

*Towne Park
Community Development District*

Agenda

May 18, 2021

AGENDA

Towne Park

Community Development District

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

May 11, 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, May 18, 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 April 20, 2021 Board of Supervisors Meeting
4. Consideration of Licensing Agreement for Signage with LGI Homes
5. Discussion Regarding Adding Lights Around Mailboxes for Safety (*requested by Supervisor Tidwell*)
6. Discussion Regarding Opening the Pool at 6 AM for Residents Wanting to Swim Laps (*requested by Supervisor Tidwell*)
7. Staff Reports

- A. Attorney
- B. Engineer
- C. Field Manager's Report
- D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Presentation of Number of Registered Voters – 701
 - iv. Ratification of Requisitions
 - a) Ratification of Series 2019 Phase 3C Requisition #60
 - b) Ratification of Summary of Series 2020 Phase 3D Requisitions #59 to #72
- 8. Other Business
- 9. Supervisors Requests and Audience Comments
- 10. 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, **April 20, 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
Michell Rigoni	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. There were a few residents who joined via Zoom and she asked for their comments on the agenda items listed. There being none, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the February 16,
2021 Board of Supervisors Meeting**

Ms. Burns presented the minutes of the February 16, 2021 Board of Supervisors meeting and asked for a motion to approve minutes.

On MOTION by Mr. Heath, seconded by Mr. Fritz, with all in favor, the Minutes of the February 16, 2021 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

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

Ms. Burns explained the budget process for the newer supervisors on the Board. They will approve a preliminary budget today and present it to the county 60 days prior to a public hearing date that the Board will set as part of this resolution. Staff made a suggestion of the July or August meeting to adopt the final budget to certify the tax roll by September 15 to then collect assessments on the November tax bill. A couple of things she highlighted included the second amenity facility coming on board and the cost associated with that. Last fiscal year there was a \$200 per unit platted lot reduction that was a onetime decrease in the assessments, but after the factor of the new amenity it will be more in the range it was in Fiscal Year 2020. In FY 2020 the gross O&M amount per lot was \$593.43 and for Fiscal Year 2021 it was \$419.89. The current budget proposes a net assessment \$553.67. Mailed notice should be sent to several of the phases including Town Parke Estates 2A, Town Parke Estates 2B, and Riverstone Phase 1. Riverstone Phase 2, 3, and 4 the highest notice assessment is \$419.89 and 5 and 6 which are the new area that is now platted the highest amount they had was about \$20 a unit. Riverstone 2,3,4,5, and 6 all need to receive a mailed notice. One of two things can be done. The notice can be sent from the proposed level, but Ms. Burns suggested that the notice be sent at the same amount the other phases have been noticed at and then at the budget hearing, bring that amount down. The reason she suggested doing that is in case the next year has a slight increase, this saves the District the cost of readvertising and resending notice to those three phases. She is suggesting a capital transfer of an additional \$57,646 which would get the CDD to a total budget that would be at the exact notice amount for all phases.

The Board discussed some of the line items and the allotted about for some of areas to be sure that they have a good preliminary budget before it goes to hearing.

The public hearing date was set for July 20, 2021 at 1:30 p.m. at the Holiday Inn in Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Fl 33880, and all the Board members agreed. There being no changes in any of the line items, Ms. Burns asked for a motion to approve.

On MOTION by Mr. Heath, seconded by Mr. Fritz, with all in favor, Resolution 2021-10 Approving the Proposed Fiscal Year 2022 Budget (Suggested Date: July 20, 2021), Declaring Special Assessments, and Setting the Public Hearing on the Fiscal Year 2022 Budget and the Imposition of Operations & Maintenance Assessments, was approved.

FIFTH ORDER OF BUSINESS

Discussion Regarding Fencing in New Community Playground *(requested by Supervisor Tidwell)*

Ms. Tidwell presented a case for the fencing to the other supervisors and noted that there have been resident requests for it. Mr. Frye noted that it hadn't been included in the original plan, but it could be priced out fairly quickly. Staff will look into it and add it to the agenda for the next month's meeting.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rigoni had nothing further to present to the Board but noted that she would be happy to answer any questions.

B. Engineer

Ms. Wertz had nothing further to present to the Board, so the next item followed.

C. Field Manager's Report

Mr. Smith went over the field manager's report. Completed items included:

- Pool entry gate inspected and fixed
- Playground inspection
- Replacement of missing pool rules sign
- The damage behind the homes on Arlington River has been graded and sodded
- Chairlift removal (it is an ADA requirement, and it will be fixed and replaced)

In progress items include:

- Pond treatments
- Pool filters drain fix

Upcoming items will include:

- Pressure washing playground equipment and in pool area/deck
- Repair/replace worn tables
- Amenity landscape refresh

A copy of the full field manager’s report can be found in the agenda package and the Board had no questions about the report.

Mr. Smith has gone through the current landscape contract of \$171,000 for services they have been doing. It also includes the new amenity and a small section added on. He is specifying the areas with a map that he presented to the Board.

i. Consideration of Landscape Proposals from Floralawn
a) Proposal for Current Area Plus Amenity and Small Section (with Option for Increased Fertilization Program)

Discussion continued with getting quotes from other companies or outsourcing all fertilization. The Board is requesting a second opinion before adding on the \$7,900 for additional fertilization. They decided to go ahead and approve it and if they need to revise, they will do so after getting the second opinion.

b) Proposal to Add Phases 3 and 4

The price for Phase 3 and 4 is \$41,160. The only thing that was not approved was the additional \$7,905 for the fertilizer. This will be the cohesive contract until Phases 5 and 6 come online. Approximately \$229,000 with the fertilization. He also reported that interior pest control for the new amenity will need to be add and that is \$1,140 per year. To pile it all into one contract the total would be approximately \$222,156.

