$ 470,519
Assigned for Debt Service 2019 - 3C	\$ -	\$ 1,755,392	\$ -	\$ 1,755,392
Assigned for Debt Service 2019 - 3C	\$ -	\$ 494,019	\$ -	\$ 494,019
Assigned for Capital Projects	\$ -	\$ -	\$ 5,733,332	\$ 5,733,332
<b>Total Fund Balances</b>	<b>\$ 367,484</b>	<b>\$ 3,729,523</b>	<b>\$ 5,733,332</b>	<b>\$ 9,830,339</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 1,150,301</b>	<b>\$ 3,730,413</b>	<b>\$ 7,580,823</b>	<b>\$ 12,461,537</b>

**Towne Park**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2020**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/20	Thru 12/31/20	Variance
<b>Revenues</b>				
Maintenance Assessments	\$ 460,900	\$ 317,698	\$ 317,698	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 60,528	\$ 60,528
Other Funding Sources	\$ 71,190	\$ -	\$ -	\$ -
Interest Income	\$ 300	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 532,390</b>	<b>\$ 317,698</b>	<b>\$ 378,226</b>	<b>\$ 60,528</b>

**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ 12,000	\$ 3,000	\$ 2,600	\$ 400
Engineering Fees	\$ 10,000	\$ 2,500	\$ 668	\$ 1,832
Legal Services	\$ 40,000	\$ 10,000	\$ 6,251	\$ 3,749
Arbitrage	\$ 3,600	\$ -	\$ -	\$ -
Management Fees	\$ 35,000	\$ 8,750	\$ 8,750	\$ (0)
Information Technology	\$ 2,700	\$ 675	\$ 600	\$ 75
Dissemination	\$ 5,500	\$ 5,500	\$ 5,500	\$ -
Trustee Fee	\$ 20,000	\$ 12,246	\$ 12,246	\$ -
Assessment Roll Services	\$ 20,000	\$ 20,000	\$ 20,000	\$ -
Reamortization Schedules	\$ 625	\$ -	\$ -	\$ -
Auditing Services	\$ 8,000	\$ -	\$ -	\$ -
Telephone	\$ 200	\$ 50	\$ -	\$ 50
Postage	\$ 500	\$ 125	\$ 126	\$ (1)
Insurance	\$ 5,707	\$ 5,707	\$ 5,707	\$ -
Printing and Binding	\$ 1,000	\$ 250	\$ 22	\$ 228
Legal Advertising	\$ 7,000	\$ 1,750	\$ 1,567	\$ 183
Miscellaneous Contingency	\$ 5,000	\$ 1,250	\$ 408	\$ 842
Office Supplies	\$ 200	\$ 50	\$ 11	\$ 39
Property Appraiser	\$ 16,166	\$ 16,166	\$ 16,166	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 193,373</b>	<b>\$ 88,194</b>	<b>\$ 80,796</b>	<b>\$ 7,398</b>

**Operations and Maintenance Expenses**

**Maintenance:**

Field Management	\$ 15,000	\$ 3,750	\$ 3,750	\$ -
Property Insurance	\$ 20,000	\$ 20,000	\$ 13,345	\$ 6,655
Landscape Maintenance	\$ 180,000	\$ 45,000	\$ 38,112	\$ 6,888
Landscape Replacement	\$ 5,000	\$ 1,250	\$ 2,715	\$ (1,465)
Irrigation Repairs	\$ 5,000	\$ 1,250	\$ 2,279	\$ (1,029)
Electric	\$ 5,400	\$ 1,350	\$ 1,216	\$ 134
Water	\$ 8,000	\$ 2,000	\$ 107	\$ 1,893
Pond Maintenance	\$ 25,000	\$ 6,250	\$ 8,531	\$ (2,281)
Hurricane Cleanup	\$ 5,000	\$ 1,250	\$ -	\$ 1,250
Miscellaneous Contingency	\$ 1,000	\$ 250	\$ -	\$ 250
<b>Total Maintenance</b>	<b>\$ 269,400</b>	<b>\$ 82,350</b>	<b>\$ 70,054</b>	<b>\$ 12,296</b>

