

*Towne Park
Community Development District*

Agenda

April 20, 2021

AGENDA

Towne Park

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

April 13, 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, April 20, 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 prior to the beginning of the meeting)
3. Approval of Minutes of the February 16, 2021 Board of Supervisors Meeting
4. Consideration of Resolution 2021-10 Approving the Proposed Fiscal Year 2022 Budget (Suggested Date: July 20, 2021), Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2022 Budget and the Imposition of Operations & Maintenance Assessments
5. Discussion Regarding Fencing in New Community Playground (*requested by Supervisor Tidwell*)

6. Staff Reports

A. Attorney

B. Engineer

C. Field Manager's Report

i. Consideration of Landscaping Proposals from Floralawn

a) Proposal for Current Area Plus Amenity and Small Section
(with Option for Increased Fertilization Program)

b) Proposal to Add Phases 3 and 4

c) Proposal for Amenity Parking Lot Perimeter Enhancement

d) Proposal for Clubhouse Parking Lot Enhancement

ii. Consideration of Proposal from Floralawn for Grading Work
Regarding the Wash Out on White Ibis Road

D. District Manager's Report

i. Approval of Check Register

ii. Balance Sheet & Income Statement

iii. Discussion Regarding Potential Re-Opening of Clubhouse

iv. Ratification of Requisitions

a) Ratification of Series 2019 Phase 3B Requisition #101

b) Ratification of Summary of Series 2020 Phase 3D Requisitions
#33 to #58

7. Other Business

8. Supervisors Requests and Audience Comments

9. Adjournment

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, **February 16, 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	Chairman
Justin Frye	Assistant Secretary
Brad Fritz	Assistant Secretary
Jennifer Tidwell	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Roy Van Wyk	Hopping Green & Sams
Clayton Smith	GMS

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

Organizational Matters

A. Swearing in of Newly Appointed Supervisor Jenny Tidwell

B. Consideration of Resolution 2021-09 Electing Officers

Ms. Burns stated that Ms. Tidwell was sworn in prior to the meeting and moved to the new item which was Resolution 2021-09 was electing officers. The Board nominated and elected Rennie Heath as Chairman and Lauren Schwenk as Vice Chairman, all other existing Board

members remained the same as stated on the record. George Flint was appointed Treasurer and Katie Costa was appointed Assistant Treasurer. Ms. Burns asked for a motion to approve Resolution 2021-09 electing officers.

On MOTION by Mr. Heath, seconded by Mr. Fritz, with all in favor, Resolution 2021-09 Electing Officers, was approved as stated above.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the January 19, 2021 Board of Supervisors Meeting

Ms. Burns presented the minutes of the January 19, 2021 Board of Supervisors meeting and asked for a motion to approve minutes.

On MOTION by Mr. Heath, seconded by Mr. Frye, with all in favor, the Minutes of the January 19, 2021 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Fee Increase Letter for District Counsel Services from Hopping, Green & Sams

Ms. Burns presented the fee increase letter for District Counsel services from Hopping Green & Sams. Mr. Van Wyk gave a brief explanation of their annual increase in fees, stating the letter advises the Board of the fee adjustment, and they would try to keep costs down as much as possible. Ms. Burns asked for a motion to approve the fee increase letter provided by Hopping, Green & Sams.

On MOTION by Mr. Heath, seconded by Mr. Frye, with all in favor, Accepting the Fee Increase Letter from District Counsel, Hopping Green & Sams was approved.

SIXTH ORDER OF BUSINESS

Ratification of Towing Services Agreement with Black Sheep Towing, Inc.

Ms. Burns presented the towing services agreement with Black Sheep Towing, Inc. stating at the last meeting the Board adopted a parking and towing policy for both of the amenity facilities which would not allow overnight parking. Ms. Burns stated signs will be posted and all residents

have been notified via the neighborhood Facebook page, towing services would begin on February 22, 2021. Ms. Burns then asked for a motion to ratify the Black Sheep Towing agreement.

On MOTION by Mr. Heath, seconded by Mr. Fritz, with all in favor, the Towing Services Agreement with Black Sheep Towing, Inc. was ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk made a few comments on the recent legislative session relating to any new bills or updates associated with Special District. Mr. Van Wyk stated he would be sending out a copy of the newsletter to the District to bring back to the Board. Mr. Van Wyk also commented on the conflict of interest form, stating they were working with the Commission on Ethics to make sure people who are involved with Special Districts have no issues.

B. Engineer

Ms. Wertz was not in attendance.

C. Field Manager's Report

i. Consideration of Maintenance Proposals for New Amenity Facility

Mr. Smith reviewed the field manager's report for the Board and discussed the completed items stating that one tow away sign was already posted for the current amenity, and a second one would be installed as well. Mr. Smith stated he received a quote for maintenance of the new amenity area from Floralawn for enhancements, but felt the amount was too high and would be meeting with them to discuss that. Mr. Heath asked if everything had been deeded over to the District for Phases 3 & 4 stating the landscape maintenance in those phases was terrible. Mr. Smith stated that portion of the property was not currently contracted with Floralawn, but he would work with Mr. Frye to get that area cleaned up. Ms. Burns stated after reallocating some lines items to the amended budget these maintenance expenses for the 2nd amenity facility will be covered. Ms. Burns then asked for a motion to accept the contract addendums with Fuqua Supply & Service, Grunit Pool Contractors and Floralawn for the 2nd amenity facility.

On MOTION by Mr. Heath, seconded by Mr. Frye, with all in favor, accepting the contract addendums to Fuqua Supply & Service, Grunit

Pool Contractors, and Floralawn for the 2nd amenity facility were approved.

Ms. Burns then asked for a motion to add Phases 3 and 4 to the landscaping contract for landscape maintenance with Mr. Smith working with Mr. Frye to clean up the designated areas as discussed.

On MOTION by Mr. Heath, seconded by Mr. Frye, with all in favor, authorizing staff to add Phases 3 and 4 to the landscaping contract was approved.

D. District Manager's Report

i. Approval of the Check Register

Ms. Burns stated that the check register was from January 14 to January 31, 2021 and the register totaled \$30,815.25. 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. Frye, with all in favor, the Check Register through from January 14 through January 31, 2021 Totaling \$30,815.25, was approved.

ii. Balance Sheet and Income Statement

Ms. Burns stated that the financial statements through December 31st were included in the agenda packets for review, adding that there was no action required.

iii. Ratification of Requisitions

a. Ratification of Series 2019 Phase 3B Requisitions #98 #99 and #100

Ms. Burns stated that the requisitions had already been approved and asked for a motion to ratify.

On MOTION by Mr. Heath, seconded by Mr. Frye, with all in favor, the Series 2019 Phase 3B Requisitions #98, #99 & #100 were ratified.

b. Ratification of Summary of Series 2020 Phase 3D Requisitions #8 to #32

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

On MOTION by Mr. Heath, seconded by Mr. Frye, with all in favor,
the Series 2020 Phase 3D Requisitions #8 to #32, were ratified.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

**Supervisors Requests and
Audience comments**

There being none, the next item followed.

TENTH 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

SECTION IV

RESOLUTION 2021-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2021/2022; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Towne Park Community Development District ("**District**") prior to June 15, 2021, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**"); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, "**Services**") set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes ("**Assessments**"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2021/2022 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the "**District's Office**," c/o Governmental Management Services Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also

on file and available for public inspection at the District's Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2021, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: _____, 2021
HOUR: _____
LOCATION: _____

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Lakeland and Polk County at least 60 days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3, and shall remain on the website for at least 45 days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Polk County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 20TH DAY OF APRIL, 2021.

ATTEST:

**TOWNE PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Towne Park
Community Development District

Proposed Budget
FY2022



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Towne Park
Community Development District
Proposed Budget
General Fund

	Amended Budget FY 2021	Actual Thru 2/28/21	Projected Next 7 Months	Total Projected 9/30/21	Proposed Budget FY 2022
Revenues					
Assessments	\$ 460,900	\$ 341,870	\$ 119,030	\$ 460,900	\$ 802,827
Assessments - Lot Closings	\$ -	\$ 60,528	\$ -	\$ 60,528	\$ -
Developer Contributions/Additional Assessments	\$ 71,190	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ 2,400
Interest Income	\$ 300	\$ -	\$ -	\$ -	\$ -
Carry Forward Surplus	\$ 36,108	\$ 164,283	\$ -	\$ 164,283	\$ -
Total Revenues	\$ 568,498	\$ 566,681	\$ 119,030	\$ 685,711	\$ 805,227
Expenditures					
<i>Administrative:</i>					
Supervisor Fees	\$ 12,000	\$ 4,600	\$ 7,000	\$ 11,600	\$ 12,000
Engineering Fees	\$ 10,000	\$ 668	\$ 5,833	\$ 6,501	\$ 10,000
Attorney	\$ 40,000	\$ 17,652	\$ 23,333	\$ 40,985	\$ 50,000
Annual Audit	\$ 8,000	\$ -	\$ 4,000	\$ 4,000	\$ 7,500
Assessment Roll Services	\$ 20,000	\$ 20,000	\$ -	\$ 20,000	\$ 5,000
Reamortization Schedules	\$ 625	\$ -	\$ 625	\$ 625	\$ 625
Arbitrage	\$ 3,600	\$ -	\$ 3,600	\$ 3,600	\$ 2,700
Dissemination	\$ 5,500	\$ 917	\$ 3,208	\$ 4,125	\$ 10,000
Trustee Fees	\$ 20,000	\$ 15,277	\$ 8,590	\$ 23,867	\$ 23,867
Management Fees	\$ 35,000	\$ 14,583	\$ 20,417	\$ 35,000	\$ 36,050
Information Technology	\$ 900	\$ 1,656	\$ 525	\$ 2,181	\$ 1,800
Website Maintenance	\$ 1,800	\$ -	\$ 1,050	\$ 1,050	\$ 2,400
Telephone	\$ 200	\$ -	\$ 117	\$ 117	\$ 200
Postage & Delivery	\$ 500	\$ 144	\$ 292	\$ 436	\$ 500
Insurance	\$ 5,707	\$ 5,707	\$ -	\$ 5,707	\$ 6,300
Printing & Binding	\$ 1,000	\$ 39	\$ 583	\$ 622	\$ 1,000
Legal Advertising	\$ 7,000	\$ 3,797	\$ 3,203	\$ 7,000	\$ 7,000
Other Current Charges	\$ 5,000	\$ 850	\$ 2,917	\$ 3,766	\$ 5,000
Office Supplies	\$ 200	\$ 17	\$ 117	\$ 133	\$ 200
Property Appraiser	\$ 16,166	\$ 16,166	\$ -	\$ 16,166	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 193,373	\$ 102,247	\$ 85,409	\$ 187,656	\$ 182,317
<i>Operations & Maintenance</i>					
Field Expenses					
Property Insurance	\$ 20,000	\$ 13,345	\$ -	\$ 13,345	\$ 30,000
Field Management	\$ 15,000	\$ 6,250	\$ 8,750	\$ 15,000	\$ 15,000
Landscape Maintenance	\$ 180,000	\$ 63,520	\$ 122,353	\$ 185,873	\$ 265,000
Landscape Enhancements/Replacement	\$ 5,000	\$ 2,715	\$ 2,917	\$ 5,632	\$ 35,000
Pond Maintenance	\$ 25,000	\$ 12,623	\$ 14,322	\$ 26,945	\$ 32,000
Electric	\$ 5,400	\$ 1,482	\$ 1,400	\$ 2,882	\$ 5,400
Streetlighting	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Water & Sewer	\$ 8,000	\$ 229	\$ 560	\$ 789	\$ 2,500
Irrigation Repairs	\$ 5,000	\$ 2,820	\$ 2,917	\$ 5,737	\$ 10,000
Hurricane Cleanup	\$ 5,000	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ 8,750	\$ 8,750	\$ 15,000
Contingency	\$ 1,000	\$ 286	\$ 5,833	\$ 6,119	\$ 10,000
Subtotal Field Expenses	\$ 269,400	\$ 103,270	\$ 167,802	\$ 271,072	\$ 439,900

Towne Park
Community Development District
Proposed Budget
General Fund

	Amended Budget FY 2021	Actual Thru 2/28/21	Projected Next 7 Months	Total Projected 9/30/21	Proposed Budget FY 2022
<u>Amenity Expenses</u>					
Electric	\$ 15,000	\$ 2,685	\$ 7,000	\$ 9,685	\$ 15,000
Water	\$ 7,500	\$ 925	\$ 2,800	\$ 3,725	\$ 7,500
Internet & Phone	\$ 1,950	\$ 631	\$ 1,517	\$ 2,148	\$ 2,600
Playground Lease	\$ -	\$ 8,633	\$ 11,813	\$ 20,446	\$ 20,251
Pool Service Contract	\$ 27,300	\$ 10,400	\$ 19,600	\$ 30,000	\$ 33,600
Janitorial Services	\$ 41,025	\$ 8,855	\$ 11,410	\$ 20,265	\$ 19,560
Pest Control	\$ 4,950	\$ -	\$ -	\$ -	\$ 4,500
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Amenity Repair & Maintenance	\$ 7,500	\$ 4,742	\$ 8,750	\$ 13,492	\$ 15,000
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Subtotal Amenity Expenses	\$ 105,225	\$ 36,871	\$ 62,890	\$ 99,761	\$ 133,011
<u>Total Operations & Maintenance</u>	\$ 374,625	\$ 140,141	\$ 230,691	\$ 370,833	\$ 572,911
<u>Other Expenses</u>					
Transfer Out - Capital Reserve	\$ 500	\$ -	\$ 500	\$ 500	\$ 50,000
<u>Total Other Expenses</u>	\$ 500	\$ -	\$ 500	\$ 500	\$ 50,000
Total Expenditures	\$ 568,498	\$ 242,388	\$ 316,601	\$ 558,989	\$ 805,227
Excess Revenues/(Expenditures)	\$ -	\$ 324,293	\$ (197,571)	\$ 126,722	\$ -

Product Type	Assessable Units	ERU/Unit	Total ERUs	Net Assessment	Net Per Unit	Gross Per Unit
Phase 2A Single-Family (Platted) (TP Estates Phase 2A)	148	1.00	148	\$81,943.77	\$553.67	\$595.35
Phase 2B Single-Family (Platted) (TP Estates Phase 2B)	130	1.00	130	\$71,977.64	\$553.67	\$595.35
Phase 3A Single-Family (Platted) (Riverstone Phase 1)	433	1.00	433	\$239,740.90	\$553.67	\$595.35
Phase 3B Single-Family (Platted) (Riverstone Phase 2)	277	1.00	277	\$153,367.73	\$553.67	\$595.35
Phase 3C Single-Family (Platted) (Riverstone Phases 3 and 4)	186	1.00	186	\$102,983.39	\$553.67	\$595.35
Riverstone Phases 5 & 6 (Platted)	276	1.00	276	\$152,814.06	\$553.67	\$595.35
	1450		1450	\$802,827.49		

Towne Park

Community Development District

General Fund Budget

Revenues:

Assessments

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

Other Income

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

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

Engineering

The District's engineer, Absolute Engineering, Inc., provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, Hopping, Green & Sams, provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District is currently contracted with McDermitt Davis for these services.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Reamortization Schedules

Represents the cost of having revised amortization schedules issued on the District's bonds when extraordinary redemptions are made.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2016 2A, Series 2018 2B, Series 2018 3A, Series 2019 3B, Series 2019 3C and Series 2020 3D bonds.