On MOTION by Mr. Frye, seconded by Mr. Fritz, with all in favor, the Proposal from Floralawn with Additional Fertilization and Pest Control, was approved.
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c) Proposal for Amenity Parking Lot Perimeter Enhancement

Mr. Smith reported that the current parking lot needs some work including mulch and perimeter plants. The total cost is \$2,750.

d) Proposal for Clubhouse Parking Lot Enhancement

Staff and Board members discussed if there was room in the budget for parking lot landscaping. \$1,500 for the annuals and \$2,625 for perennials. Mr. Smith's recommendation is the perennials for a cost of \$2,625.

On MOTION by Mr. Frye, seconded by Ms. Tidwell, the Quote for Landscaping Install Totaling \$2,625, was approved. were approved.

Supervisors directed staff to reach out to janitorial staff and was asked to get a quote for another vendor. Mr. Smith will reach out and bring back a quote at next month's meeting.

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

Ms. Smith reported that there are some washout areas at the end of White Ibis Road. This quote is to fill it with dirt and see how it goes from there. The cost is \$205. He believes something needs to be done because it is a little bit of a trip hazard. The landscaper is optimistic that it does not need sod and that it will grow in itself.

On MOTION by Mr. Frye, seconded by Ms. Tidwell, with all in favor, the Proposal from Floralawn for Gardening Work Regarding Wash Out on White Ibis Road, was approved.

D. District Manager's Report

i. Approval of the Check Register

Ms. Burns reported the check register, and it was included in the agenda package. It runs from February 1st through April 13th and the total is \$979,225.39.

On MOTION by Mr. Frye, seconded by Ms. Tidwell, with all in favor, the Check Register from January 1st Through April 13th, 2021 Totaling \$979,225.39, was approved.

ii. Balance Sheet and Income Statement

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

iii. Discussion Regarding Potential Re-Opening of Clubhouse

Ms. Burns led the Board in a discussion about reopening the clubhouse for reservations. Other Districts have begun to reopen their clubhouses as vaccinations have rolled out more widely and Covid restrictions are being lifted. As long as the rental agreement includes verbiage for social distancing and at the renters risk it should be covered under insurance issues. There are no extra cleaning steps that are included due to Covid at no extra costs.

Ms. Rigoni suggested an implemented waiver, so the renters know they are waiving their right to claim anything against the District. Typically, it has been in a form of a mass signup sheet which all the guest at event will sign as an additional measure of protection and will provide a standard form for the District.

On MOTION by Mr. Frye, seconded by Ms. Tidwell, the Opening of the Clubhouse with Added Waiver Paperwork, was approved.

iv. Ratification of Requisitions

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

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

On MOTION by Mr. Frye, seconded by Mr. Fritz, with all in favor, the Series 2019 Phase 3B Requisition #101, was ratified.

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

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

On MOTION by Mr. Frye, seconded by Mr. Fritz, with all in favor, Summary of Series 2020 Phase 3D Requisitions #33 to #58, were ratified.

SEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience comments

Ms. Burns opened up the floor to public comment and a resident named Juan had a few questions. First, for phase 2A and 2B is the \$594 amount for all the amenities or is it per pool area. Ms. Burns explained that it is a fee for operations and maintenance which covers the use of both the pools, the landscaping of the common areas, and everything included in both amenity facilities. He then asked an estimated date for when the second pool would be open. They do not have an exact day, but they are hoping within the next 30 days. He then asked about lake access. Areas that don't have sidewalk are residents able to walk or fish in that area. There is nothing in place prohibiting that from a CDD prospective, but he should double check with the HOA. He complained about people not cleaning up after their dogs. Ms. Burns explained that it is a county ordinance for people to clean up after their pet and he will have to go through the HOA.

There being no other public comments or supervisor's request, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

**LICENSE AGREEMENT BETWEEN TOWNE PARK COMMUNITY DISTRICT AND
LGI HOMES-FLORIDA, LLC, REGARDING THE USE OF CERTAIN DISTRICT
PROPERTY**

THIS LICENSE AGREEMENT (“License Agreement”) is made and entered into this ____ day of _____, 2021, by and between:

TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in the City of Lakeland, Florida, whose address is c/o Governmental Management Services-CF, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the “District”), and

LGI HOMES-FLORIDA, LLC, a Florida limited liability company, with an address of 1450 Lake Robbins Drive, Suite 30, The Woodlands, Texas 77380 (the “Licensee”).

RECITALS

WHEREAS, the Licensee desires to place and maintain six (6) 44”x12” signs (together, the “Signs”) on property which is owned and maintained by the District; and

WHEREAS, the District agrees to grant the Licensee a non-exclusive license for the access and use of property within the District for the purpose of installing and maintaining the Signs; and

WHEREAS, the District and the Licensee desire to set forth the terms of their mutual agreement regarding the access and use of the property.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the District and the Licensee agree as follows:

1. INCORPORATION OF RECITALS. The Recitals stated above are true and correct and are incorporated herein as a material part of this License Agreement.