**Towne Park**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2020**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/20	Thru 12/31/20	Variance
<b><i>Amenities</i></b>				
Pool & Clubhouse #1:				
Electric	\$ 10,000	\$ 2,500	\$ 1,541	\$ 959
Water	\$ 5,000	\$ 1,250	\$ 678	\$ 572
Pool Maintenance & Repairs	\$ 18,200	\$ 4,550	\$ 7,700	\$ (3,150)
Janitorial Expenses	\$ 27,350	\$ 6,838	\$ 6,440	\$ 398
Pest Control	\$ 3,300	\$ 825	\$ -	\$ 825
Internet/Phone	\$ 1,300	\$ 325	\$ 421	\$ (96)
Playground Lease	\$ -	\$ -	\$ 5,258	\$ (5,258)
Facility Repair & Maintenance	\$ 5,000	\$ 1,250	\$ 2,136	\$ (886)
<b><i>Subtotal Pool &amp; Clubhouse #1</i></b>	<b>\$ 70,150</b>	<b>\$ 17,538</b>	<b>\$ 24,175</b>	<b>\$ (6,637)</b>
Pool & Clubhouse #2:				
Electric	\$ 5,000	\$ 1,250	\$ -	\$ 1,250
Water	\$ 2,500	\$ 625	\$ -	\$ 625
Pool Maintenance & Repairs	\$ 9,100	\$ 2,275	\$ -	\$ 2,275
Janitorial Expenses	\$ 13,675	\$ 3,419	\$ -	\$ 3,419
Pest Control	\$ 1,650	\$ 413	\$ -	\$ 413
Internet/Phone	\$ 650	\$ 163	\$ -	\$ 163
Facility Repair & Maintenance	\$ 2,500	\$ 625	\$ -	\$ 625
<b><i>Subtotal Pool &amp; Clubhouse #2</i></b>	<b>\$ 35,075</b>	<b>\$ 8,769</b>	<b>\$ -</b>	<b>\$ 8,769</b>
<b><i>Total Amenities</i></b>	<b>\$ 105,225</b>	<b>\$ 26,306</b>	<b>\$ 24,175</b>	<b>\$ 2,132</b>
<b>Total Operations and Maintenance Expenses</b>	<b>\$ 374,625</b>	<b>\$ 108,656</b>	<b>\$ 94,229</b>	<b>\$ 14,428</b>
<b>Total Expenditures</b>	<b>\$ 567,998</b>	<b>\$ 196,850</b>	<b>\$ 175,025</b>	<b>\$ 21,825</b>
<b><i>Other Financing Sources/(Uses)</i></b>				
Transfer Out - Capital Reserve	\$ (500)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ (500)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (36,108)</b>		<b>\$ 203,201</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 36,108</b>		<b>\$ 164,283</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 367,484</b>	

**Towne Park**  
**Community Development District**  
**Debt Service Fund - Series 2016 - 2A**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2020**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/20	Thru 12/31/20	Variance
<b>Revenues</b>				
Special Assessments	\$ 173,625	\$ 81,121	\$ 81,121	\$ -
Interest	\$ -	\$ -	\$ 2	\$ 2
<b>Total Revenues</b>	<b>\$ 173,625</b>	<b>\$ 81,121</b>	<b>\$ 81,123</b>	<b>\$ 2</b>
<b>Expenditures:</b>				
Interest 11/01/2020	\$ 41,625	\$ 41,769	\$ 41,769	\$ -
Principal 11/01/2020	\$ 25,000	\$ 25,000	\$ 25,000	\$ -
Interest 05/01/2021	\$ 41,000	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 107,625</b>	<b>\$ 66,769</b>	<b>\$ 66,769</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 66,000</b>		<b>\$ 14,355</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 190,798</b>	
<b>Fund Balance - Ending</b>	<b>\$ 66,000</b>		<b>\$ 205,152</b>	