Towne Park
Community Development District
General Fund Budget

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon the Series 2016 2A, Series 2018 2B, Series 2018 3A, Series 2019 3B, Series 2019 3C and Series 2020 3D bonds.

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

Description	Annually
Series 2016 2A	\$3,717
Series 2018 2B & 3A	\$8,027
Series 2019 3B	\$4,041
Series 2019 3C	\$4,041
Series 2020 3D	\$4,041
Total	\$23,867

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Description	Annually
Website Maintenance – GMS	\$1,200
ADA Quarterly Audits – VGlobalTech	\$1,200
Total	\$2,400

Telephone

Telephone and fax machine.

Towne Park

Community Development District

General Fund Budget

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Expenses

Property Insurance

The District's property insurance coverages.

Field Management

The District is contracted with Governmental Management Services-Central Florida, LLC for onsite field management of contracts for the District such as landscape and lake maintenance. Services include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Towne Park
Community Development District
General Fund Budget

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed. The District has contracted with Floralawn, Inc. to provide these services.

Description	Monthly	Annually
Maintenance – Amenities, Phase 1&2, Fertilization	\$14,988	\$179,856
Maintenance – Phase 3&4	\$3,430	\$41,160
Maintenance – Estimated Additional Areas		\$43,984
Total		\$265,000

Landscape Enhancements/Replacement

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

Pond Maintenance

The District has contracted with The Lake Doctors for the care and maintenance of its ponds which includes shoreline grass, brush and vegetation control.

Description	Monthly	Annually
Maintenance – 16 Ponds	\$2,046	\$24,552
Maintenance – Estimated Additional Ponds		\$7,448
Total		\$32,000

Electric

Represents current and estimated electric charges of common areas throughout the District.

Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas. These can include pressure washing, and repairs to fences, monuments, lighting and other assets.

Towne Park
Community Development District
General Fund Budget

Contingency

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

Amenity Expenses

Amenity - Electric

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

Amenity – Water

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

Internet

Internet service will be added for use at the Amenity Center.

Playground Lease

The District has entered into a leasing agreement with Navitas, Inc. for a playground installed in the community.

Description	Monthly	Annually
Playground Lease	\$1,688	\$20,251
Total		\$20,251

Pool Service Contract

Grunit Pool Contractors has been contracted to provide regular cleaning and treatments of the District's two pools.

Description	Monthly	Annually
Pool Maintenance – Amenity #1	\$1,350	\$16,200
Pool Maintenance – Amenity #2	\$1,450	\$17,400
Total		\$33,600

Janitorial Services

Represents the costs to provide janitorial services for the District's amenity facilities. These services are provided by Fuqua Janitorial Services at a per clean rate for each amenity facility.

Amenity Access Management

Represents the cost of managing and monitoring access to the District's amenity facilities.

Towne Park
Community Development District
General Fund Budget

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities and equipment.

Other Expenses:

Transfer Out – Capital Reserves

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

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

	Adopted Budget FY 2021	Actuals Thru 2/28/21	Projected Next 7 Months	Total Projected 9/30/21	Proposed Budget FY 2022
Revenues					
Assessments	\$ 173,625	\$ 94,951	\$ 16,764	\$ 111,715	\$ 111,715
Interest	\$ -	\$ 3	\$ -	\$ 3	\$ -
Carry Forward Surplus	\$ -	\$ 79,010	\$ -	\$ 79,010	\$ 82,815
Total Revenues	\$ 173,625	\$ 173,964	\$ 16,764	\$ 190,727	\$ 194,530
Expenditures					
Interest - 11/1	\$ 41,625	\$ 41,769	\$ -	\$ 41,769	\$ 41,144
Principal - 11/1	\$ 25,000	\$ 25,000	\$ -	\$ 25,000	\$ 25,000
Interest - 5/1	\$ 41,000	\$ -	\$ 41,144	\$ 41,144	\$ 40,519
Total Expenditures	\$ 107,625	\$ 66,769	\$ 41,144	\$ 107,913	\$ 106,663
Excess Revenues/(Expenditures)	\$ 66,000	\$ 107,195	\$ (24,380)	\$ 82,815	\$ 87,867

Interest - 11/1/22	\$40,519
Principal - 11/1/22	\$30,000
	<u>\$70,519</u>

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

Date		Balance	Principal		Interest		Total
05/01/21	\$	1,465,000.00	\$	-	\$	41,143.75	
11/01/21	\$	1,465,000.00	\$	25,000.00	\$	41,143.75	\$ 107,287.50
05/01/22	\$	1,440,000.00	\$	-	\$	40,518.75	
11/01/22	\$	1,440,000.00	\$	30,000.00	\$	40,518.75	\$ 111,037.50
05/01/23	\$	1,410,000.00	\$	-	\$	39,768.75	
11/01/23	\$	1,410,000.00	\$	30,000.00	\$	39,768.75	\$ 109,537.50
05/01/24	\$	1,380,000.00	\$	-	\$	39,018.75	
11/01/24	\$	1,380,000.00	\$	30,000.00	\$	39,018.75	\$ 108,037.50
05/01/25	\$	1,350,000.00	\$	-	\$	38,268.75	
11/01/25	\$	1,350,000.00	\$	35,000.00	\$	38,268.75	\$ 111,537.50
05/01/26	\$	1,315,000.00	\$	-	\$	37,393.75	
11/01/26	\$	1,315,000.00	\$	35,000.00	\$	37,393.75	\$ 109,787.50
05/01/27	\$	1,280,000.00	\$	-	\$	36,518.75	
11/01/27	\$	1,280,000.00	\$	35,000.00	\$	36,518.75	\$ 108,037.50
05/01/28	\$	1,245,000.00	\$	-	\$	35,643.75	
11/01/28	\$	1,245,000.00	\$	40,000.00	\$	35,643.75	\$ 111,287.50
05/01/29	\$	1,205,000.00	\$	-	\$	34,643.75	
11/01/29	\$	1,205,000.00	\$	40,000.00	\$	34,643.75	\$ 109,287.50
05/01/30	\$	1,165,000.00	\$	-	\$	33,493.75	
11/01/30	\$	1,165,000.00	\$	40,000.00	\$	33,493.75	\$ 106,987.50
05/01/31	\$	1,125,000.00	\$	-	\$	32,343.75	
11/01/31	\$	1,125,000.00	\$	45,000.00	\$	32,343.75	\$ 109,687.50
05/01/32	\$	1,080,000.00	\$	-	\$	31,050.00	
11/01/32	\$	1,080,000.00	\$	45,000.00	\$	31,050.00	\$ 107,100.00
05/01/33	\$	1,035,000.00	\$	-	\$	29,756.25	
11/01/33	\$	1,035,000.00	\$	50,000.00	\$	29,756.25	\$ 109,512.50
05/01/34	\$	985,000.00	\$	-	\$	28,318.75	
11/01/34	\$	985,000.00	\$	55,000.00	\$	28,318.75	\$ 111,637.50
05/01/35	\$	930,000.00	\$	-	\$	26,737.50	
11/01/35	\$	930,000.00	\$	55,000.00	\$	26,737.50	\$ 108,475.00
05/01/36	\$	875,000.00	\$	-	\$	25,156.25	
11/01/36	\$	875,000.00	\$	60,000.00	\$	25,156.25	\$ 110,312.50
05/01/37	\$	815,000.00	\$	-	\$	23,431.25	
11/01/37	\$	815,000.00	\$	60,000.00	\$	23,431.25	\$ 106,862.50
05/01/38	\$	755,000.00	\$	-	\$	21,706.25	
11/01/38	\$	755,000.00	\$	65,000.00	\$	21,706.25	\$ 108,412.50
05/01/39	\$	690,000.00	\$	-	\$	19,837.50	
11/01/39	\$	690,000.00	\$	70,000.00	\$	19,837.50	\$ 109,675.00
05/01/40	\$	620,000.00	\$	-	\$	17,825.00	
11/01/40	\$	620,000.00	\$	75,000.00	\$	17,825.00	\$ 110,650.00
05/01/41	\$	545,000.00	\$	-	\$	15,668.75	

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

Date		Balance	Principal		Interest		Total
11/01/41	\$	545,000.00	\$	80,000.00	\$	15,668.75	\$ 111,337.50
05/01/42	\$	465,000.00	\$	-	\$	13,368.75	
11/01/42	\$	465,000.00	\$	85,000.00	\$	13,368.75	\$ 111,737.50
05/01/43	\$	380,000.00	\$	-	\$	10,925.00	
11/01/43	\$	380,000.00	\$	85,000.00	\$	10,925.00	\$ 106,850.00
05/01/44	\$	295,000.00	\$	-	\$	8,481.25	
11/01/44	\$	295,000.00	\$	90,000.00	\$	8,481.25	\$ 106,962.50
05/01/45	\$	205,000.00	\$	-	\$	5,893.75	
11/01/45	\$	205,000.00	\$	100,000.00	\$	5,893.75	\$ 111,787.50
05/01/46	\$	105,000.00	\$	-	\$	3,018.75	
11/01/46	\$	105,000.00	\$	105,000.00	\$	3,018.75	\$ 111,037.50
			\$	1,465,000.00	\$	1,379,862.50	\$ 2,844,862.50

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

	Adopted Budget FY 2021	Actuals Thru 2/28/21	Projected Next 7 Months	Total Projected 9/30/21	Proposed Budget FY 2022
Revenues					
Assessments	\$ 247,156	\$ 110,750	\$ 19,554	\$ 130,304	\$ 130,304
Interest	\$ -	\$ 2	\$ -	\$ 2	\$ -
Carry Forward Surplus	\$ -	\$ 78,077	\$ -	\$ 78,077	\$ 59,580
Total Revenues	\$ 247,156	\$ 188,830	\$ 19,554	\$ 208,384	\$ 189,884
Expenditures					
Interest - 11/1	\$ 69,319	\$ 47,281	\$ -	\$ 47,281	\$ 46,022
Special Call - 11/1	\$ -	\$ 30,000	\$ -	\$ 30,000	\$ -
Interest - 5/1	\$ 69,319	\$ -	\$ 46,522	\$ 46,522	\$ 46,022
Principal - 5/1	\$ 40,000	\$ -	\$ 25,000	\$ 25,000	\$ 25,000
Total Expenditures	\$ 178,638	\$ 77,281	\$ 71,522	\$ 148,803	\$ 117,044
Excess Revenues/(Expenditures)	\$ 68,519	\$ 111,549	\$ (51,968)	\$ 59,580	\$ 72,840
				Interest - 11/1/22	\$45,522

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

Date	Balance	Principal	Interest	Total
05/01/21	\$ 1,740,000.00	\$ 25,000.00	\$ 46,521.88	
11/01/21	\$ 1,715,000.00	\$ -	\$ 46,021.88	\$ 117,543.75
05/01/22	\$ 1,715,000.00	\$ 25,000.00	\$ 46,021.88	\$ -
11/01/22	\$ 1,690,000.00	\$ -	\$ 45,521.88	\$ 116,543.75
05/01/23	\$ 1,690,000.00	\$ 30,000.00	\$ 45,521.88	\$ -
11/01/23	\$ 1,660,000.00	\$ -	\$ 44,921.88	\$ 120,443.75
05/01/24	\$ 1,660,000.00	\$ 30,000.00	\$ 44,921.88	\$ -
11/01/24	\$ 1,630,000.00	\$ -	\$ 44,171.88	\$ 119,093.75
05/01/25	\$ 1,630,000.00	\$ 30,000.00	\$ 44,171.88	\$ -
11/01/25	\$ 1,600,000.00	\$ -	\$ 43,421.88	\$ 117,593.75
05/01/26	\$ 1,600,000.00	\$ 35,000.00	\$ 43,421.88	\$ -
11/01/26	\$ 1,565,000.00	\$ -	\$ 42,546.88	\$ 120,968.75
05/01/27	\$ 1,565,000.00	\$ 35,000.00	\$ 42,546.88	\$ -
11/01/27	\$ 1,530,000.00	\$ -	\$ 41,671.88	\$ 119,218.75
05/01/28	\$ 1,530,000.00	\$ 35,000.00	\$ 41,671.88	\$ -
11/01/28	\$ 1,495,000.00	\$ -	\$ 40,796.88	\$ 117,468.75
05/01/29	\$ 1,495,000.00	\$ 40,000.00	\$ 40,796.88	\$ -
11/01/29	\$ 1,455,000.00	\$ -	\$ 39,721.88	\$ 120,518.75
05/01/30	\$ 1,455,000.00	\$ 40,000.00	\$ 39,721.88	\$ -
11/01/30	\$ 1,415,000.00	\$ -	\$ 38,646.88	\$ 118,368.75
05/01/31	\$ 1,415,000.00	\$ 45,000.00	\$ 38,646.88	\$ -
11/01/31	\$ 1,370,000.00	\$ -	\$ 37,437.50	\$ 121,084.38
05/01/32	\$ 1,370,000.00	\$ 45,000.00	\$ 37,437.50	\$ -
11/01/32	\$ 1,325,000.00	\$ -	\$ 36,228.13	\$ 118,665.63
05/01/33	\$ 1,325,000.00	\$ 50,000.00	\$ 36,228.13	\$ -
11/01/33	\$ 1,275,000.00	\$ -	\$ 34,884.38	\$ 121,112.50
05/01/34	\$ 1,275,000.00	\$ 50,000.00	\$ 34,884.38	\$ -
11/01/34	\$ 1,225,000.00	\$ -	\$ 33,540.63	\$ 118,425.00
05/01/35	\$ 1,225,000.00	\$ 55,000.00	\$ 33,540.63	\$ -
11/01/35	\$ 1,170,000.00	\$ -	\$ 32,062.50	\$ 120,603.13
05/01/36	\$ 1,170,000.00	\$ 55,000.00	\$ 32,062.50	\$ -
11/01/36	\$ 1,115,000.00	\$ -	\$ 30,584.38	\$ 117,646.88
05/01/37	\$ 1,115,000.00	\$ 60,000.00	\$ 30,584.38	\$ -
11/01/37	\$ 1,055,000.00	\$ -	\$ 28,971.88	\$ 119,556.25
05/01/38	\$ 1,055,000.00	\$ 65,000.00	\$ 28,971.88	\$ -
11/01/38	\$ 990,000.00	\$ -	\$ 27,225.00	\$ 121,196.88
05/01/39	\$ 990,000.00	\$ 65,000.00	\$ 27,225.00	\$ -
11/01/39	\$ 925,000.00	\$ -	\$ 25,437.50	\$ 117,662.50
05/01/40	\$ 925,000.00	\$ 70,000.00	\$ 25,437.50	\$ -
11/01/40	\$ 855,000.00	\$ -	\$ 23,512.50	\$ 118,950.00
05/01/41	\$ 855,000.00	\$ 75,000.00	\$ 23,512.50	\$ -
11/01/41	\$ 780,000.00	\$ -	\$ 21,450.00	\$ 119,962.50
05/01/42	\$ 780,000.00	\$ 80,000.00	\$ 21,450.00	\$ -
11/01/42	\$ 700,000.00	\$ -	\$ 19,250.00	\$ 120,700.00
05/01/43	\$ 700,000.00	\$ 85,000.00	\$ 19,250.00	\$ -
11/01/43	\$ 615,000.00	\$ -	\$ 16,912.50	\$ 121,162.50