2. GRANT OF LICENSE. The District hereby grants to the Licensee a non-exclusive license to place and maintain six (6) 44”x12” Signs identified in **Exhibit A**, attached hereto and incorporated herein by reference, on the location(s) identified in **Exhibit B**, attached hereto and incorporated herein by reference (the “License Property”), in full compliance with this Agreement, and other laws, regulations and codes.

3. CONDITIONS ON THE LICENSE. The License granted in Paragraph 2, above, is subject to the following terms and conditions:

A. The Licensee's access to and use of District property for the purposes contemplated by this Agreement is limited to the License Property and reasonable ingress and egress thereto.

B. The Licensee shall be fully responsible for the installation of the Signs and any maintenance, damage, removal, or other incidentals associated with the installation, maintenance, ongoing use, and removal of the Signs.

4. ACCESS. The District hereby grants the Licensee and its members, agents, subcontractors, assigns, and tenants or subtenants the limited right to access the License Property for the purposes described in this Agreement. The Licensee shall use all due care to accomplish the installation, maintenance, and removal of the Signs without damage to the property of the District, its residents and landowners, or any District improvements. The Licensee shall assume responsibility for any and all damage to any real or personal property of the District or any third parties as a result of the Licensee's use of the License Property under this License Agreement, including any damage caused by the installation, maintenance, or removal of the Signs. The Licensee shall be responsible for returning the License Property to its original conditions upon the removal of the Signs. Any such repairs shall be at the Licensee's sole expense, unless otherwise agreed, in writing, by the District. The provisions of this Paragraph 4 shall survive termination of this License Agreement.

5. EFFECTIVE DATE; TERM. This License Agreement shall become effective on the date first written above and shall continue in full force and effect for a period of four years from such date, unless revoked or terminated earlier in accordance with Paragraph 6, below.

6. REVOCATION, SUSPENSION AND TERMINATION. The District and the Licensee acknowledge and agree that the License granted herein is a mere privilege and may be suspended or revoked, with or without cause, at the sole discretion of the District. In the event the District exercises its right to suspend or revoke the License, the District shall provide thirty (30) days prior written notice to the Licensee of the suspension or revocation. The Licensee shall remove the Signs, at its sole cost, within ten (10) days of the effective date of the suspension or revocation, unless otherwise agreed to in writing by the District. The Licensee may terminate this License Agreement upon written notice to the District. The Licensee shall not be entitled to any compensation, off sets, incidental costs or any other payment under this Agreement. The provisions of Paragraphs 4 and 7 shall survive any revocation, suspension or termination of this License Agreement.

7. COMPLIANCE WITH LAWS, RULES AND POLICIES. The Licensee shall comply at all times with relevant statutes and regulations applicable to the purposes contemplated by this Agreement and shall, upon request of the District, provide proof of such compliance. The Licensee shall comply in all material respects with the District's Rules and Policies and acknowledges that it has received a copy of such Rules and Policies.

8. INDEMNIFICATION.

A. Obligations under this paragraph shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

B. The Licensee will defend, indemnify, save and hold the District, and its supervisors, officers, staff, and assigns ("District Indemnitees") harmless from all loss, damage or injury, including all judgments, liens, liabilities, debts and obligations arising from the acts or omissions of the Licensee, its members, managers, agents, subcontractors or assigns in connection with the purposes of this Agreement.

C. For purposes of this section, "acts or omissions" on the part of the Licensee and its members, managers, agents, assigns or subcontractors, includes, but is not limited to, installation of the Signs in a manner that would require a permit, license, certification, consent, or other approval from any governmental agency having jurisdiction, unless such permit, license, certification, consent, or other approval is first obtained.

D. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Paragraph 8 shall survive the termination or expiration of this Agreement.

9. SOVEREIGN IMMUNITY. Nothing herein shall be construed as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes* or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

10. RECOVERY OF COSTS AND FEES. In the event the District is required to enforce this License Agreement by court proceedings or otherwise, then if successful, the District shall be entitled to recover from the Licensee all fees and costs incurred, including reasonable attorneys' fees and costs.

11. DEFAULT. In the event Licensee shall fail to perform any covenant, term, or provision of this Agreement, then the District shall have the right to immediately terminate this Agreement and Licensee shall remove any signage from District property.

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

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

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

15. INDEPENDENT CONTRACTOR. In all matters relating to this Agreement, the Licensee shall act as an independent contractor. Neither the Licensee nor any individual employed by the Licensee in connection with the use of the License Property are employees of the District under the meaning or application of any federal or state laws. The Licensee agrees to assume all liabilities and obligations imposed by one or more of such laws with respect to its employees in the use of the License Property. The Licensee shall have no authority to assume or create any obligation, express or implied, on behalf of the District and the Licensee shall have no authority to represent the District as agent, employee or in any other capacity.

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

A. If to the District: Towne Park Community Development
District
c/o Governmental Management Services
219 East Livingston Street
Orlando, Florida 32801

With a copy to: Hopping, Green & Sams, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301
Attn: Roy Van Wyk

B. If to the Licensee: LGI Homes – Florida, LLC
1450 Lake Robbins Drive, Suite 430
The Woodlands, Texas 77380
Attn: _____

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

copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

IN WITNESS WHEREOF, the parties execute this License Agreement the day and year first written above.