**Towne Park**  
**Community Development District**  
**Debt Service Fund - Series 2018 - 2B**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2020**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/20	Thru 12/31/20	Variance
<b>Revenues</b>				
Special Assessments	\$ 247,156	\$ 94,620	\$ 94,620	\$ -
Interest	\$ -	\$ -	\$ 2	\$ 2
<b>Total Revenues</b>	<b>\$ 247,156</b>	<b>\$ 94,620</b>	<b>\$ 94,621</b>	<b>\$ 2</b>
<b>Expenditures:</b>				
Interest 11/01/2020	\$ 69,319	\$ 69,319	\$ 47,281	\$ 22,037
Special Call 11/01/2020	\$ -	\$ -	\$ 30,000	\$ (30,000)
Interest 05/01/2021	\$ 69,319	\$ -	\$ -	\$ -
Principal 05/01/2021	\$ 40,000	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 178,638</b>	<b>\$ 69,319</b>	<b>\$ 77,281</b>	<b>\$ (7,963)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 68,519</b>		<b>\$ 17,340</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 139,971</b>	
<b>Fund Balance - Ending</b>	<b>\$ 68,519</b>		<b>\$ 157,311</b>	

**Towne Park**  
**Community Development District**  
**Debt Service Fund - Series 2018 - 3A**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2020**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/20	Thru 12/31/20	Variance
<b>Revenues</b>				
Special Assessments	\$ 797,778	\$ 385,254	\$ 385,254	\$ -
Interest	\$ -	\$ -	\$ 7	\$ 7
<b>Total Revenues</b>	<b>\$ 797,778</b>	<b>\$ 385,254</b>	<b>\$ 385,261</b>	<b>\$ 7</b>
<b>Expenditures:</b>				
Interest 11/01/2020	\$ 223,459	\$ 223,459	\$ 202,281	\$ 21,178
Special Call 11/01/2020	\$ -	\$ -	\$ 105,000	\$ (105,000)
Interest 05/01/2021	\$ 223,459	\$ -	\$ -	\$ -
Principal 05/01/2021	\$ 130,000	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 576,919</b>	<b>\$ 223,459</b>	<b>\$ 307,281</b>	<b>\$ (83,822)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 220,859</b>		<b>\$ 77,980</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 569,149</b>	
<b>Fund Balance - Ending</b>	<b>\$ 220,859</b>		<b>\$ 647,129</b>	

**Towne Park**  
**Community Development District**  
**Debt Service Fund - Series 2019 - 3B**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2020**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/20	Thru 12/31/20	Variance
<b>Revenues</b>				
Special Assessments	\$ 454,791	\$ 243,872	\$ 243,872	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 15,224	\$ 15,224
Interest	\$ -	\$ -	\$ 6	\$ 6
<b>Total Revenues</b>	<b>\$ 454,791</b>	<b>\$ 243,872</b>	<b>\$ 259,101</b>	<b>\$ 15,229</b>
<b>Expenditures:</b>				
Interest 11/01/2020	\$ 120,484	\$ 120,484	\$ 120,484	\$ -
Interest 05/01/2021	\$ 120,484	\$ -	\$ -	\$ -
Principal 05/01/2021	\$ 95,000	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 335,969</b>	<b>\$ 120,484</b>	<b>\$ 120,484</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer in/Out	\$ -	\$ -	\$ (167,922)	\$ 167,922
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (167,922)</b>	<b>\$ 167,922</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 118,822</b>		<b>\$ (29,305)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 499,824</b>	
<b>Fund Balance - Ending</b>	<b>\$ 118,822</b>		<b>\$ 470,519</b>	

**Towne Park**  
**Community Development District**  
**Debt Service Fund - Series 2019 - 3C**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2020**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/20	Thru 12/31/20	Variance
<b>Revenues</b>				
Special Assessments	\$ 435,197	\$ -	\$ -	\$ -
Assessments - Prepayments	\$ -	\$ -	\$ 1,231,447	\$ 1,231,447
Assessments - Lot Closing	\$ -	\$ -	\$ 201,818	\$ 201,818
Interest	\$ -	\$ -	\$ 7	\$ 7
<b>Total Revenues</b>	<b>\$ 435,197</b>	<b>\$ -</b>	<b>\$ 1,433,272</b>	<b>\$ 1,433,272</b>
<b>Expenditures:</b>				
Interest 11/01/2020	\$ 115,609	\$ 115,609	\$ 115,609	\$ -
Interest 05/01/2021	\$ 115,609	\$ -	\$ -	\$ -
Principal 05/01/2021	\$ 90,000	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 321,219</b>	<b>\$ 115,609</b>	<b>\$ 115,609</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 113,978</b>		<b>\$ 1,317,663</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 437,729</b>	
<b>Fund Balance - Ending</b>	<b>\$ 113,978</b>		<b>\$ 1,755,392</b>	