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

Date		Balance		Prinicipal		Interest		Total	
05/01/44	\$	615,000.00	\$	90,000.00	\$	16,912.50	\$	-	
11/01/44	\$	525,000.00	\$	-	\$	14,437.50	\$	121,350.00	
05/01/45	\$	525,000.00	\$	95,000.00	\$	14,437.50	\$	-	
11/01/45	\$	430,000.00	\$	-	\$	11,825.00	\$	121,262.50	
05/01/46	\$	430,000.00	\$	100,000.00	\$	11,825.00	\$	-	
11/01/46	\$	330,000.00	\$	-	\$	9,075.00	\$	120,900.00	
05/01/47	\$	330,000.00	\$	105,000.00	\$	9,075.00	\$	-	
11/01/47	\$	225,000.00	\$	-	\$	6,187.50	\$	120,262.50	
05/01/48	\$	225,000.00	\$	110,000.00	\$	6,187.50	\$	-	
11/01/48	\$	115,000.00	\$	-	\$	3,162.50	\$	119,350.00	
05/01/49	\$	115,000.00	\$	115,000.00	\$	3,162.50	\$	118,162.50	
				\$	1,740,000.00	\$	1,725,778.13	\$	3,465,778.13

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

	Adopted Budget FY 2021	Actuals Thru 2/28/21	Projected Next 7 Months	Total Projected 9/30/21	Proposed Budget FY 2022
Revenues					
Assessments	\$ 797,778	\$ 450,932	\$ 79,613	\$ 530,545	\$ 525,011
Interest	\$ -	\$ 10	\$ -	\$ 10	\$ -
Carry Forward Surplus	\$ -	\$ 308,411	\$ -	\$ 308,411	\$ 212,385
Total Revenues	\$ 797,778	\$ 759,353	\$ 79,613	\$ 838,966	\$ 737,396
Expenditures					
Interest - 11/1	\$ 223,459	\$ 202,281	\$ -	\$ 202,281	\$ 197,000
Special Call - 11/1	\$ -	\$ 105,000	\$ -	\$ 105,000	\$ -
Interest - 5/1	\$ 223,459	\$ -	\$ 199,300	\$ 199,300	\$ 197,000
Principal - 5/1	\$ 130,000	\$ -	\$ 115,000	\$ 115,000	\$ 120,000
Special Call - 5/1	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ -
Total Expenditures	\$ 576,919	\$ 307,281	\$ 319,300	\$ 626,581	\$ 514,000
Excess Revenues/(Expenditures)	\$ 220,859	\$ 452,072	\$ (239,687)	\$ 212,385	\$ 223,396

Interest - 11/1/22 \$194,600

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

Date	Balance	Principal	Interest	Total
05/01/21	\$ 7,460,000.00	\$ 115,000.00	\$ 199,300.00	
11/01/21	\$ 7,345,000.00	\$ -	\$ 197,000.00	\$ 511,300.00
05/01/22	\$ 7,345,000.00	\$ 120,000.00	\$ 197,000.00	\$ -
11/01/22	\$ 7,225,000.00	\$ -	\$ 194,600.00	\$ 511,600.00
05/01/23	\$ 7,225,000.00	\$ 125,000.00	\$ 194,600.00	\$ -
11/01/23	\$ 7,100,000.00	\$ -	\$ 192,100.00	\$ 511,700.00
05/01/24	\$ 7,100,000.00	\$ 130,000.00	\$ 192,100.00	\$ -
11/01/24	\$ 6,970,000.00	\$ -	\$ 188,850.00	\$ 510,950.00
05/01/25	\$ 6,970,000.00	\$ 135,000.00	\$ 188,850.00	\$ -
11/01/25	\$ 6,835,000.00	\$ -	\$ 185,475.00	\$ 509,325.00
05/01/26	\$ 6,835,000.00	\$ 145,000.00	\$ 185,475.00	\$ -
11/01/26	\$ 6,690,000.00	\$ -	\$ 181,850.00	\$ 512,325.00
05/01/27	\$ 6,690,000.00	\$ 150,000.00	\$ 181,850.00	\$ -
11/01/27	\$ 6,540,000.00	\$ -	\$ 178,100.00	\$ 509,950.00
05/01/28	\$ 6,540,000.00	\$ 160,000.00	\$ 178,100.00	\$ -
11/01/28	\$ 6,380,000.00	\$ -	\$ 174,100.00	\$ 512,200.00
05/01/29	\$ 6,380,000.00	\$ 170,000.00	\$ 174,100.00	\$ -
11/01/29	\$ 6,210,000.00	\$ -	\$ 169,531.25	\$ 513,631.25
05/01/30	\$ 6,210,000.00	\$ 175,000.00	\$ 169,531.25	\$ -
11/01/30	\$ 6,035,000.00	\$ -	\$ 164,828.13	\$ 509,359.38
05/01/31	\$ 6,035,000.00	\$ 185,000.00	\$ 164,828.13	\$ -
11/01/31	\$ 5,850,000.00	\$ -	\$ 159,856.25	\$ 509,684.38
05/01/32	\$ 5,850,000.00	\$ 195,000.00	\$ 159,856.25	\$ -
11/01/32	\$ 5,655,000.00	\$ -	\$ 154,615.63	\$ 509,471.88
05/01/33	\$ 5,655,000.00	\$ 210,000.00	\$ 154,615.63	\$ -
11/01/33	\$ 5,445,000.00	\$ -	\$ 148,971.88	\$ 513,587.50
05/01/34	\$ 5,445,000.00	\$ 220,000.00	\$ 148,971.88	\$ -
11/01/34	\$ 5,225,000.00	\$ -	\$ 143,059.38	\$ 512,031.25
05/01/35	\$ 5,225,000.00	\$ 230,000.00	\$ 143,059.38	\$ -
11/01/35	\$ 4,995,000.00	\$ -	\$ 136,878.13	\$ 509,937.50
05/01/36	\$ 4,995,000.00	\$ 245,000.00	\$ 136,878.13	\$ -
11/01/36	\$ 4,750,000.00	\$ -	\$ 130,293.75	\$ 512,171.88
05/01/37	\$ 4,750,000.00	\$ 260,000.00	\$ 130,293.75	\$ -
11/01/37	\$ 4,490,000.00	\$ -	\$ 123,306.25	\$ 513,600.00
05/01/38	\$ 4,490,000.00	\$ 270,000.00	\$ 123,306.25	\$ -
11/01/38	\$ 4,220,000.00	\$ -	\$ 116,050.00	\$ 509,356.25
05/01/39	\$ 4,220,000.00	\$ 285,000.00	\$ 116,050.00	\$ -
11/01/39	\$ 3,935,000.00	\$ -	\$ 108,212.50	\$ 509,262.50
05/01/40	\$ 3,935,000.00	\$ 305,000.00	\$ 108,212.50	\$ -
11/01/40	\$ 3,630,000.00	\$ -	\$ 99,825.00	\$ 513,037.50
05/01/41	\$ 3,630,000.00	\$ 320,000.00	\$ 99,825.00	\$ -
11/01/41	\$ 3,310,000.00	\$ -	\$ 91,025.00	\$ 510,850.00
05/01/42	\$ 3,310,000.00	\$ 340,000.00	\$ 91,025.00	\$ -
11/01/42	\$ 2,970,000.00	\$ -	\$ 81,675.00	\$ 512,700.00
05/01/43	\$ 2,970,000.00	\$ 360,000.00	\$ 81,675.00	\$ -
11/01/43	\$ 2,610,000.00	\$ -	\$ 71,775.00	\$ 513,450.00

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

Date		Balance	Principal		Interest		Total
05/01/44	\$	2,610,000.00	\$	380,000.00	\$	71,775.00	\$ -
11/01/44	\$	2,230,000.00	\$	-	\$	61,325.00	\$ 513,100.00
05/01/45	\$	2,230,000.00	\$	400,000.00	\$	61,325.00	\$ -
11/01/45	\$	1,830,000.00	\$	-	\$	50,325.00	\$ 511,650.00
05/01/46	\$	1,830,000.00	\$	420,000.00	\$	50,325.00	\$ -
11/01/46	\$	1,410,000.00	\$	-	\$	38,775.00	\$ 509,100.00
05/01/47	\$	1,410,000.00	\$	445,000.00	\$	38,775.00	\$ -
11/01/47	\$	965,000.00	\$	-	\$	26,537.50	\$ 510,312.50
05/01/48	\$	965,000.00	\$	470,000.00	\$	26,537.50	\$ -
11/01/48	\$	495,000.00	\$	-	\$	13,612.50	\$ 510,150.00
05/01/49	\$	495,000.00	\$	495,000.00	\$	13,612.50	\$ 508,612.50
				\$	7,460,000.00	\$	7,364,406.25
						\$	14,824,406.25

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

	Adopted Budget FY 2021	Actuals Thru 2/28/21	Projected Next 7 Months	Total Projected 9/30/21	Proposed Budget FY 2022
Revenues					
Assessments	\$ 454,791	\$ 285,447	\$ 50,396	\$ 335,844	\$ 335,844
Assessments - Lot Closings	\$ -	\$ 15,224	\$ -	\$ 15,224	\$ -
Interest	\$ -	\$ 8	\$ -	\$ 8	\$ -
Carry Forward Surplus	\$ -	\$ 331,902	\$ -	\$ 331,902	\$ 135,591
Total Revenues	\$ 454,791	\$ 632,581	\$ 50,396	\$ 682,977	\$ 471,434
Expenditures					
Interest - 11/1	\$ 120,484	\$ 120,484	\$ -	\$ 120,484	\$ 118,282
Interest - 5/1	\$ 120,484	\$ -	\$ 120,484	\$ 120,484	\$ 118,822
Principal - 5/1	\$ 95,000	\$ -	\$ 95,000	\$ 95,000	\$ 95,000
Miscellaneous Expense	\$ -	\$ 43,496	\$ -	\$ 43,496	\$ -
Total Expenditures	\$ 335,969	\$ 163,981	\$ 215,484	\$ 379,465	\$ 332,104
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ (167,922)	\$ -	\$ (167,922)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ (167,922)	\$ -	\$ (167,922)	\$ -
Excess Revenues/(Expenditures)	\$ 118,822	\$ 300,679	\$ (165,088)	\$ 135,591	\$ 139,331

Interest - 11/1/22 \$117,159

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

Date	Balance	Principal	Interest	Total
05/01/21	\$ 5,485,000.00	\$ 95,000.00	\$ 120,484.38	
11/01/21	\$ 5,390,000.00	\$ -	\$ 118,821.88	\$ 334,306.25
05/01/22	\$ 5,390,000.00	\$ 95,000.00	\$ 118,821.88	
11/01/22	\$ 5,295,000.00	\$ -	\$ 117,159.38	\$ 330,981.25
05/01/23	\$ 5,295,000.00	\$ 100,000.00	\$ 117,159.38	
11/01/23	\$ 5,195,000.00	\$ -	\$ 115,409.38	\$ 332,568.75
05/01/24	\$ 5,195,000.00	\$ 105,000.00	\$ 115,409.38	
11/01/24	\$ 5,090,000.00	\$ -	\$ 113,571.88	\$ 333,981.25
05/01/25	\$ 5,090,000.00	\$ 110,000.00	\$ 113,571.88	
11/01/25	\$ 4,980,000.00	\$ -	\$ 111,371.88	\$ 334,943.75
05/01/26	\$ 4,980,000.00	\$ 115,000.00	\$ 111,371.88	
11/01/26	\$ 4,865,000.00	\$ -	\$ 109,071.88	\$ 335,443.75
05/01/27	\$ 4,865,000.00	\$ 120,000.00	\$ 109,071.88	
11/01/27	\$ 4,745,000.00	\$ -	\$ 106,671.88	\$ 335,743.75
05/01/28	\$ 4,745,000.00	\$ 120,000.00	\$ 106,671.88	
11/01/28	\$ 4,625,000.00	\$ -	\$ 104,271.88	\$ 330,943.75
05/01/29	\$ 4,625,000.00	\$ 125,000.00	\$ 104,271.88	
11/01/29	\$ 4,500,000.00	\$ -	\$ 101,771.88	\$ 331,043.75
05/01/30	\$ 4,500,000.00	\$ 135,000.00	\$ 101,771.88	
11/01/30	\$ 4,365,000.00	\$ -	\$ 99,071.88	\$ 335,843.75
05/01/31	\$ 4,365,000.00	\$ 140,000.00	\$ 99,071.88	
11/01/31	\$ 4,225,000.00	\$ -	\$ 96,009.38	\$ 335,081.25
05/01/32	\$ 4,225,000.00	\$ 145,000.00	\$ 96,009.38	
11/01/32	\$ 4,080,000.00	\$ -	\$ 92,837.50	\$ 333,846.88
05/01/33	\$ 4,080,000.00	\$ 150,000.00	\$ 92,837.50	
11/01/33	\$ 3,930,000.00	\$ -	\$ 89,556.25	\$ 332,393.75
05/01/34	\$ 3,930,000.00	\$ 160,000.00	\$ 89,556.25	
11/01/34	\$ 3,770,000.00	\$ -	\$ 86,056.25	\$ 335,612.50
05/01/35	\$ 3,770,000.00	\$ 165,000.00	\$ 86,056.25	
11/01/35	\$ 3,605,000.00	\$ -	\$ 82,446.88	\$ 333,503.13
05/01/36	\$ 3,605,000.00	\$ 170,000.00	\$ 82,446.88	
11/01/36	\$ 3,435,000.00	\$ -	\$ 78,728.13	\$ 331,175.00
05/01/37	\$ 3,435,000.00	\$ 180,000.00	\$ 78,728.13	
11/01/37	\$ 3,255,000.00	\$ -	\$ 74,790.63	\$ 333,518.75
05/01/38	\$ 3,255,000.00	\$ 190,000.00	\$ 74,790.63	
11/01/38	\$ 3,065,000.00	\$ -	\$ 70,634.38	\$ 335,425.00
05/01/39	\$ 3,065,000.00	\$ 195,000.00	\$ 70,634.38	
11/01/39	\$ 2,870,000.00	\$ -	\$ 66,368.75	\$ 332,003.13
05/01/40	\$ 2,870,000.00	\$ 205,000.00	\$ 66,368.75	
11/01/40	\$ 2,665,000.00	\$ -	\$ 61,628.13	\$ 332,996.88
05/01/41	\$ 2,665,000.00	\$ 215,000.00	\$ 61,628.13	
11/01/41	\$ 2,450,000.00	\$ -	\$ 56,656.25	\$ 333,284.38
05/01/42	\$ 2,450,000.00	\$ 225,000.00	\$ 56,656.25	
11/01/42	\$ 2,225,000.00	\$ -	\$ 51,453.13	\$ 333,109.38
05/01/43	\$ 2,225,000.00	\$ 235,000.00	\$ 51,453.13	
11/01/43	\$ 1,990,000.00	\$ -	\$ 46,018.75	\$ 332,471.88