Attest:

**TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT**

Secretary

Chairperson, Board of Supervisors

Witness

LGI HOMES – FLORIDA, LLC,
a Florida limited liability company

Print Name of Witness

Sign: _____
Print: _____
Title: _____

Exhibit A: Description of Signs
Exhibit B: Property Location

Exhibit A: Description of Signs

LGI Homes at Riverstone – Sign Order

Information Center Address: 6011 Dolostone Drive Lakeland, FL 33811

SIGN # 1

Install Date: Wednesday, May 19th 2021

Location: On the south east corner of Medulla Rd and W Pipkin Rd, placed at the bottom of the existing kiosk adjacent to the Riverstone monument.

Type: Permanent, single-sided

Quantity: 1

Size: 44"x12"

Material: Direct print on 3MM Dibond.

Art: Digitally printed, full color, full bleed. High-res art is provided via a separate PDF. Please see the artwork image below for reference.

Install: Sign to be installed and attached to existing sign. Please ensure sides of sign are painted to match the color of existing signage artwork.

Artwork:

Sign Placement (See Red Line):



[Click Here for Google Maps Link of Location](#)

LGI Homes at Riverstone – Sign Order

Information Center Address: 6011 Dolostone Drive Lakeland, FL 33811

SIGN # 2

Install Date: Wednesday, May 19th 2021

Location: On the south west corner of Medulla Rd and W Pipkin Rd, placed at the bottom of the existing kiosk adjacent to the Riverstone monument.

Type: Permanent, single-sided

Quantity: 1

Size: 44" x 12"

Material: Direct print on 3MM Dibond.

Art: Digitally printed, full color, full bleed. High-res art is provided via a separate PDF. Please see the artwork image below for reference.

Install: Sign to be installed and attached to existing sign. Please ensure sides of sign are painted to match the color of existing artwork.

Artwork:

Sign Placement (See Red Line):



[Click Here for Google Maps Link of Location](#)

LGI Homes at Riverstone – Sign Order

Information Center Address: 6011 Dolostone Drive Lakeland, FL 33811

SIGN # 3

Install Date: Wednesday, May 19th 2021

Location: On the right-hand side of Medulla Rd, placed at the bottom of the existing kiosk that is adjacent to the first pond.

Type: Permanent, single-sided

Quantity: 1

Size: 44"x12"

Material: Direct print on 3MM Dibond.

Art: Digitally printed, full color, full bleed. High-res art is provided via a separate PDF. Please see the artwork image below for reference.

Install: Sign to be installed and attached to existing sign. Please ensure sides of sign are painted to match the color of existing artwork.

Artwork:

Sign Placement (See Red Line):



[Click Here for Google Maps Link of Location](#)

LGI Homes at Riverstone – Sign Order

Information Center Address: 6011 Dolostone Drive Lakeland, FL 33811

SIGN # 4

Install Date: Wednesday, May 19th 2021

Location: On the north west corner of Medulla Rd and Arlington River Dr. (the entrance across the street from Britton Beach Pl), placed perpendicular to Medulla Rd.

Type: Permanent, single-sided

Quantity: 1

Size: 44"x12"

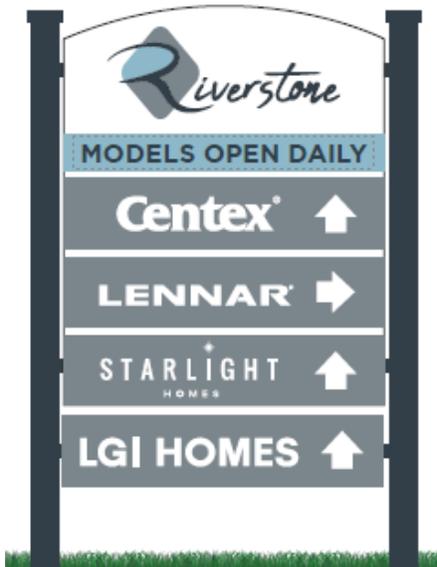
Material: Direct print on 3MM Dibond.

Art: Digitally printed, full color, full bleed. High-res art is provided via a separate PDF. Please see the artwork image below for reference.

Install: Sign to be installed and attached to existing sign. Please ensure sides of sign are painted to match the color of existing artwork.

Artwork:

Sign Placement (See Red Line):



[Click Here for Google Maps Link of Location](#)

LGI Homes at Riverstone – Sign Order

Information Center Address: 6011 Dolostone Drive Lakeland, FL 33811

SIGN # 5

Install Date: Wednesday, May 19th 2021

Location: On Medulla Rd, placed under the existing kiosk sign that is adjacent to the amenity center.

Type: Permanent, single-sided

Quantity: 1

Size: 44"x12"

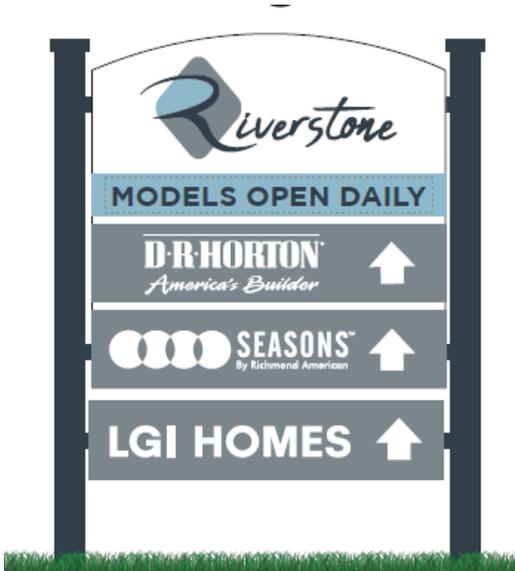
Material: Direct print on 3MM Dibond.