**Towne Park**  
**Community Development District**  
**Debt Service Fund - Series 2020 - 3D**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2020**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/20	Thru 12/31/20	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Bonds Proceeds	\$ -	\$ -	\$ 494,019	\$ (494,019)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 494,019</b>	<b>\$ (494,019)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 494,019</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 494,019</b>	

**Towne Park**  
**Community Development District**  
**Capital Projects Funds**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2020**

	Series		Series		Series		Series		Series		Series		Total
	2016 - 2A		2018 - 2B		2018 - 3A		2019 - 3B		2019 - 3C		2020 - 3D		
<b>Revenues</b>													
Developer Contributions	\$	-	\$	-	\$	285,732	\$	-	\$	185,304	\$	-	\$ 471,036
Interest	\$	-	\$	-	\$	1	\$	3	\$	-	\$	-	\$ 3
<b>Total Revenues</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>285,733</b>	<b>\$</b>	<b>3</b>	<b>\$</b>	<b>185,304</b>	<b>\$</b>	<b>-</b>	<b>\$ 471,039</b>
<b>Expenditures:</b>													
Capital Outlay	\$	-	\$	-	\$	60,924	\$	15,905	\$	61,004	\$	266,278	\$ 404,110
Capital Outlay - COI	\$	-	\$	-	\$	-	\$	-	\$	-	\$	319,025	\$ 319,025
<b>Total Expenditures</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>60,924</b>	<b>\$</b>	<b>15,905</b>	<b>\$</b>	<b>61,004</b>	<b>\$</b>	<b>585,303</b>	<b>\$ 723,135</b>
<b>Other Financing Sources/(Uses)</b>													
Transfer In/Out	\$	-	\$	-	\$	-	\$	167,922	\$	-	\$	-	\$ 167,922
Bond Proceeds	\$	-	\$	-	\$	-	\$	-	\$	-	\$	6,595,981	\$ 6,595,981
Premium on Sale of Bonds	\$	-	\$	-	\$	-	\$	-	\$	-	\$	55,111	\$ 55,111
<b>Total Other Financing Sources (Uses)</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>167,922</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>6,651,091</b>	<b>\$ 6,819,013</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>224,809</b>	<b>\$</b>	<b>152,020</b>	<b>\$</b>	<b>124,300</b>	<b>\$</b>	<b>6,065,789</b>	<b>\$ 6,566,917</b>
<b>Fund Balance - Beginning</b>	<b>\$</b>	<b>0</b>	<b>\$</b>	<b>69</b>	<b>\$</b>	<b>(224,809)</b>	<b>\$</b>	<b>98,333</b>	<b>\$</b>	<b>(707,178)</b>	<b>\$</b>	<b>-</b>	<b>\$ (833,585)</b>
<b>Fund Balance - Ending</b>	<b>\$</b>	<b>0</b>	<b>\$</b>	<b>69</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>250,352</b>	<b>\$</b>	<b>(582,878)</b>	<b>\$</b>	<b>6,065,789</b>	<b>\$ 5,733,332</b>

**Towne Park**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Revenues</b>													
Maintenance Assessments	\$ 37,542	\$ 6,988	\$ 273,168	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	317,698
Assessments - Lot Closings	\$ -	\$ 5,077	\$ 55,451	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	60,528
Other Funding Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Revenues</b>	<b>\$ 37,542</b>	<b>\$ 12,065</b>	<b>\$ 328,619</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>378,226</b>