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

Date		Balance	Principal		Interest		Total
05/01/44	\$	1,990,000.00	\$	245,000.00	\$	46,018.75	
11/01/44	\$	1,745,000.00	\$	-	\$	40,353.13	\$ 331,371.88
05/01/45	\$	1,745,000.00	\$	260,000.00	\$	40,353.13	
11/01/45	\$	1,485,000.00	\$	-	\$	34,340.63	\$ 334,693.75
05/01/46	\$	1,485,000.00	\$	270,000.00	\$	34,340.63	
11/01/46	\$	1,215,000.00	\$	-	\$	28,096.88	\$ 332,437.50
05/01/47	\$	1,215,000.00	\$	285,000.00	\$	28,096.88	
11/01/47	\$	930,000.00	\$	-	\$	21,506.25	\$ 334,603.13
05/01/48	\$	930,000.00	\$	295,000.00	\$	21,506.25	
11/01/48	\$	635,000.00	\$	-	\$	14,684.38	\$ 331,190.63
05/01/49	\$	635,000.00	\$	310,000.00	\$	14,684.38	
11/01/49	\$	325,000.00	\$	-	\$	7,515.63	\$ 332,200.00
05/01/50	\$	325,000.00	\$	325,000.00	\$	7,515.63	\$ 332,515.63
				\$ 5,485,000.00	\$ 4,514,234.38	\$ 9,999,234.38	

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

	Adopted Budget FY 2021	Actuals Thru 2/28/21	Projected Next 7 Months	Total Projected 9/30/21	Proposed Budget FY 2022
Revenues					
Assessments	\$ 435,197	\$ -	\$ 117,770	\$ 117,770	\$ 229,319
Assessments - Prepayments	\$ -	\$ 1,231,447	\$ 246,289	\$ 1,477,737	\$ -
Assessments - Lot Closings	\$ -	\$ 201,818	\$ -	\$ 201,818	\$ -
Interest	\$ -	\$ 21	\$ -	\$ 21	\$ -
Carry Forward Surplus	\$ -	\$ 115,609	\$ -	\$ 115,609	\$ 112,960
Total Revenues	\$ 435,197	\$ 1,548,895	\$ 364,059	\$ 1,912,954	\$ 342,279
Expenditures					
Interest - 11/1	\$ 115,609	\$ 115,609	\$ -	\$ 115,609	\$ 80,843
Interest - 2/1	\$ -	\$ 13,541	\$ -	\$ 13,541	\$ -
Special Call - 2/1	\$ -	\$ 1,230,000	\$ -	\$ 1,230,000	\$ -
Interest - 5/1	\$ 115,609	\$ -	\$ 80,843	\$ 80,843	\$ 80,843
Principal - 5/1	\$ 90,000	\$ -	\$ 70,000	\$ 70,000	\$ 65,000
Special Call - 5/1	\$ -	\$ -	\$ 290,000	\$ 290,000	\$ -
Total Expenditures	\$ 321,219	\$ 1,359,150	\$ 440,843	\$ 1,799,993	\$ 226,686
Excess Revenues/(Expenditures)	\$ 113,978	\$ 189,744	\$ (76,784)	\$ 112,960	\$ 115,593

Interest - 11/1/22 \$79,665

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

Date	Balance	Principal	Interest	Total
05/01/21	\$ 3,660,000.00	\$ -	\$ 80,843.13	
11/01/21	\$ 3,660,000.00	\$ -	\$ 80,843.13	\$ 161,686.25
05/01/22	\$ 3,660,000.00	\$ 65,000.00	\$ 80,843.13	\$ -
11/01/22	\$ 3,595,000.00	\$ -	\$ 79,665.00	\$ 225,508.13
05/01/23	\$ 3,595,000.00	\$ 70,000.00	\$ 79,665.00	\$ -
11/01/23	\$ 3,525,000.00	\$ -	\$ 78,396.25	\$ 228,061.25
05/01/24	\$ 3,525,000.00	\$ 70,000.00	\$ 78,396.25	\$ -
11/01/24	\$ 3,455,000.00	\$ -	\$ 77,127.50	\$ 225,523.75
05/01/25	\$ 3,455,000.00	\$ 75,000.00	\$ 77,127.50	\$ -
11/01/25	\$ 3,380,000.00	\$ -	\$ 75,768.13	\$ 227,895.63
05/01/26	\$ 3,380,000.00	\$ 75,000.00	\$ 75,768.13	\$ -
11/01/26	\$ 3,305,000.00	\$ -	\$ 74,268.13	\$ 225,036.25
05/01/27	\$ 3,305,000.00	\$ 80,000.00	\$ 74,268.13	\$ -
11/01/27	\$ 3,225,000.00	\$ -	\$ 72,668.13	\$ 226,936.25
05/01/28	\$ 3,225,000.00	\$ 85,000.00	\$ 72,668.13	\$ -
11/01/28	\$ 3,140,000.00	\$ -	\$ 70,968.13	\$ 228,636.25
05/01/29	\$ 3,140,000.00	\$ 85,000.00	\$ 70,968.13	\$ -
11/01/29	\$ 3,055,000.00	\$ -	\$ 69,268.13	\$ 225,236.25
05/01/30	\$ 3,055,000.00	\$ 90,000.00	\$ 69,268.13	\$ -
11/01/30	\$ 2,965,000.00	\$ -	\$ 67,468.13	\$ 226,736.25
05/01/31	\$ 2,965,000.00	\$ 95,000.00	\$ 67,468.13	\$ -
11/01/31	\$ 2,870,000.00	\$ -	\$ 65,568.13	\$ 228,036.25
05/01/32	\$ 2,870,000.00	\$ 100,000.00	\$ 65,568.13	\$ -
11/01/32	\$ 2,770,000.00	\$ -	\$ 63,343.13	\$ 228,911.25
05/01/33	\$ 2,770,000.00	\$ 100,000.00	\$ 63,343.13	\$ -
11/01/33	\$ 2,670,000.00	\$ -	\$ 61,118.13	\$ 224,461.25
05/01/34	\$ 2,670,000.00	\$ 105,000.00	\$ 61,118.13	\$ -
11/01/34	\$ 2,565,000.00	\$ -	\$ 58,781.88	\$ 224,900.00
05/01/35	\$ 2,565,000.00	\$ 110,000.00	\$ 58,781.88	\$ -
11/01/35	\$ 2,455,000.00	\$ -	\$ 56,334.38	\$ 225,116.25
05/01/36	\$ 2,455,000.00	\$ 115,000.00	\$ 56,334.38	\$ -
11/01/36	\$ 2,340,000.00	\$ -	\$ 53,775.63	\$ 225,110.00
05/01/37	\$ 2,340,000.00	\$ 120,000.00	\$ 53,775.63	\$ -
11/01/37	\$ 2,220,000.00	\$ -	\$ 51,105.63	\$ 224,881.25
05/01/38	\$ 2,220,000.00	\$ 130,000.00	\$ 51,105.63	\$ -
11/01/38	\$ 2,090,000.00	\$ -	\$ 48,213.13	\$ 229,318.75
05/01/39	\$ 2,090,000.00	\$ 135,000.00	\$ 48,213.13	\$ -
11/01/39	\$ 1,955,000.00	\$ -	\$ 45,209.38	\$ 228,422.50
05/01/40	\$ 1,955,000.00	\$ 140,000.00	\$ 45,209.38	\$ -
11/01/40	\$ 1,815,000.00	\$ -	\$ 41,971.88	\$ 227,181.25
05/01/41	\$ 1,815,000.00	\$ 145,000.00	\$ 41,971.88	\$ -
11/01/41	\$ 1,670,000.00	\$ -	\$ 38,618.75	\$ 225,590.63
05/01/42	\$ 1,670,000.00	\$ 155,000.00	\$ 38,618.75	\$ -
11/01/42	\$ 1,515,000.00	\$ -	\$ 35,034.38	\$ 228,653.13
05/01/43	\$ 1,515,000.00	\$ 160,000.00	\$ 35,034.38	\$ -
11/01/43	\$ 1,355,000.00	\$ -	\$ 31,334.38	\$ 226,368.75

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

Date		Balance		Prinicipal		Interest		Total
05/01/44	\$	1,355,000.00	\$	170,000.00	\$	31,334.38	\$	-
11/01/44	\$	1,185,000.00	\$	-	\$	27,403.13	\$	228,737.50
05/01/45	\$	1,185,000.00	\$	175,000.00	\$	27,403.13	\$	-
11/01/45	\$	1,010,000.00	\$	-	\$	23,356.25	\$	225,759.38
05/01/46	\$	1,010,000.00	\$	185,000.00	\$	23,356.25	\$	-
11/01/46	\$	825,000.00	\$	-	\$	19,078.13	\$	227,434.38
05/01/47	\$	825,000.00	\$	195,000.00	\$	19,078.13	\$	-
11/01/47	\$	630,000.00	\$	-	\$	14,568.75	\$	228,646.88
05/01/48	\$	630,000.00	\$	200,000.00	\$	14,568.75	\$	-
11/01/48	\$	430,000.00	\$	-	\$	9,943.75	\$	224,512.50
05/01/49	\$	430,000.00	\$	210,000.00	\$	9,943.75	\$	-
11/01/49	\$	220,000.00	\$	-	\$	5,087.50	\$	225,031.25
05/01/50	\$	220,000.00	\$	220,000.00	\$	5,087.50	\$	225,087.50
			\$	3,660,000.00	\$	3,073,416.88	\$	6,733,416.88

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

	Proposed Budget FY 2021	Actuals Thru 2/28/21	Projected Next 7 Months	Total Projected 9/30/21	Proposed Budget FY 2022
Revenues					
Assessments	\$ -	\$ -	\$ 130,172	\$ 130,172	\$ 399,907
Interest	\$ -	\$ -	\$ -	\$ 3	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 130,173
Total Revenues	\$ -	\$ -	\$ 130,172	\$ 130,175	\$ 530,080
Expenditures					
Interest - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 130,172
Interest - 5/1	\$ 94,013	\$ -	\$ 94,013	\$ 94,013	\$ 130,172
Principal - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 140,000
Total Expenditures	\$ 94,013	\$ -	\$ 94,013	\$ 94,013	\$ 400,344
Other Financing Sources/(Uses)					
Bond Proceeds	\$ 494,019	\$ -	\$ -	\$ 494,019	\$ -
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ (3)	\$ -
Total Other Financing Sources/(Uses)	\$ 494,019	\$ -	\$ -	\$ 494,017	\$ -
Excess Revenues/(Expenditures)	\$ 400,006	\$ -	\$ 36,159	\$ 530,179	\$ 129,736
Interest - 11/1/22					\$128,334

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

Date	Balance	Principal	Interest	Total
05/01/21	\$ 7,090,000.00	\$ -	\$ 94,013.02	
11/01/21	\$ 7,090,000.00	\$ -	\$ 130,171.88	\$ 224,184.90
05/01/22	\$ 7,090,000.00	\$ 140,000.00	\$ 130,171.88	\$ -
11/01/22	\$ 6,950,000.00	\$ -	\$ 128,334.38	\$ 398,506.25
05/01/23	\$ 6,950,000.00	\$ 145,000.00	\$ 128,334.38	\$ -
11/01/23	\$ 6,805,000.00	\$ -	\$ 126,431.25	\$ 399,765.63
05/01/24	\$ 6,805,000.00	\$ 145,000.00	\$ 126,431.25	\$ -
11/01/24	\$ 6,660,000.00	\$ -	\$ 124,528.13	\$ 395,959.38
05/01/25	\$ 6,660,000.00	\$ 150,000.00	\$ 124,528.13	\$ -
11/01/25	\$ 6,510,000.00	\$ -	\$ 122,559.38	\$ 397,087.50
05/01/26	\$ 6,510,000.00	\$ 155,000.00	\$ 122,559.38	\$ -
11/01/26	\$ 6,355,000.00	\$ -	\$ 120,137.50	\$ 397,696.88
05/01/27	\$ 6,355,000.00	\$ 160,000.00	\$ 120,137.50	\$ -
11/01/27	\$ 6,195,000.00	\$ -	\$ 117,637.50	\$ 397,775.00
05/01/28	\$ 6,195,000.00	\$ 165,000.00	\$ 117,637.50	\$ -
11/01/28	\$ 6,030,000.00	\$ -	\$ 115,059.38	\$ 397,696.88
05/01/29	\$ 6,030,000.00	\$ 170,000.00	\$ 115,059.38	\$ -
11/01/29	\$ 5,860,000.00	\$ -	\$ 112,403.13	\$ 397,462.50
05/01/30	\$ 5,860,000.00	\$ 175,000.00	\$ 112,403.13	\$ -
11/01/30	\$ 5,685,000.00	\$ -	\$ 109,668.75	\$ 397,071.88
05/01/31	\$ 5,685,000.00	\$ 180,000.00	\$ 109,668.75	\$ -
11/01/31	\$ 5,505,000.00	\$ -	\$ 106,406.25	\$ 396,075.00
05/01/32	\$ 5,505,000.00	\$ 190,000.00	\$ 106,406.25	\$ -
11/01/32	\$ 5,315,000.00	\$ -	\$ 102,962.50	\$ 399,368.75
05/01/33	\$ 5,315,000.00	\$ 195,000.00	\$ 102,962.50	\$ -
11/01/33	\$ 5,120,000.00	\$ -	\$ 99,428.13	\$ 397,390.63
05/01/34	\$ 5,120,000.00	\$ 200,000.00	\$ 99,428.13	\$ -
11/01/34	\$ 4,920,000.00	\$ -	\$ 95,803.13	\$ 395,231.25
05/01/35	\$ 4,920,000.00	\$ 210,000.00	\$ 95,803.13	\$ -
11/01/35	\$ 4,710,000.00	\$ -	\$ 91,996.88	\$ 397,800.00
05/01/36	\$ 4,710,000.00	\$ 220,000.00	\$ 91,996.88	\$ -
11/01/36	\$ 4,490,000.00	\$ -	\$ 88,009.38	\$ 400,006.25
05/01/37	\$ 4,490,000.00	\$ 225,000.00	\$ 88,009.38	\$ -
11/01/37	\$ 4,265,000.00	\$ -	\$ 83,931.25	\$ 396,940.63
05/01/38	\$ 4,265,000.00	\$ 235,000.00	\$ 83,931.25	\$ -
11/01/38	\$ 4,030,000.00	\$ -	\$ 79,671.88	\$ 398,603.13
05/01/39	\$ 4,030,000.00	\$ 245,000.00	\$ 79,671.88	\$ -
11/01/39	\$ 3,785,000.00	\$ -	\$ 75,231.25	\$ 399,903.13
05/01/40	\$ 3,785,000.00	\$ 250,000.00	\$ 75,231.25	\$ -
11/01/40	\$ 3,535,000.00	\$ -	\$ 70,700.00	\$ 395,931.25
05/01/41	\$ 3,535,000.00	\$ 260,000.00	\$ 70,700.00	\$ -
11/01/41	\$ 3,275,000.00	\$ -	\$ 65,500.00	\$ 396,200.00
05/01/42	\$ 3,275,000.00	\$ 270,000.00	\$ 65,500.00	\$ -
11/01/42	\$ 3,005,000.00	\$ -	\$ 60,100.00	\$ 395,600.00
05/01/43	\$ 3,005,000.00	\$ 285,000.00	\$ 60,100.00	\$ -
11/01/43	\$ 2,720,000.00	\$ -	\$ 54,400.00	\$ 399,500.00