Art: Digitally printed, full color, full bleed. High-rest art is provided via a separate PDF. Please see the artwork image below for reference.

Install: Sign to be installed and attached to existing sign. Please ensure sides of sign are painted to match the color of existing artwork.

Artwork:

Sign Placement (See Red Line):



[Click Here for Google Maps Link of Location](#)

LGI Homes at Riverstone – Sign Order

Information Center Address: 6011 Dolostone Drive Lakeland, FL 33811

SIGN # 6

Install Date: Wednesday, May 19th, 2021

Location: On the north west corner of Medulla Rd and Arlington River Dr. (the entrance south of the second amenity center), placed perpendicular to Medulla Rd.

Type: Permanent, single-sided

Quantity: 1

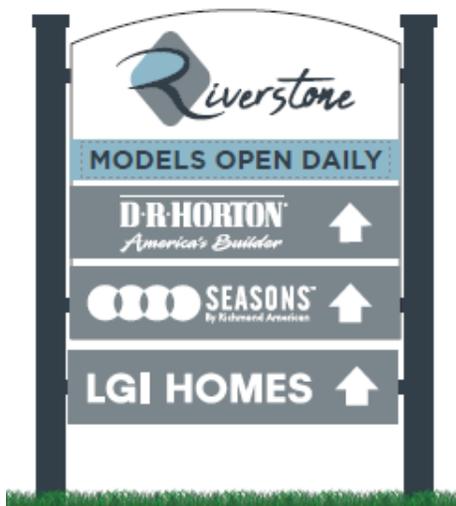
Size: 44"x12"

Material: Direct print on 3MM Dibond.

Art: Digitally printed, full color, full bleed. High-res art is provided via a separate PDF. Please see the artwork image below for reference.

Install: Sign to be installed and attached to existing sign. Please ensure sides of sign are painted to match the color of existing artwork.

Artwork:

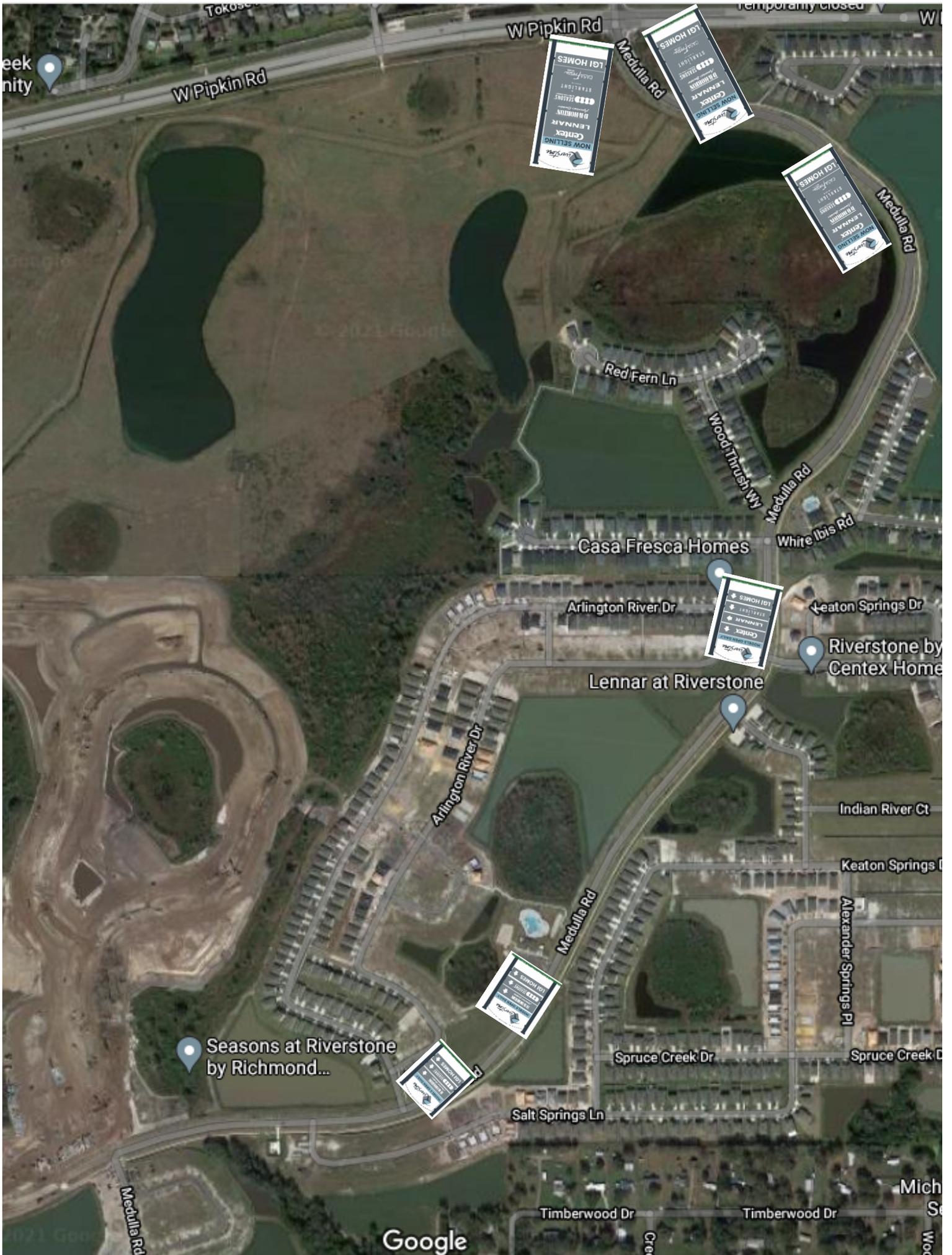


Sign Placement (See Red Line):