**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ 600	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,600
Engineering Fees	\$ 668	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	668
Legal Services	\$ 2,046	\$ 4,205	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,251
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,750
Information Technology	\$ 100	\$ 100	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	600
Dissemination	\$ 5,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,500
Trustee Fee	\$ 12,246	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12,246
Assessment Roll Services	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	20,000
Reamortization Schedules	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Auditing Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage	\$ 6	\$ 62	\$ 58	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	126
Insurance	\$ 5,707	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,707
Printing and Binding	\$ 3	\$ -	\$ 19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	22
Legal Advertising	\$ 1,567	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,567
Miscellaneous Contingency	\$ 180	\$ 65	\$ 163	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	408
Office Supplies	\$ 3	\$ 3	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11
Property Appraiser	\$ 16,166	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	16,166
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
<b>Total General &amp; Administrative:</b>	<b>\$ 67,883</b>	<b>\$ 8,352</b>	<b>\$ 4,562</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>80,796</b>

**Operations and Maintenance Expenses**

**Maintenance:**

Field Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,750
Property Insurance	\$ 13,345	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,345
Landscape Maintenance	\$ 12,704	\$ 12,704	\$ 12,704	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	38,112
Landscape Replacement	\$ -	\$ 750	\$ 1,965	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,715
Irrigation Repairs	\$ 892	\$ 1,387	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,279
Electric	\$ 424	\$ 631	\$ 160	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,216
Water	\$ 54	\$ 53	\$ (0)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	107
Pond Maintenance	\$ 4,439	\$ 2,046	\$ 2,046	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,531
Hurricane Cleanup	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Miscellaneous Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Maintenance</b>	<b>\$ 33,107</b>	<b>\$ 18,822</b>	<b>\$ 18,125</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>70,054</b>

**Towne Park**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b><u>Amenities</u></b>													
<b><u>Pool &amp; Clubhouse #1:</u></b>													
Electric	\$ 601	\$ 460	\$ 480	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,541
Water	\$ 284	\$ 160	\$ 235	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	678
Pool Maintenance & Repairs	\$ 3,200	\$ 3,150	\$ 1,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,700
Janitorial Expenses	\$ 2,170	\$ 2,100	\$ 2,170	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,440
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Internet/Phone	\$ 210	\$ 107	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	421
Playground Lease	\$ -	\$ 3,570	\$ 1,688	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,258
Facility Repair & Maintenance	\$ 1,517	\$ 95	\$ 524	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,136
<b>Subtotal Pool &amp; Clubhouse #1</b>	<b>\$ 7,981</b>	<b>\$ 9,642</b>	<b>\$ 6,552</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>24,175</b>
<b><u>Pool &amp; Clubhouse #2:</u></b>													
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pool Maintenance & Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Janitorial Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Internet/Phone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Facility Repair & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Subtotal Pool &amp; Clubhouse #2</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Total Amenities</b>	<b>\$ 7,981</b>	<b>\$ 9,642</b>	<b>\$ 6,552</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>24,175</b>
<b>Total Operations and Maintenance Expenses</b>	<b>\$ 41,088</b>	<b>\$ 28,464</b>	<b>\$ 24,677</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>94,229</b>
<b>Total Expenditures</b>	<b>\$ 108,971</b>	<b>\$ 36,816</b>	<b>\$ 29,238</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>175,025</b>
<b><u>Other Financing Sources/(Uses)</u></b>													
Transfer Out - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (71,428)</b>	<b>\$ (24,751)</b>	<b>\$ 299,381</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>203,201</b>



**Towne Park**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2021**

Gross Assessments	\$	414,851.32	\$	120,123.21	\$	140,111.40	\$	570,478.85	\$	361,122.32	\$	1,606,687.10
Net Assessments	\$	385,811.73	\$	111,714.59	\$	130,303.60	\$	530,545.33	\$	335,843.76	\$	1,494,219.00