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

Date	Balance	Prinicpal	Interest	Total
05/01/44	\$ 2,720,000.00	\$ 295,000.00	\$ 54,400.00	\$ -
11/01/44	\$ 2,425,000.00	\$ -	\$ 48,500.00	\$ 397,900.00
05/01/45	\$ 2,425,000.00	\$ 305,000.00	\$ 48,500.00	\$ -
11/01/45	\$ 2,120,000.00	\$ -	\$ 42,400.00	\$ 395,900.00
05/01/46	\$ 2,120,000.00	\$ 320,000.00	\$ 42,400.00	\$ -
11/01/46	\$ 1,800,000.00	\$ -	\$ 36,000.00	\$ 398,400.00
05/01/47	\$ 1,800,000.00	\$ 330,000.00	\$ 36,000.00	\$ -
11/01/47	\$ 1,470,000.00	\$ -	\$ 29,400.00	\$ 395,400.00
05/01/48	\$ 1,470,000.00	\$ 345,000.00	\$ 29,400.00	\$ -
11/01/48	\$ 1,125,000.00	\$ -	\$ 22,500.00	\$ 396,900.00
05/01/49	\$ 1,125,000.00	\$ 360,000.00	\$ 22,500.00	\$ -
11/01/49	\$ 765,000.00	\$ -	\$ 15,300.00	\$ 397,800.00
05/01/50	\$ 765,000.00	\$ 375,000.00	\$ 15,300.00	\$ -
11/1/50	\$ 390,000.00	\$ -	\$ 7,800.00	\$ 398,100.00
5/1/51	\$ 390,000.00	\$ 390,000.00	\$ 7,800.00	\$ 397,800.00
		\$ 7,090,000.00	\$ 5,059,956.77	\$ 12,149,956.77

SECTION VI

SECTION C

Towne Park CDD

Field Management Report



April 20th, 2021
Clayton Smith
Field Services Manager
GMS

Complete

General Maintenance

- ✚ Pool entry gate inspected and fixed.
- ✚ Playground inspection.
- ✚ Monitor Landscapers.
- ✚ Doggie bins and trash can clean out at new amenity.
- ✚ Replacement of missing pool rules sign.
- ✚ Hours posted for overnight parking at the amenity.
- ✚ Trash cleared from ponds.
- ✚ Chairlift was damaged by horseplay and had to be removed. Cover installed over hole in



Completed

Conveyance action items



- Phase 3&4 Areas have been mowed and area ready to accept with some final installs to be completed.
- Amenity is complete. Will need a dumpster for this amenity center.
- Pool vendor has begun working the new pool.

Damage behind homes Arlington River

- Heavy rutting/grading issues behind homes on Arlington River.
- Issue has been repaired by the builder
- Area was graded and sodded.



In Progress

Pond Treatments

- 📌 Pond review completed. Pond contractor executing treatments for ponds throughout the district for algae brought on by weather trend.



Pool Filter Drain Fix

- 📌 Damaged drainpipes discovered. Plan to excavate and fix to protect landscaping from runoff.



Upcoming

Amenity Maintenance Items

- Pressure wash playground equipment and in pool area/deck.
- Repair/replace worn tables.
- Other amenity maintenance items



Amenity 1 Landscaping Refresh

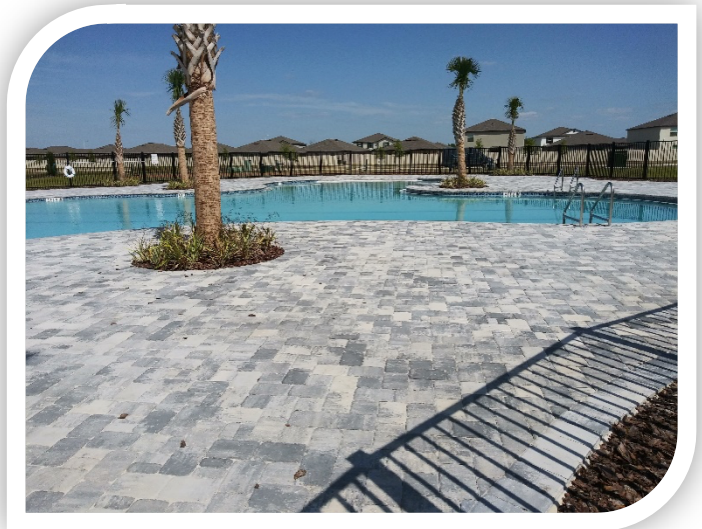
- Some of the landscaping installed previously is incompatible with soil conditions and has declined.
- Options for accent boulders to protect planter corners and improve aesthetic to be considered.



Amenity 2

Progress Review

- ✚ Dog park is complete and doggie bins installed.
- ✚ Playground is almost complete.
- ✚ Outdoor gym complete.
- ✚ Pool construction complete.
- ✚ Electronic access system and Wi-Fi are being scheduled.



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 1

SECTION (a)



734 South Combee Road
Lakeland, FL 33801

863-668-0494 – Phone
863-668-0495 – Fax

www.floralawn.com

Towne Park CDD

Lakeland, FL 33811

February 23, 2021

We sincerely appreciate the opportunity to propose how Floralawn can help enhance the quality of your landscape. Our proposal includes integrating a custom maintenance plan to meet the needs and demands of your property while considering service expectations and community budget.

We hereby propose the following for your review:

Landscape Management

Service	Monthly	Yearly
Landscape Maintenance	\$10,896	\$130,752
Interior Pest Control	\$75	\$900
St Augustine Fertilization Program	\$1,976.25	\$23,715
Shrub Fertilization Program	\$242	2,904
Mailbox Fire Ant Control	\$200	\$2,400
Monthly Irrigation Inspection	\$660	\$7,920
Palm Tree Injections & Fertilization Program (21 palms)	\$280	\$3,360
TOTAL	\$14,329.25	\$171,951

Additional Services

Enhancements and additional services are available on an a la carte basis. These include mulching options, seasonal plant selections, turf upgrades, and special treatments.

Service	Price
Mulch (per yard)	\$55
Annual Flowers (per flower and topsoil)	\$2.50
Additional St Augustine Fertilizations (2 services)	\$7,905

Scope of Services

Turf Care

Mowing

Rotary lawn mowers will be used with sufficient power to leave a neat, clean, and uncluttered appearance **42 times** per calendar year (Floritam) and **42 times** per calendar year (Bahia) depending on growing season and conditions. It is anticipated that mowing services shall be provided weekly during the growing season **April through October** and every other week during the non-growing season or as needed **November through March**.

Bahia lake and pond banks will be mowed **24 times per year** consistent with **3 times per month May through October** and **1 time per month or as needed November through April**.

Trimming

Turf areas inaccessible to mowers, areas adjacent to buildings, trees, fences, etc. will be controlled by a string trimmer. When string trimming, a continuous cutting height will be maintained to prevent scalping.

Edging

All turf edges of walks, curbs, and driveways shall be performed every mowing (**42 times** per year). A soft edge of all bed areas will be performed every other mowing (**21 times** per year). A power edger will be used for this purpose. A string trimmer may be used only in areas not accessible to a power edger.

Fertilization

St. Augustine/Floritam areas shall be fertilized with a commercial grade fertilizer **6 times per year**. Timing of applications will be adjusted to meet horticultural conditions.

Bahia turf areas may be fertilized and treated with insect/disease control at an additional cost that is outside of the scope of work for this contract.

Weed, Insect, & Disease Control

Post-Emergent weed applications will be performed up to **4 times** per year between April 1st and October 30th. Pre-Emergent herbicides will be used **2 times** per year between November 1st to April 1st. Weed control applications are conducive to soil and air temperatures. Floritalawn will not be held responsible for the post emergent control of common grassy weeds like Crabgrass & common Bermuda due to the absence of legal and selective post emergent herbicides for this use.

Insect & disease control (not preventative) measures are incorporated into each fertilization application. Infestations will be treated on an as needed basis throughout the year and the customer will be made aware of the actions taken as well as the chemicals used. Ant mounds will be treated as they appear, but contract pricing does not include products that guarantee year-long ant control. Products like Bayer's Top Choice or Chipco Choice that guarantee year-long ant control can be purchased outside the scope of this contract.

Tree, Shrub, and Groundcover Care

Pruning

All shrubs and trees (up to 10 feet) shall be pruned and shaped a maximum of **10 times** per year to ensure the following:

1. Maintain all sidewalks to eliminate any overhanging branches or foliage which obstructs and/or hinders pedestrian or motor traffic.
2. Retain the individual plant's natural form and prune to eliminate branches which are rubbing against walls and roofs.
3. The removal of dead, diseased, or injured branches and palms will be performed as needed
4. Ground covers and vines can maintain a neat and uniform appearance.

Weeding

Weeds will be removed from all plant, tree, and flower beds **18 times** per year. This incorporates **2 times** per month during the growing season and **1 time** per month during the non-growing season on an as-needed basis. Manual hand pulling and chemical herbicides will be used as control methods.

Fertilization

Palms and hardwood trees will be fertilized **2 times** per year. Shrubs and groundcovers will be fertilized **4 times** per year. All fertilizations of tree, shrub, and groundcovers will be designed to address site specific nutritional needs. Timing of applications will be adjusted to meet horticultural conditions.

Insect, & Disease Control

All landscape beds shall be monitored and treated with appropriate pesticides as needed throughout the contract period. Plants will be monitored and issues addressed as necessary to effectively control insect infestation and disease as environmental, horticultural, and weather conditions permit. FloraLawn does not guarantee the complete absence of any insect or disease. We will, however, notify the customer and provide professional options at an additional cost outside the scope of this contract.

Irrigation

Overview

At the commencement of the contract, we will perform a complete irrigation evaluation and furnish the customer with a summary of each clock and zone operation. FloraLawn will submit recommendations for all necessary repairs and improvements to the system with an itemized cost for completing the proposed work. FloraLawn is not responsible for turf or plant loss due to water restrictions set by city, county, and/or water management district ordinances.

Inspections

All irrigation zones shall be inspected **1 time** per month to insure proper operation. All zones will be turned on to check for proper coverage and any broken irrigation components. Management shall receive a monitoring report after each monthly irrigation inspection.

Repairs

Any repairs that have been caused by FloraLawn will be repaired at no cost. All repairs to the irrigation system other than those caused by FloraLawn will be performed on a time and materials basis with the hourly labor rate being **\$60.00 per hour**. Faults and failures of the irrigation system communicated to FloraLawn will be addressed in a fair and responsible time period, but FloraLawn cannot guarantee a specific time response.

Miscellaneous

Clean-Up

All non-turf areas will be cleaned with a backpack or street blower to remove debris created by the landscaping process. All trash shall be picked up throughout the common areas before each mowing 42 times per year. Construction debris or similar trash is not included. Trash shall be disposed of offsite.

Optional Items & Additional Services

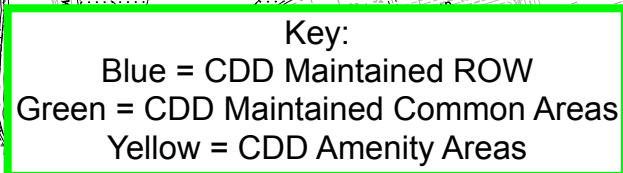
1. Landscape design & installation
2. Sodding and/or Seeding
3. Annual flower bed design & installation
4. Mulching
5. Thin & prune trees over 10' in height
6. Prune Palms over 15' of clear trunk
7. New plant installation
8. Leaf clean-up
9. Pump Maintenance
10. Pump repair & installation

Compensation

Floralawn agrees to provide all of the above services for an annual fee of \$00.00 to be paid in monthly fees of \$00.00 for the landscape maintenance of common areas. An invoice will be delivered the first week of the current month's service. It is agreed that the invoice will be paid within 30 days of submittal to avoid a finance charge of 1.5% per month (periodic rate) of the unpaid balance until paid.

Conditions

This proposal is intended for an initial term of 12 months (1 year) with an anticipated start date of TBD and will remain in effect after the initial term until cancelled by either party.

[illegible]

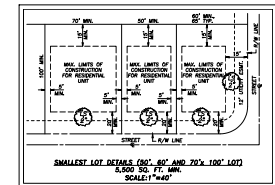
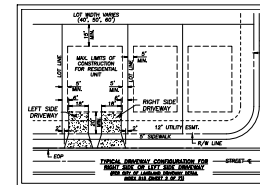
Towne Park CDD Landscape Contract Coverage Map 2021

Key:
 Blue = CDD Maintained ROW
 Green = CDD Maintained Common Areas
 Yellow = CDD Amenity Areas

RIVERSTONE (TOWNE PARK ESTATES SOUTH) - LOT SUMMARY

PHASE	LOT WIDTH	LOT WIDTH	LOT WIDTH	T-HOMES	MF TOTAL	SF TOTAL
PHASE 1 (POD 2)	50	60	70			433
PHASE 2 (POD 1)	277	24	20			277
PHASE 3 (POD 3)	43					43
PHASE 4 (POD 4)	99	44				143
PHASE 5 (POD 5)	175					175
PHASE 6 (POD 6)	101					101
TOTAL	1084	68	20	0	0	1172

Blue = CDD Maintained ROW
Green = CDD Maintained Common Areas
Yellow = CDD Amenity Areas



RIVERSTONE (TOWNE PARK ESTATES SOUTH) - LOT SUMMARY						
PHASE	LOT WIDTH	LOT WIDTH	LOT WIDTH	T-HOMES	MF TOTAL	SF TOTAL
	50'	60'	70'			
PHASE 1 (POD 2)	389	24	20			433
PHASE 2 (POD 1)	277					277
PHASE 3 (POD 3)	43					43
PHASE 4 (POD 4)	99	44				143
PHASE 5 (POD 5)	175					175
PHASE 6 (POD 6)	101					101
TOTAL	1084	68	20	0	0	1172

SECTION (b)

Landscape Maintenance Addendum **Town Park II**

November 13, 2020

We sincerely appreciate the opportunity to propose how FloraLawn can help enhance the quality of your landscape. Our proposal includes integrating a custom maintenance plan to meet the needs and demands of your property while considering service expectations and community budget.