[Click Here for Google Maps Link of Location](#)

Exhibit B: Property Location



IGI HOMES
NOW SELLING
LENNAR
CENTEX
LANNAR
BANKING
EASERS
STRATEGIC

IGI HOMES
NOW SELLING
LENNAR
CENTEX
LANNAR
BANKING
EASERS
STRATEGIC

IGI HOMES
NOW SELLING
LENNAR
CENTEX
LANNAR
BANKING
EASERS
STRATEGIC

IGI HOMES
NOW SELLING
LENNAR
CENTEX
LANNAR
BANKING
EASERS
STRATEGIC

IGI HOMES
NOW SELLING
LENNAR
CENTEX
LANNAR
BANKING
EASERS
STRATEGIC

Seasons at Riverstone by Richmond...

Riverstone by Centex Home

SECTION V

SECTION VII

SECTION C

Towne Park CDD

Field Management Report



May 18, 2021

Clayton Smith

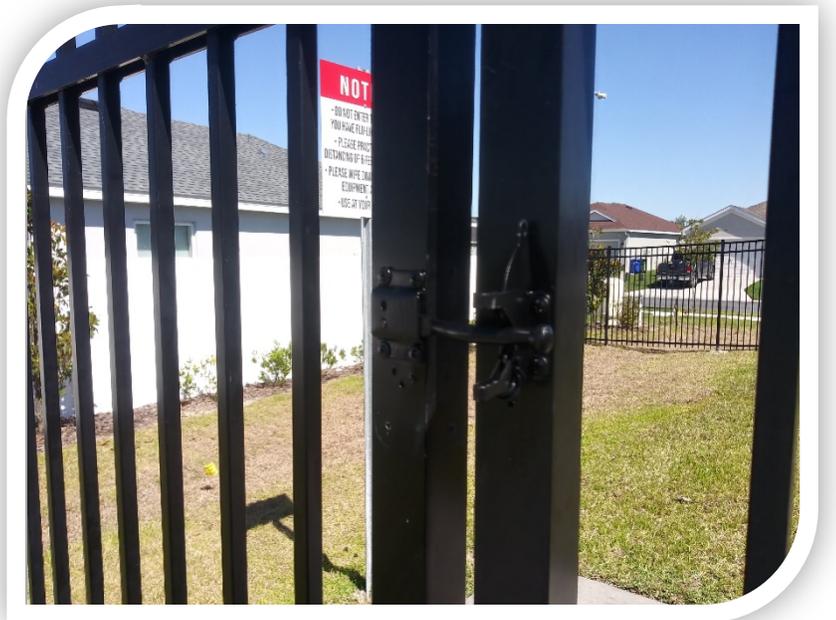
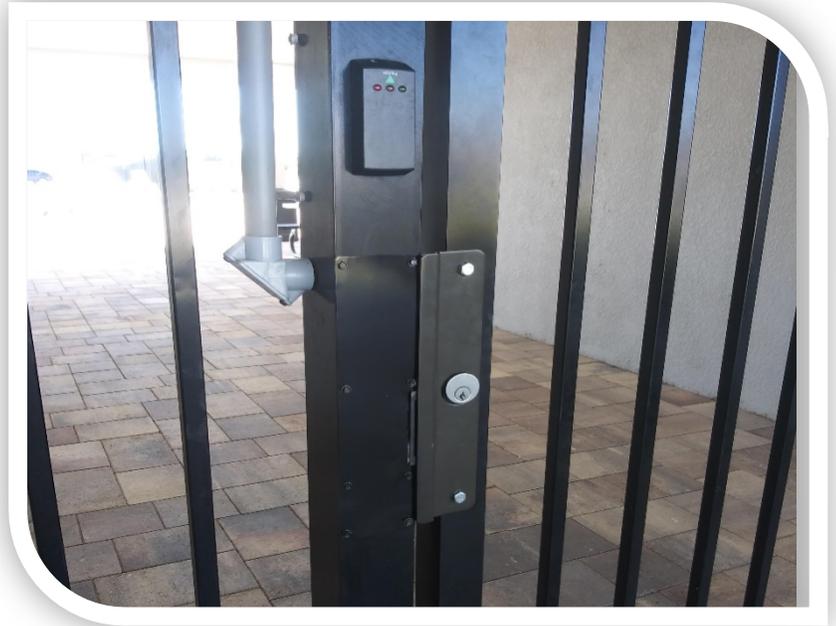
Field Services Manager

GMS

Complete

Site Maintenance and Review

- ✚ Ponds were treated for algae and trash cleaning was arranged with the pond contractor.
- ✚ New gate lock was installed on pool entry gate.
- ✚ New latch was installed on the pool-to-playground gate.
- ✚ Fixed shower head at amenity 1 pool.