**ON ROLL ASSESSMENTS**

							25.82%	7.48%	8.72%	35.51%	22.48%	100.00%
							2016 2-A Debt	Series 2018 2-B	Series 2018 3-A	Series 2019 3-B		
Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	Service	Service	Service	Service	Total
11/23/20	ACH	\$30,081.56	(\$577.57)	(\$1,203.28)	\$0.00	\$28,300.71	\$7,307.33	\$2,115.88	\$2,467.97	\$10,048.60	\$6,360.93	\$28,300.71
12/01/20	ACH	\$17,409.80	(\$334.27)	(\$696.39)	\$0.00	\$16,379.14	\$4,229.14	\$1,224.58	\$1,428.35	\$5,815.66	\$3,681.41	\$16,379.14
12/11/20	ACH	\$36,479.87	(\$700.41)	(\$1,459.28)	\$0.00	\$34,320.18	\$8,861.57	\$2,565.93	\$2,992.90	\$12,185.91	\$7,713.87	\$34,320.18
12/18/21	ACH	\$1,069,328.03	(\$20,531.08)	(\$42,774.18)	\$0.00	\$1,006,022.77	\$259,758.03	\$75,214.83	\$87,730.37	\$357,203.78	\$226,115.76	\$1,006,022.77
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>							<b>\$ 280,156.07</b>	<b>\$ 81,121.22</b>	<b>\$ 94,619.59</b>	<b>\$ 385,253.95</b>	<b>\$ 243,871.97</b>	<b>\$ 1,085,022.80</b>

73%	Net Percent Collected
\$ 409,196.20	Balance Remaining to Collect

**DIRECT BILL ASSESSMENTS**

**\$746,264.74**

Winter Haven Management Services, LLC					\$394,671.98	\$75,084.47	\$319,587.51
2021-01							
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	Series 2019 3-C Debt	
10/26/20	12/1/20	12398, 1239	\$197,335.99	\$37,542.24	\$37,542.24		
	2/1/21		\$98,668.00	\$0.00			
	5/1/21		\$98,668.00	\$0.00			
			<b>\$394,671.99</b>	<b>\$37,542.24</b>	<b>\$37,542.24</b>	<b>\$0.00</b>	

Highland Sumner, LLC					
2021-02					
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Series 2020 Debt
	10/1/21		\$130,171.88	\$0.00	\$0.00
			<b>\$130,171.88</b>	<b>\$0.00</b>	<b>\$0.00</b>

## SECTION 3

## SECTION (a)

## 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.

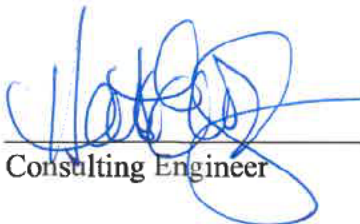
**TOWNE PARK  
COMMUNITY DEVELOPMENT DISTRICT**

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

## 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: **99**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to applicable Acquisition Agreement: **Raysor Transportation Consulting**
- (D) Amount Payable: **\$26,896.76**
- (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 4-266110, 2-266110, 3-266110**
- (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

## 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: **100**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to applicable Acquisition Agreement: **Lakeland Electric**
- (D) Amount Payable: **\$45,314.00**
- (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 #24939577 – Upgraded Lighting**
- (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: 1-18-21

**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.

# 100  
Lakeland Electric  
\$ 45,314.00

  
Consulting Engineer

SECTION (b)

Requisition	Payee/Vendor	Amount
8	Highland Sumner	\$ 3,000.00
9	County Materials	\$ 53,719.44
10	Mack Industries	\$ 26,103.00
11	City of Lakeland	\$ 1,867.35
12	County Materials	\$ 8,543.88
13	Mack Industries	\$ 13,538.00
14	City of Lakeland	\$ 4,499.43
15	Absolute Engineering, Inc.	\$ 9,208.29
16	GeoPoint Surveying, Inc.	\$ 1,250.00
17	Absolute Engineering, Inc.	\$ 3,000.00
18	Absolute Engineering, Inc.	\$ 53,719.44
19	City of Lakeland	\$ 26,103.00
20	Highland Sumner	\$ 1,867.35
21	County Materials	\$ 27,656.88
22	Greenberg Traurig	\$ 824.00
23	QGS Development, Inc.	\$ 1,159,628.92
24	Fitzgerald's Water	\$ 23,337.00
25	City of Lakeland	\$ 2,773.13
26	County Materials	\$ 64,442.72
27	Mack industries	\$ 67,307.00
28	City of Lakeland	\$ 2,501.53
29	Highland Sumner	\$ 6,000.00
30	Hopping, Green & Sams	\$ 1,137.40
31	Hopping, Green & Sams	\$ 4,444.07
32	Absolute Engineering, Inc.	\$ 21,625.72
	TOTAL	\$ 1,588,097.55