We hereby propose the following for your review:

LANDSCAPE MAINTENANCE FOR COMMON GROUNDS

Service	Price Per Month	Price Per Year
Landscape Maintenance	\$3,430	\$41,160

Landscape Maintenance Program

Scope of Services

TURF CARE

Mowing	<p>Rotary lawn mowers will be used with sufficient power to leave a neat, clean, and uncluttered appearance <u>42 times</u> per calendar year (Floritam) and <u>42 times</u> per calendar year (Bahia) depending on growing season and conditions. It is anticipated that mowing services shall be provided weekly during the growing season <u>April through October</u> and every other week during the non-growing season or as needed <u>November through March</u>.</p> <p>Bahia lake and pond banks will be mowed <u>24 times</u> per year consistent with <u>3 times</u> per month May through October and <u>1 time</u> per month or as needed November through April.</p>
Trimming	<p>Turf areas inaccessible to mowers, areas adjacent to buildings, trees, fences, etc. will be controlled by a string trimmer. When string trimming, a continuous cutting height will be maintained to prevent scalping.</p>
Edging	<p>All turf edges of walks, curbs, and driveways shall be performed every mowing (<u>42 times</u> per year). A soft edge of all bed areas will be performed every other mowing (<u>21 times</u> per year). A power edger will be used for this purpose. A string trimmer may be used only in areas not accessible to a power edger.</p>
Fertilization	<p>St. Augustine/Floritam areas shall be fertilized with a commercial grade fertilizer <u>6 times</u> per year. Timing of applications will be adjusted to meet horticultural conditions.</p> <p>Bahia turf areas may be fertilized and treated with insect/disease control at an additional cost that is outside of the scope of work for this contract.</p>
Weed, Insect, & Disease Control	<p>Post-Emergent weed applications will be performed up to <u>4 times</u> per year between April 1st and October 30th. Pre-Emergent herbicides will be used <u>1 times</u> per year between November 1st to April 1st. Weed control applications are conducive to soil and air temperatures. FloraLawn will not be held responsible for the post emergent control of common grassy weeds like Crabgrass & common Bermuda due to the absence of legal and selective post emergent herbicides for this use.</p> <p>Insect & disease control (not preventative) measures are incorporated into each fertilization application. Infestations will be treated on an as needed basis throughout the year and the customer will be made aware of the actions taken as well as the chemicals used. Ant mounds will be treated as they appear, but contract pricing does not include products that guarantee year-long ant control. Products like Bayer's <i>Top Choice</i> or <i>Chipco Choice</i> that guarantee year-long ant control can be purchased outside the scope of this contract.</p>

TREE, SHRUB, AND GROUNDCOVER CARE

Pruning	<p>All shrubs and trees (up to 10 feet) shall be pruned and shaped a maximum of <u>10 times</u> per year to ensure the following:</p> <ul style="list-style-type: none">● Maintain all sidewalks to eliminate any overhanging branches or foliage which obstructs and/or hinders pedestrian or motor traffic.● Retain the individual plant's natural form and prune to eliminate branches which are rubbing against walls and roofs.● The removal of dead, diseased, or injured branches and palms will be performed as needed● Ground covers and vines can maintain a neat and uniform appearance.
Weeding	<p>Weeds will be removed from all plant, tree, and flower beds <u>18 times</u> per year. This incorporates <u>2 times</u> per month during the growing season and <u>1 time</u> per month during the non-growing season on an as-needed basis. Manual hand pulling and chemical herbicides will be used as control methods.</p>
Fertilization	<p>Palms and hardwood trees will be fertilized <u>2 times</u> per year. Shrubs and groundcovers will be fertilized <u>4 times</u> per year. All fertilizations of tree, shrub, and groundcovers will be designed to address site specific nutritional needs. Timing of applications will be adjusted to meet horticultural conditions.</p>
Insect, & Disease Control	<p>All landscape beds shall be monitored and treated with appropriate pesticides as needed throughout the contract period. Plants will be monitored and issues addressed as necessary to effectively control insect infestation and disease as environmental, horticultural, and weather conditions permit. FloraLawn does not guarantee the complete absence of any insect or disease. We will, however, notify the customer and provide professional options at an additional cost outside the scope of this contract.</p>

IRRIGATION

Overview	At the commencement of the contract, we will perform a complete irrigation evaluation and furnish the customer with a summary of each clock and zone operation. FloraLawn will submit recommendations for all necessary repairs and improvements to the system with an itemized cost for completing the proposed work. FloraLawn is not responsible for turf or plant loss due to water restrictions set by city, county, and/or water management district ordinances.
Inspections	All irrigation zones shall be inspected <u>1 time</u> per month to insure proper operation. All zones will be turned on to check for proper coverage and any broken irrigation components. Management shall receive a monitoring report after each monthly irrigation inspection.
Repairs	Any repairs that have been caused by FloraLawn will be repaired at no cost. All repairs to the irrigation system other than those caused by FloraLawn will be performed on a time and materials basis with the hourly labor rate being <u>\$60.00</u> per hour. Faults and failures of the irrigation system communicated to FloraLawn will be addressed in a fair and responsible time period, but FloraLawn cannot guarantee a specific time response.

MISCELLANEOUS

Clean-Up	All non-turf areas will be cleaned with a backpack or street blower to remove debris created by landscaping process. All trash shall be picked up throughout the common areas before each mowing <u>42 times</u> per year. Construction debris or similar trash is not included. Trash shall be disposed of offsite.
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OPTIONAL ITEMS & ADDITIONAL SERVICES

- Landscape design & installation
 - Annual flower bed design & installation
 - Thin & prune trees over 10' in height
 - New plant installation
 - Pump Maintenance
- Sodding and/or Seeding
 - Mulching
 - Prune Palms over 15' of clear trunk
 - Leaf clean-up
 - Pump repair & installation

Towne Park CDD Landscape Contract Coverage Map 2021

Phase 3/4 Addendum

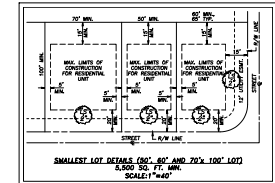
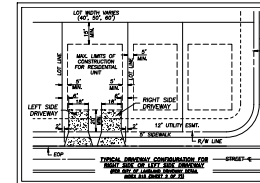
Key:
 Blue = CDD Maintained ROW
 Green = CDD Maintained Common Areas
 Yellow = CDD Amenity Areas

RIVERSTONE (TOWNE PARK ESTATES SOUTH) - LOT SUMMARY

PHASE	LOT WIDTH	LOT WIDTH	LOT WIDTH	THOMES	MF TOTAL	SF TOTAL
PHASE 1 (POD 2)	50'	60'	70'			433
PHASE 2 (POD 1)	277	24	20			277
PHASE 3 (POD 3)	43					43
PHASE 4 (POD 4)	99	44				143
PHASE 5 (POD 5)	175					175
PHASE 6 (POD 6)	101					101
TOTAL	1084	68	20	0	0	1172

Phase 3/4 Addendum

Key:
Blue = CDD Maintained ROW
Green = CDD Maintained Common Areas
Yellow = CDD Amenity Areas



RIVERSTONE (TOWNE PARK ESTATES SOUTH) - LOT SUMMARY						
PHASE	LOT WIDTH	LOT WIDTH	LOT WIDTH	T-HOMES	MF TOTAL	SF TOTAL
	50'	60'	70'			
PHASE 1 (POD 2)	389	24				433
PHASE 2 (POD 1)	273		20			277
PHASE 3 (POD 3)	43					43
PHASE 4 (POD 4)	99	44				143
PHASE 5 (POD 5)	175					175
PHASE 6 (POD 6)	101					101
TOTAL	1064	68	20	0	0	1221

SECTION (c)



734 South Combee Road | (863) 668-0494 Phone
Lakeland, Florida 33804 | (863) 668-0495 Fax
www.floralawn.com

January 26, 2021

PROPOSAL SUBMITTED TO:

Towne Park CDD

Att: Clayton Smith

Email: csmith@gmscfl.com

Ref: Parking lot Perimeter.

FLORALAWN PROPOSES TO PERFORM THE FOLLOWING:

- Rip out existing plants & dispose.
- Furnish & Install 85 Viburnum Suspensum.
- Furnish & Install 3 yrd on Mini Pine Bark
- Irrigation will need to be adjusted.
- All debris to be removed from site
- **SPECIAL INSTRUCTIONS/REMARKS** *Floralawn, Inc. is not responsible for any damage to driveways or walks that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.*

We hereby propose to furnish labor and materials, complete in accordance with the above Specifications for the sum of: **Two Thousand Seven Hundred Fifty Dollars & 00/100 (\$2,750.00)** with payments to be made as follows: **Upon completion.**

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

Authorized Signature *Damon Smith*

The above prices, specifications and conditions are hereby accepted. Floralawn, Inc. is authorized to do the work as specified. Payment will be made as outlined above.

ACCEPTED:

Date _____

Signature _____

SECTION (d)



734 South Combee Road | (863) 668-0494 Phone
Lakeland, Florida 33804 | (863) 668-0495 Fax
www.floralawn.com

March 6, 2021

PROPOSAL SUBMITTED TO:

Towne Park CDD

Att: Clayton Smith

Email: csmith@gmscfl.com

Ref: Clubhouse Parking lot

FLORALAWN PROPOSES TO PERFORM THE FOLLOWING:

Rip out all existing shrubs and dispose of.

- Furnish & Install 60 3gl Arbutus.
- Furnish & Install 70 3gl Downy Jasmine.
- Furnish & Install 50 3gl Red Ixora.
- Furnish & Install 5 yrd on Mini Pine Bark
- Irrigation will need to be adjusted.
- All debris to be removed from site

- **SPECIAL INSTRUCTIONS/REMARKS** *Floralawn, Inc. is not responsible for any damage to driveways or walks that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.*

We hereby propose to furnish labor and materials, complete in accordance with the above Specifications for the sum of: **Five Thousand Seventy Six Dollars & 25/100 (\$5,076.25)** with payments to be made as follows: **Upon completion.**

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

Authorized Signature *Damon Smith*

The above prices, specifications and conditions are hereby accepted. Floralawn, Inc. is authorized to do the work as specified. Payment will be made as outlined above.

ACCEPTED:

Date _____

Signature _____

SECTION 2



734 South Combee Road | (863) 668-0494 Phone
Lakeland, Florida 33804 | (863) 668-0495 Fax
www.floralawn.com

April 6, 2021

PROPOSAL SUBMITTED TO:

Towne Park CDD

Att: Clayton Smith

Email: csmith@gmscfl.com

Ref: Wash out on White Ibis

FLORALAWN PROPOSES TO PERFORM THE FOLLOWING:

- **Furnish & Install 1 yard of Clean Fill dirt.**
- **Repair & fill areas that were washed out under construction.**
- **All debris to be removed from site**
- **SPECIAL INSTRUCTIONS/REMARKS** *Floralawn, Inc. is not responsible for any damage to driveways or walks that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.*

We hereby propose to furnish labor and materials, complete in accordance with the above Specifications for the sum of: **Two Hundred Five Dollars & 00/100 (\$205.00)** with payments to be made as follows: **Upon completion.**

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

Authorized Signature *Damon Smith*

The above prices, specifications and conditions are hereby accepted. Floralawn, Inc. is authorized to do the work as specified. Payment will be made as outlined above.

ACCEPTED:

Date _____

Signature _____

SECTION D

SECTION 1

Towne Park

Community Development District

Summary of Operating Checks

February 1, 2021 to April 13, 2021

Bank	Date	Check No.'s	Amount
General Fund	2/11/21	99-101	\$ 40,955.50
	2/19/21	102-103	\$ 10,435.19
	2/24/21	104	\$ 883,478.92
	2/26/21	105-115	\$ 7,675.68
	3/5/21	116-117	\$ 1,885.11
	3/12/21	119-121	\$ 13,392.06
	3/17/21	122-125	\$ 10,664.13
	4/6/21	126-127	\$ 4,062.50
	4/7/21	128	\$ 175.00
	4/9/21	129-135	\$ 6,501.30
			<hr/>
			\$ 979,225.39
			<hr/>
			\$ 979,225.39

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
2/11/21	00013	2/01/21 93062	202102 320-53800-46200		*	12,704.00	
			LAWN MAINTENANCE FEB 21				
				FLORALAWN			12,704.00 000099
2/11/21	00047	2/04/21 02042021	202102 300-20700-10200		*	24,210.87	
			FND DEV FOR OVERPAYMT 3C				
				HIGHLAND SUMNER, LLC			24,210.87 000100
2/11/21	00037	1/25/21 6013198	202101 310-51300-32300		*	3,030.47	
			TRUSTEE FEE FY21 SER19				
		1/25/21 6013198	202101 300-15500-10000		*	1,010.16	
			TRUSTEE FEE FY22 SER19				
				US BANK			4,040.63 000101
2/19/21	00040	2/01/21 31	202102 310-51300-34000		*	2,916.67	
			MANAGEMENT FEES FEB 21				
		2/01/21 31	202102 310-51300-35100		*	100.00	
			INFORMATION TECH FEB 21				
		2/01/21 31	202102 310-51300-31300		*	458.33	
			DISSEMINATION SVCS FEB 21				
		2/01/21 31	202102 310-51300-51000		*	2.50	
			OFFICE SUPPLIES FEB 21				
		2/01/21 31	202102 310-51300-42500		*	10.95	
			COPIES FEB 21				
		2/01/21 32	202102 320-53800-12000		*	1,250.00	
			FIELD MANAGEMENT FEB 21				
				GOVERNMENTAL MANAGEMENT SERVICES-CF			4,738.45 000102
2/19/21	00019	1/31/21 120066	202012 310-51300-31500		*	5,696.74	
			GENERAL COUNSEL DEC 20				
				HOPPING GREEN & SAMS			5,696.74 000103
2/24/21	00035	2/24/21 02242021	202102 300-20700-10000		*	89,044.43	
			ASSESSMENT TRNSFR-SER162A				
		2/24/21 02242021	202102 300-20700-10000		*	103,861.18	
			ASSESSMENT TRNSFR-SER182B				
		2/24/21 02242021	202102 300-20700-10000		*	422,882.11	
			ASSESSMENT TRNSFR-SER183A				
		2/24/21 02242021	202102 300-20700-10000		*	267,691.20	
			ASSESSMENT TRNSFR-SER193B				
				US BANK AS TRUSTEE FOR TOWNE PARK			883,478.92 000104
2/26/21	00005	1/19/21 BW011920	202101 310-51300-11000		*	200.00	
			BOS MTG 1/19/21				
				BRIAN WALSH			200.00 000105