In Progress

Manual Lift for Pool

- Options are being reviewed to replace existing lift with a manual one to ensure that the ADA device is readily usable by any residents who need it.



Pool Filter Drain Fix

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



Upcoming

Amenity 1 Pool/Playground Cleaning

- ✚ Pressure washing of the playground and amenity area is needed.
- ✚ Work will proceed soon.



Fence Off Storm Drains in Dog Park

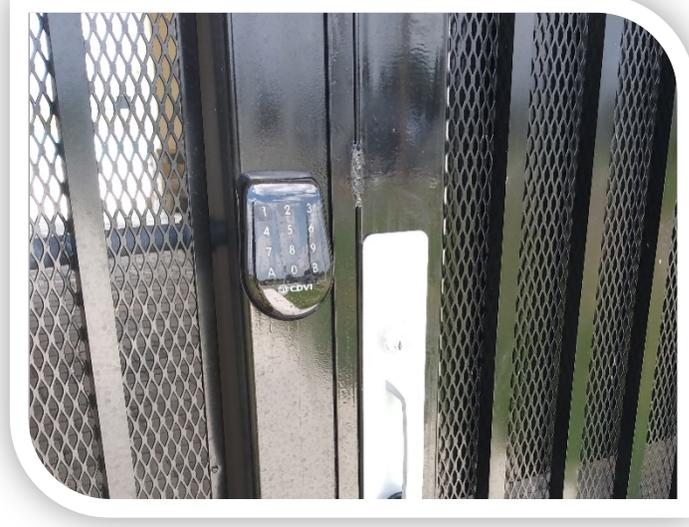
- ✚ Reviewed stormwater grates at the dog park.
- ✚ Exploring possible solutions.
- ✚ A small fence may be the best option.



Amenity 2

Preparing to Open

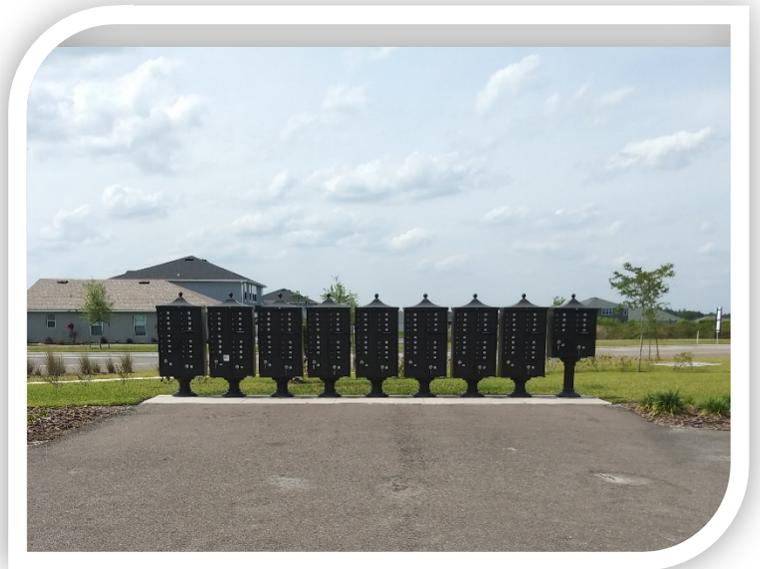
- ✚ Landscape contract has started.
- ✚ Playground is complete.
- ✚ Keypad entry system is in place for initial opening.
- ✚ Wi-Fi installation is being scheduled.
- ✚ Arrangements are being made for keycards and user entry at pool.



Upcoming Projects

Mailbox Solar Lights

- ✚ Lighting at the mailboxes is very low.
- ✚ Proposal is being assembled to add solar lighting. Budgeting for next year.



Conclusion

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

Respectfully,
Clayton Smith

SECTION D

SECTION 1

Towne Park Community Development District

Summary of Operating Checks

April 14, 2021 to May 11, 2021

Bank	Date	Check No.'s	Amount
General Fund	4/23/21	136	\$ 3,000.00
	4/27/21	137-148	\$ 207,162.76
	5/4/21	149	\$ 646.45
			<hr/> \$ 210,809.21
			<hr/> \$ 210,809.21

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/23/21	00058	3/22/21	1808B.03	202104	300-20700	10100	FURR & WEGMAN ARCHITECTS PA	*	3,000.00	3,000.00	000136
4/27/21	00054	4/20/21	BF042020	202104	310-51300	11000	BRADLEY JAMES FRITZ	*	200.00	200.00	000137
4/27/21	00059	4/09/21	3	202104	310-51300	31300	DISCLOSURE SERVICES LLC	*	600.00	600.00	000138
4/27/21	00013	4/01/21	93805	202104	320-53800	46200	FLORALAWN	*	12,704.00	12,704.00	000139
4/27/21	00014	4/15/21	8441	202104	330-53800	47000	FUQUA SUPPLY & SERVICE	*	715.00	715.00	000140
4/27/21	00040	3/31/21	39	202103	330-53800	47500	GOVERNMENTAL MANAGEMENT SERVICES-CF	*	383.39	5,109.29	000141
		4/01/21	37	202104	310-51300	34000		*	2,916.67		
		4/01/21	37	202104	310-51300	35100		*	100.00		
		4/01/21	37	202104	310-51300	31300		*	458.33		
		4/01/21	37	202104	310-51300	42500		*	.90		
		4/01/21	38	202104	320-53800	12000		*	1,250.00		
4/27/21	00016	4/01/21	1816	202104	330-53800	48000	GRUNIT POOL CONTRACTORS	*	1,350.00	1,350.00	000142
4/27/21	00019	4/21/21	121781	202103	310-51300	31500	HOPPING GREEN & SAMS	*	1,812.05	1,812.05	000143
4/27/21	00055	4/20/21	JT042020	202104	310-51300	11000	JENNIFER TIDWELL	*	200.00	200.00	000144