TWPK TOWNE PARK CDD KCOSTA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
2/26/21	00054	1/19/21 BF011920	202101 310-51300-11000		*	200.00	
		BOS MTG 1/19/21					
		2/16/21 BF021620	202102 310-51300-11000		*	200.00	
		BOS MTG 2/16/21					
				BRADLEY JAMES FRITZ			400.00 000106
2/26/21	00013	2/09/21 93149	202102 320-53800-49000		*	270.00	
		RESTAKED TREES					
		2/09/21 93152	202101 320-53800-47300		*	239.85	
		IRRIGATION REPAIRS					
				FLORALAWN			509.85 000107
2/26/21	00016	2/01/21 1524	202102 330-53800-48000		*	1,350.00	
		POOL MAINTENANCE FEB 21					
				GRUNIT POOL CONTRACTORS			1,350.00 000108
2/26/21	00023	1/19/21 JS011920	202101 310-51300-11000		*	200.00	
		BOS MTG 1/19/21					
				JEFFREY SHENEFIELD			200.00 000109
2/26/21	00055	2/16/21 JT021620	202102 310-51300-11000		*	200.00	
		BOS MTG 2/16/21					
				JENNIFER TIDWELL			200.00 000110
2/26/21	00052	1/19/21 JF011920	202101 310-51300-11000		*	200.00	
		BOS MTG 1/19/21					
		2/16/21 JF021620	202102 310-51300-11000		*	200.00	
		BOS MTG 2/16/21					
				JUSTIN KEITH FRYE			400.00 000111
2/26/21	00051	1/19/21 LS011920	202101 310-51300-11000		*	200.00	
		BOS MTG 1/19/21					
				LAUREN SCHWENK			200.00 000112
2/26/21	00026	12/31/20 1043701	202012 310-51300-48000		*	430.50	
		NOT BOS MTG 12/3/20					
		12/31/20 1043701	202012 310-51300-48000		*	365.16	
		NOT RULE DEVELOP 12/21/20					
		12/31/20 1043701	202012 310-51300-48000		*	599.67	
		NOT RULEMAKING 12/22/20					
		1/31/21 1044514	202101 310-51300-48000		*	374.50	
		NOT BOS MTG 1/12/21					
				THE LEDGER/NEWS CHIEF			1,769.83 000113
2/26/21	00031	1/19/21 RH011920	202101 310-51300-11000		*	200.00	
		BOS MTG 1/19/21					

TWPK TOWNE PARK CDD KCOSTA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
3/17/21	00016	3/01/21 1702	202103 330-53800-48000		*	1,350.00	
			POOL MAINTENANCE MAR 21				
				GRUNIT POOL CONTRACTORS			1,350.00 000123
3/17/21	00019	2/28/21 120769	202101 310-51300-31500		*	2,418.90	
			GENERAL COUNSEL MAR 21				
				HOPPING GREEN & SAMS			2,418.90 000124
3/17/21	00024	3/01/21 564476	202103 320-53800-46400		*	2,046.00	
			POND MAINTENANCE MAR 21				
				THE LAKE DOCTORS			2,046.00 000125
4/06/21	00057	3/15/21 220231	202104 300-20700-10100		*	2,500.00	
			3C#1 REMOVE WIRE				
				GREENLAND SERVICES LLC			2,500.00 000126
4/06/21	00019	8/31/20 116927	202104 300-20700-10100		*	632.50	
			3C#1 CONST JULY 20				
		11/30/20 118797	202104 300-20700-10100		*	930.00	
			3C#1 CONST OCT 20				
				HOPPING GREEN & SAMS			1,562.50 000127
4/07/21	00018	11/06/20 62549	202104 300-20700-10100		*	175.00	
			3A#1 CONSTRUCTION ADMIN				
				HAMILTON ENGINEERING & SURVEY			175.00 000128
4/09/21	00013	3/12/21 93540	202103 320-53800-47300		*	121.86	
			IRRIGATION REPAIRS				
				FLORALAWN			121.86 000129
4/09/21	00014	3/15/21 8411	202103 330-53800-47000		*	1,190.00	
			MARCH CLEANING				
				FUQUA SUPPLY & SERVICE			1,190.00 000130
4/09/21	00040	3/15/21 03152021	202103 300-20700-10300		*	1,000.00	
			ESTOPPEL FEES				
				GOVERNMENTAL MANAGEMENT SERVICES-CF			1,000.00 000131
4/09/21	00019	3/30/21 121276	202102 310-51300-31500		*	3,285.67	
			GENERAL COUNSEL FEB 21				
				HOPPING GREEN & SAMS			3,285.67 000132
4/09/21	00026	2/28/21 1045223	202102 310-51300-48000		*	460.77	
			NOT BOS MEETING 2/9/21				
				THE LEDGER/NEWS CHIEF			460.77 000133

TWPK TOWNE PARK CDD KCOSTA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/09/21	00038	3/31/21 2521	202103 310-51300-35100	QUARTERLY ADA/WCAG AUDIT	*	300.00	
				VGLOBALTECH			300.00 000134
4/09/21	00053	3/25/21 5367	202103 330-53800-47500	PAXTON ACCESS SYSTEM	*	143.00	
				VIKING SECURITY SYSTEMS			143.00 000135
TOTAL FOR BANK A						979,225.39	
TOTAL FOR REGISTER						979,225.39	

TWPK TOWNE PARK CDD KCOSTA

SECTION 2

Towne Park
Community Development District

Unaudited Financial Reporting
February 28, 2021



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Towne Park
Community Development District
Combined Balance Sheet
February 28, 2021

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash				
Suntrust	\$ 329,397	\$ -	\$ -	\$ 329,397
Investments				
Series 2016 - 2A				
Reserve	\$ -	\$ 111,788	\$ -	\$ 111,788
Revenue	\$ -	\$ 104,030	\$ -	\$ 104,030
Prepayment	\$ -	\$ 1,987	\$ -	\$ 1,987
Construction	\$ -	\$ -	\$ 0	\$ 0
Series 2018 - 2B				
Reserve	\$ -	\$ 61,894	\$ -	\$ 61,894
Revenue	\$ -	\$ 109,378	\$ -	\$ 109,378
Prepayment	\$ -	\$ 796	\$ -	\$ 796
Construction	\$ -	\$ -	\$ 69	\$ 69
Series 2018 - 3A				
Reserve	\$ -	\$ 260,738	\$ -	\$ 260,738
Revenue	\$ -	\$ 445,346	\$ -	\$ 445,346
Prepayment	\$ -	\$ 1,131	\$ -	\$ 1,131
Series 2019 - 3B				
Reserve	\$ -	\$ 167,922	\$ -	\$ 167,922
Revenue	\$ -	\$ 297,137	\$ -	\$ 297,137
Construction	\$ -	\$ -	\$ 178,144	\$ 178,144
Series 2019 - 3C				
Reserve	\$ -	\$ 322,120	\$ -	\$ 322,120
Revenue	\$ -	\$ 200,866	\$ -	\$ 200,866
Prepayment	\$ -	\$ 1,457	\$ -	\$ 1,457
Construction	\$ -	\$ -	\$ 6	\$ 6
Series 2020 - 3D				
Reserve	\$ -	\$ 400,006	\$ -	\$ 400,006
Capital Interest	\$ -	\$ 94,014	\$ -	\$ 94,014
Construction	\$ -	\$ -	\$ 4,096,807	\$ 4,096,807
Deposits	\$ 4,500	\$ -	\$ -	\$ 4,500
Due From Debt Service	\$ 891	\$ -	\$ -	\$ 891
Prepaid Expenses	\$ 1,010	\$ -	\$ -	\$ 1,010
Total Assets	\$ 335,798	\$ 2,580,611	\$ 4,275,025	\$ 7,191,434
Liabilities:				
Accounts Payable	\$ 8,730	\$ -	\$ -	\$ 8,730
Due to General Fund	\$ -	\$ 891	\$ -	\$ 891
Due to Other	\$ 2,776	\$ -	\$ -	\$ 2,776
Total Liabilities	\$ 11,505	\$ 891	\$ -	\$ 12,396
Fund Balances:				
Nonspendable	\$ 6,401	\$ -	\$ -	\$ 6,401
Assigned	\$ 36,108	\$ -	\$ -	\$ 36,108
Unassigned	\$ 281,785	\$ -	\$ -	\$ 281,785
Assigned for Debt Service 2016 - 2A	\$ -	\$ 218,983	\$ -	\$ 218,983
Assigned for Debt Service 2018 - 2B	\$ -	\$ 173,443	\$ -	\$ 173,443
Assigned for Debt Service 2018 - 3A	\$ -	\$ 712,810	\$ -	\$ 712,810
Assigned for Debt Service 2019 - 3B	\$ -	\$ 468,601	\$ -	\$ 468,601
Assigned for Debt Service 2019 - 3C	\$ -	\$ 511,864	\$ -	\$ 511,864
Assigned for Debt Service 2020 - 3D	\$ -	\$ 494,020	\$ -	\$ 494,020
Assigned for Capital Projects	\$ -	\$ -	\$ 4,275,025	\$ 4,275,025
Total Fund Balances	\$ 324,293	\$ 2,579,720	\$ 4,275,025	\$ 7,179,038
Total Liabilities & Fund Balance	\$ 335,798	\$ 2,580,611	\$ 4,275,025	\$ 7,191,434

Towne Park
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/21	Thru 02/28/21	Variance
<u>Revenues</u>				
Maintenance Assessments	\$ 460,900	\$ 341,870	\$ 341,870	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 60,528	\$ 60,528
Other Funding Sources	\$ 71,190	\$ -	\$ -	\$ -
Interest Income	\$ 300	\$ -	\$ -	\$ -
Total Revenues	\$ 532,390	\$ 341,870	\$ 402,398	\$ 60,528

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 5,000	\$ 4,600	\$ 400
Engineering Fees	\$ 10,000	\$ 4,167	\$ 668	\$ 3,499
Legal Services	\$ 40,000	\$ 16,667	\$ 17,652	\$ (985)
Arbitrage	\$ 3,600	\$ -	\$ -	\$ -
Management Fees	\$ 35,000	\$ 14,583	\$ 14,583	\$ (0)
Information Technology	\$ 2,700	\$ 1,125	\$ 1,656	\$ (531)
Dissemination	\$ 5,500	\$ 5,500	\$ 917	\$ 4,583
Trustee Fee	\$ 20,000	\$ 15,277	\$ 15,277	\$ -
Assessment Roll Services	\$ 20,000	\$ 20,000	\$ 20,000	\$ -
Reamortization Schedules	\$ 625	\$ -	\$ -	\$ -
Auditing Services	\$ 8,000	\$ -	\$ -	\$ -
Telephone	\$ 200	\$ 83	\$ -	\$ 83
Postage	\$ 500	\$ 208	\$ 144	\$ 64
Insurance	\$ 5,707	\$ 5,707	\$ 5,707	\$ -
Printing and Binding	\$ 1,000	\$ 417	\$ 39	\$ 378
Legal Advertising	\$ 7,000	\$ 2,917	\$ 3,797	\$ (881)
Miscellaneous Contingency	\$ 5,000	\$ 2,083	\$ 850	\$ 1,234
Office Supplies	\$ 200	\$ 83	\$ 17	\$ 67
Travel Per Diem	\$ -	\$ -	\$ -	\$ -
Property Appraiser	\$ 16,166	\$ 16,166	\$ 16,166	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 193,373	\$ 110,158	\$ 102,247	\$ 7,911

Towne Park
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2021

	Adopted Budget	Prorated Budget Thru 02/28/21	Actual Thru 02/28/21	Variance
<u>Operations and Maintenance Expenses</u>				
<u>Maintenance:</u>				
Field Management	\$ 15,000	\$ 6,250	\$ 6,250	\$ -
Property Insurance	\$ 20,000	\$ 20,000	\$ 13,345	\$ 6,655
Landscape Maintenance	\$ 180,000	\$ 75,000	\$ 63,520	\$ 11,480
Landscape Replacement	\$ 5,000	\$ 2,083	\$ 2,715	\$ (632)
Irrigation Repairs	\$ 5,000	\$ 2,083	\$ 2,820	\$ (737)
Electric	\$ 5,400	\$ 2,250	\$ 1,482	\$ 768
Water	\$ 8,000	\$ 3,333	\$ 229	\$ 3,105
Pond Maintenance	\$ 25,000	\$ 10,417	\$ 12,623	\$ (2,206)
Hurricane Cleanup	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Miscellaneous Contingency	\$ 1,000	\$ 417	\$ 286	\$ 131
Total Maintenance	\$ 269,400	\$ 123,917	\$ 103,270	\$ 20,647
<u>Amenities</u>				
Electric	\$ 15,000	\$ 6,250	\$ 2,685	\$ 3,566
Water	\$ 7,500	\$ 3,125	\$ 925	\$ 2,200
Pool Maintenance & Repairs	\$ 27,300	\$ 11,375	\$ 10,400	\$ 975
Janitorial Expenses	\$ 41,025	\$ 17,094	\$ 8,855	\$ 8,239
Pest Control	\$ 4,950	\$ 2,063	\$ -	\$ 2,063
Internet/Phone	\$ 1,950	\$ 813	\$ 631	\$ 181
Playground Lease	\$ -	\$ -	\$ 8,633	\$ (8,633)
Facility Repair & Maintenance	\$ 7,500	\$ 3,125	\$ 4,742	\$ (1,617)
Total Amenities	\$ 105,225	\$ 43,844	\$ 36,871	\$ 6,973
Total Operations and Maintenance Expenses	\$ 374,625	\$ 167,760	\$ 140,141	\$ 27,619
Total Expenditures	\$ 567,998	\$ 277,918	\$ 242,388	\$ 35,530
<u>Other Financing Sources/(Uses)</u>				
Transfer Out - Capital Reserve	\$ (500)	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ (500)	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ (36,108)		\$ 160,010	
Fund Balance - Beginning	\$ 36,108		\$ 164,283	
Fund Balance - Ending	\$ -		\$ 324,293	

Towne Park
Community Development District
Debt Service Fund - Series 2016 - 2A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/21	Thru 02/28/21	Variance
Revenues				
Special Assessments	\$ 173,625	\$ 94,951	\$ 94,951	\$ -
Interest	\$ -	\$ -	\$ 3	\$ 3
Total Revenues	\$ 173,625	\$ 94,951	\$ 94,954	\$ 3
Expenditures:				
Interest - 11/1	\$ 41,625	\$ 41,769	\$ 41,769	\$ -
Principal - 11/1	\$ 25,000	\$ 25,000	\$ 25,000	\$ -
Interest - 5/1	\$ 41,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 107,625	\$ 66,769	\$ 66,769	\$ -
Excess Revenues (Expenditures)	\$ 66,000		\$ 28,185	
Fund Balance - Beginning	\$ -		\$ 190,798	
Fund Balance - Ending	\$ 66,000		\$ 218,983	

Towne Park
Community Development District
Debt Service Fund - Series 2018 - 2B
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/21	Thru 02/28/21	Variance
Revenues				
Special Assessments	\$ 247,156	\$ 110,750	\$ 110,750	\$ -
Interest	\$ -	\$ -	\$ 2	\$ 2
Total Revenues	\$ 247,156	\$ 110,750	\$ 110,753	\$ 2
Expenditures:				
Interest - 11/1	\$ 69,319	\$ 69,319	\$ 47,281	\$ 22,037
Special Call - 11/1	\$ -	\$ -	\$ 30,000	\$ (30,000)
Interest - 5/1	\$ 69,319	\$ -	\$ -	\$ -
Principal - 5/1	\$ 40,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 178,638	\$ 69,319	\$ 77,281	\$ (7,963)
Excess Revenues (Expenditures)	\$ 68,519		\$ 33,471	
Fund Balance - Beginning	\$ -		\$ 139,971	
Fund Balance - Ending	\$ 68,519		\$ 173,443	

Towne Park
Community Development District
Debt Service Fund - Series 2018 - 3A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/21	Thru 02/28/21	Variance
Revenues				
Special Assessments	\$ 797,778	\$ 450,932	\$ 450,932	\$ -
Interest	\$ -	\$ -	\$ 10	\$ 10
Total Revenues	\$ 797,778	\$ 450,932	\$ 450,942	\$ 10
Expenditures:				
Interest - 11/1	\$ 223,459	\$ 223,459	\$ 202,281	\$ 21,178
Special Call -11/1	\$ -	\$ -	\$ 105,000	\$ (105,000)
Interest - 5/1	\$ 223,459	\$ -	\$ -	\$ -
Principal 5/1	\$ 130,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 576,919	\$ 223,459	\$ 307,281	\$ (83,822)
Excess Revenues (Expenditures)	\$ 220,859		\$ 143,661	
Fund Balance - Beginning	\$ -		\$ 569,149	
Fund Balance - Ending	\$ 220,859		\$ 712,810	

Towne Park
Community Development District
Debt Service Fund - Series 2019 - 3B
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/21	Thru 02/28/21	Variance
<u>Revenues</u>				
Special Assessments	\$ 454,791	\$ 285,447	\$ 285,447	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 15,224	\$ 15,224
Interest	\$ -	\$ -	\$ 8	\$ 8
Total Revenues	\$ 454,791	\$ 285,447	\$ 300,679	\$ 15,231
<u>Expenditures:</u>				
Interest - 11/1	\$ 120,484	\$ 120,484	\$ 120,484	\$ -
Interest - 5/1	\$ 120,484	\$ -	\$ -	\$ -
Principal - 5/1	\$ 95,000	\$ -	\$ -	\$ -
Miscellaneous Expense	\$ -	\$ -	\$ 43,496	\$ (43,496)
Total Expenditures	\$ 335,969	\$ 120,484	\$ 163,981	\$ (43,496)
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ (167,922)	\$ (167,922)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (167,922)	\$ (167,922)
Excess Revenues (Expenditures)	\$ 118,822		\$ (31,224)	
Fund Balance - Beginning	\$ -		\$ 499,824	
Fund Balance - Ending	\$ 118,822		\$ 468,601	

Towne Park
Community Development District
Debt Service Fund - Series 2019 - 3C
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/21	Thru 02/28/21	Variance
Revenues				
Special Assessments	\$ 435,197	\$ -	\$ -	\$ -
Assessments - Prepayments	\$ -	\$ -	\$ 1,231,447	\$ 1,231,447
Assessments - Lot Closing	\$ -	\$ -	\$ 201,818	\$ 201,818
Interest	\$ -	\$ -	\$ 21	\$ 21
Total Revenues	\$ 435,197	\$ -	\$ 1,433,285	\$ 1,433,285
Expenditures:				
<u>General & Administrative:</u>				
Interest - 11/1	\$ 115,609	\$ 115,609	\$ 115,609	\$ -
Interest - 2/1	\$ -	\$ -	\$ 13,541	\$ (13,541)
Special Call - 2/1	\$ -	\$ -	\$ 1,230,000	\$ (1,230,000)
Interest - 5/1	\$ 115,609	\$ -	\$ -	\$ -
Principal - 5/1	\$ 90,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 321,219	\$ 115,609	\$ 1,359,150	\$ (1,243,541)
Excess Revenues (Expenditures)	\$ 113,978		\$ 74,135	
Fund Balance - Beginning	\$ -		\$ 437,729	
Fund Balance - Ending	\$ 113,978		\$ 511,864	

Towne Park
Community Development District
Debt Service Fund - Series 2020 - 3D
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2021

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 02/28/21	Thru 02/28/21	
Revenues				
Interest	\$ -	\$ -	\$ 3	\$ 3
Total Revenues	\$ -	\$ -	\$ 3	\$ 3
Expenditures:				
Interest - 11/1	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	\$ -	\$ -	\$ -	\$ -
Principal - 5/1	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Sources/(Uses)				
Bonds Proceeds	\$ -	\$ -	\$ 494,019	\$ 494,019
Transfer In/(Out)	\$ -	\$ -	\$ (3)	\$ (3)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 494,017	\$ 494,017
Excess Revenues (Expenditures)	\$ -	\$ -	\$ 494,020	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 494,020	

Towne Park
Community Development District
Capital Projects Funds
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2021

	Series		Series		Series		Series		Series		Series		Total
	2016 - 2A		2018 - 2B		2018 - 3A		2019 - 3B		2019 - 3C		2020 - 3D		
<u>Revenues</u>													
Developer Contributions	\$	-	\$	-	\$	681,884	\$	-	\$	809,556	\$	-	\$ 1,491,441
Interest	\$	-	\$	-	\$	1	\$	5	\$	-	\$	41	\$ 46
Total Revenues	\$	-	\$	-	\$	681,885	\$	5	\$	809,556	\$	41	\$ 1,491,487
<u>Expenditures:</u>													
Capital Outlay	\$	-	\$	-	\$	457,077	\$	88,116	\$	64,004	\$	2,235,303	\$ 2,844,499
Capital Outlay - COI	\$	-	\$	-	\$	-	\$	-	\$	-	\$	319,025	\$ 319,025
Total Expenditures	\$	-	\$	-	\$	457,077	\$	88,116	\$	64,004	\$	2,554,328	\$ 3,163,524
<u>Other Financing Sources/(Uses)</u>													
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	167,922	\$	-	\$	3	\$ 167,925
Bond Proceeds	\$	-	\$	-	\$	-	\$	-	\$	-	\$	6,595,981	\$ 6,595,981
Premium on Sale of Bonds	\$	-	\$	-	\$	-	\$	-	\$	-	\$	55,111	\$ 55,111
Total Other Financing Sources (Uses)	\$	-	\$	-	\$	-	\$	167,922	\$	-	\$	6,651,094	\$ 6,819,016
Excess Revenues (Expenditures)	\$	-	\$	-	\$	224,809	\$	79,811	\$	745,553	\$	4,096,807	\$ 5,146,979
Fund Balance - Beginning	\$	0	\$	69	\$	(224,809)	\$	98,333	\$	(745,547)	\$	-	\$ (871,954)
Fund Balance - Ending	\$	0	\$	69	\$	-	\$	178,144	\$	6	\$	4,096,807	\$ 4,275,025

Towne Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Maintenance Assessments	\$ 37,542	\$ 6,988	\$ 273,168	\$ 20,441	\$ 3,731	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	341,870
Assessments - Lot Closings	\$ -	\$ 5,077	\$ 55,451	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	60,528
Other Funding Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Revenues	\$ 37,542	\$ 12,065	\$ 328,619	\$ 20,441	\$ 3,731	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	402,398
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 600	\$ 1,000	\$ 1,000	\$ 1,200	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,600
Engineering Fees	\$ 668	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	668
Legal Services	\$ 2,046	\$ 4,205	\$ 5,697	\$ 2,419	\$ 3,286	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	17,652
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14,583
Information Technology	\$ 100	\$ 100	\$ 1,256	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,656
Dissemination	\$ 5,500	\$ -	\$ -	\$ 458	\$ (5,042)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	917
Trustee Fee	\$ 12,246	\$ -	\$ -	\$ 3,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15,277
Assessment Roll Services	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	20,000
Reamortization Schedules	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Auditing Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage	\$ 6	\$ 62	\$ 58	\$ 18	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	144
Insurance	\$ 5,707	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,707
Printing and Binding	\$ 3	\$ -	\$ 19	\$ 6	\$ 11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	39
Legal Advertising	\$ 1,567	\$ -	\$ 1,395	\$ 375	\$ 461	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,797
Miscellaneous Contingency	\$ 180	\$ 65	\$ 163	\$ 321	\$ 121	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	850
Office Supplies	\$ 3	\$ 3	\$ 5	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	17
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Property Appraiser	\$ 16,166	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	16,166
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative:	\$ 67,883	\$ 8,352	\$ 12,510	\$ 10,847	\$ 2,656	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	102,247

Towne Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<u>Operations and Maintenance Expenses</u>													
<u>Maintenance:</u>													
Field Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,250
Property Insurance	\$ 13,345	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,345
Landscape Maintenance	\$ 12,704	\$ 12,704	\$ 12,704	\$ 12,704	\$ 12,704	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	63,520
Landscape Replacement	\$ -	\$ 750	\$ 1,965	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,715
Irrigation Repairs	\$ 892	\$ 1,387	\$ -	\$ 542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,820
Electric	\$ 424	\$ 631	\$ 160	\$ 159	\$ 107	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,482
Water	\$ 54	\$ 53	\$ (0)	\$ 60	\$ 63	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	229
Pond Maintenance	\$ 4,439	\$ 2,046	\$ 2,046	\$ 2,046	\$ 2,046	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12,623
Hurricane Cleanup	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Miscellaneous Contingency	\$ -	\$ -	\$ -	\$ 16	\$ 270	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	286
Total Maintenance	\$ 33,107	\$ 18,822	\$ 18,125	\$ 16,777	\$ 16,440	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	103,270
<u>Amenities</u>													
Electric	\$ 601	\$ 460	\$ 540	\$ 579	\$ 504	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,685
Water	\$ 284	\$ 160	\$ 175	\$ 138	\$ 169	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	925
Pool Maintenance & Repairs	\$ 3,200	\$ 3,150	\$ 1,350	\$ 1,350	\$ 1,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,400
Janitorial Expenses	\$ 2,170	\$ 2,100	\$ 2,170	\$ 1,395	\$ 1,020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,855
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Internet/Phone	\$ 210	\$ 107	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	631
Playground Lease	\$ -	\$ 3,570	\$ 1,688	\$ 1,688	\$ 1,688	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,633
Facility Repair & Maintenance	\$ 1,517	\$ 95	\$ 1,069	\$ 1,918	\$ 143	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,742
Total Amenities	\$ 7,981	\$ 9,642	\$ 7,097	\$ 7,172	\$ 4,979	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	36,871
Total Operations and Maintenance Expenses	\$ 41,088	\$ 28,464	\$ 25,222	\$ 23,949	\$ 21,419	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	140,141
Total Expenditures	\$ 108,971	\$ 36,816	\$ 37,732	\$ 34,796	\$ 24,074	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	242,388
<u>Other Financing Sources/(Uses)</u>													
Transfer Out - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Excess Revenues (Expenditures)	\$ (71,428)	\$ (24,751)	\$ 290,887	\$ (14,355)	\$ (20,343)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	160,010

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%
<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Commissions</i>	<i>Discount/Penalty</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>2016 2-A Debt Service</i>	<i>Series 2018 2-B Service</i>	<i>Series 2018 3-A Service</i>	<i>Series 2019 3-B Service</i>	<i>Total</i>
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
12/18/20	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
01/15/21	ACH	\$83,352.30	(\$1,615.65)	(\$2,569.62)	\$0.00	\$79,167.03	\$20,441.15	\$5,918.89	\$6,903.77	\$28,109.47	\$17,793.75	\$79,167.03
02/01/21	ACH	\$0.00	\$0.00	\$0.00	\$84.01	\$84.01	\$21.69	\$6.28	\$7.33	\$29.83	\$18.88	\$84.01
02/16/21	ACH	\$110,083.56	(\$2,157.64)	(\$2,201.61)	\$0.00	\$105,724.31	\$27,298.33	\$7,904.43	\$9,219.71	\$37,539.03	\$23,762.81	\$105,724.31
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL		\$ 1,346,735.12	\$ (25,916.62)	\$ (50,904.36)	\$ 84.01	\$ 1,269,998.15	\$ 327,917.24	\$ 94,950.82	\$ 110,750.40	\$ 450,932.28	\$ 285,447.41	\$ 1,269,998.15

85%	Net Percent Collected
\$ 224,220.85	Balance Remaining to Collect

SECTION 4

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: **101**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to applicable Acquisition Agreement: **QGS Development**
- (D) Amount Payable: **\$10,200.00**
- (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 #5764-1 – Crosswalk**
- (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.

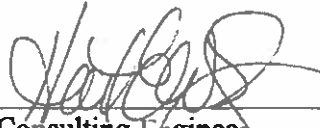
**TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT**

By: 
Responsible Officer

Date: 3-29-21

**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.


Consulting Engineer

101

Q65

\$10,200.00.

SECTION (b)

Requisition	Payee/Vendor	Amount
33	City of Lakeland (Water Administration)	\$ 2,186.95
34	City of Lakeland	\$ 2,728.30
35	County Materials	\$ 17,870.12
36	Ferguson Waterworks	\$ 96,874.86
37	Mack Industries	\$ 1,822.00
38	Hopping, Green & Sams	\$ 1,360.44
39	Ferguson Waterworks	\$ 367,807.47
40	Ferguson Waterworks	\$ 2,038.80
41	Highland Sumner	\$ 3,000.00
42	Highland Sumner	\$ 3,000.00
43	GeoPoint Surveying, Inc.	\$ 1,413.75
44	QGS Development, Inc.	\$ 259,861.92
45	Hopping, Green & Sams	\$ 632.50
46	City of Lakeland	\$ 1,937.30
47	Ferguson Waterworks	\$ 18,703.19
48	City of Lakeland (Water Administration)	\$ 1,698.63
49	Stewart & Associates Property Services	\$ 2,852.50
50	Absolute Engineering, Inc.	\$ 352.50
51	Ferguson Waterworks	\$ 24,343.76
52	Highland Sumner	\$ 3,000.00
53	QGS Development, Inc.	\$ 14,674.46
54	Absolute Engineering, Inc.	\$ 15,234.92
55	QGS Development, Inc.	\$ 831,257.88
56	Absolute Engineering, Inc.	\$ 18.50
57	Ferguson Waterworks	\$ 80.00
58	DS Boring, LLC	\$ 5,000.00
	TOTAL	\$ 1,679,750.75