TWPK TOWNE PARK CDD MBYINGTON

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/27/21	00052	4/20/21	JF042020	202104	310	51300	11000		BOS MTG 4/20/2021	*	200.00		
									JUSTIN KEITH FRYE			200.00	000145
4/27/21	00031	4/20/21	RH042020	202104	310	51300	11000		BOS MTG 4/20/21	*	200.00		
									RENNIE HEATH			200.00	000146
4/27/21	00024	4/01/21	571023	202104	320	53800	46400		LAKE MAINTENANCE APR 21	*	2,046.00		
									THE LAKE DOCTORS			2,046.00	000147
4/27/21	00035	4/27/21	04272021	202104	300	20700	10000		ASSESSMENT TSFR SER20162A	*	18,346.16		
		4/27/21	04272021	202104	300	20700	10000		ASSESSMENT TSFR SER20182B	*	21,398.91		
		4/27/21	04272021	202104	300	20700	10000		ASSESSMENT TSFR SER20183A	*	87,127.95		
		4/27/21	04272021	202104	300	20700	10000		ASSESSMENT TSFR SER20193B	*	55,153.40		
									US BANK AS TRUSTEE FOR TOWNE PARK			182,026.42	000148
5/04/21	00013	4/20/21	93947	202103	320	53800	47300		IRRIGATION REPAIRS	*	231.83		
		4/23/21	94029	202104	320	53800	47300		IRRIGATION REPAIRS	*	414.62		
									FLORALAWN			646.45	000149
									TOTAL FOR BANK A		210,809.21		
									TOTAL FOR REGISTER		210,809.21		

SECTION 2

Towne Park

Community Development District

Unaudited Financial Reporting

March 31, 2021



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Towne Park
Community Development District
Combined Balance Sheet
March 31, 2021

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash				
Suntrust	\$ 341,753	\$ -	\$ -	\$ 341,753
Investments				
Series 2016 - 2A				
Reserve	\$ -	\$ 111,788	\$ -	\$ 111,788
Revenue	\$ -	\$ 104,030	\$ -	\$ 104,030
Prepayment	\$ -	\$ 1,987	\$ -	\$ 1,987
Series 2018 - 2B				
Reserve	\$ -	\$ 61,894	\$ -	\$ 61,894
Revenue	\$ -	\$ 109,379	\$ -	\$ 109,379
Prepayment	\$ -	\$ 796	\$ -	\$ 796
Construction	\$ -	\$ -	\$ 69	\$ 69
Series 2018 - 3A				
Reserve	\$ -	\$ 260,738	\$ -	\$ 260,738
Revenue	\$ -	\$ 445,347	\$ -	\$ 445,347
Prepayment	\$ -	\$ 1,131	\$ -	\$ 1,131
Series 2019 - 3B				
Reserve	\$ -	\$ 167,922	\$ -	\$ 167,922
Revenue	\$ -	\$ 297,138	\$ -	\$ 297,138
Construction	\$ -	\$ -	\$ 178,145	\$ 178,145
Series 2019 - 3C				
Reserve	\$ -	\$ 161,060	\$ -	\$ 161,060
Revenue	\$ -	\$ 241,233	\$ -	\$ 241,233
Prepayment	\$ -	\$ 247,747	\$ -	\$ 247,747
Construction	\$ -	\$ -	\$ 161,066	\$ 161,066
Series 2020 - 3D				
Reserve	\$ -	\$ 400,006	\$ -	\$ 400,006
Capital Interest	\$ -	\$ 94,014	\$ -	\$ 94,014
Construction	\$ -	\$ -	\$ 3,389,325	\$ 3,389,325
Deposits	\$ 4,500	\$ -	\$ -	\$ 4,500
Due From Debt Service	\$ 891	\$ 11,689	\$ -	\$ 12,580
Due From General Fund	\$ -	\$ 30,999	\$ -	\$ 30,999
Prepaid Expenses	\$ 1,010	\$ -	\$ -	\$ 1,010
Total Assets	\$ 348,154	\$ 2,748,898	\$ 3,728,604	\$ 6,825,655
Liabilities:				
Accounts Payable	\$ 8,929	\$ -	\$ -	\$ 8,929
Due To Debt Service	\$ 30,999	\$ -	\$ -	\$ 30,999
Due to Other Fund	\$ -	\$ 12,580	\$ -	\$ 12,580
Due to Other	\$ 1,776	\$ -	\$ -	\$ 1,776
Total Liabilities	\$ 41,703	\$ 12,580	\$ -	\$ 54,283
Fund Balances:				
Nonspendable	\$ 6,401	\$ -	\$ -	\$ 6,401
Assigned	\$ 36,108	\$ -	\$ -	\$ 36,108
Unassigned	\$ 263,942	\$ -	\$ -	\$ 263,942
Assigned for Debt Service 2016 - 2A	\$ -	\$ 222,108	\$ -	\$ 222,108
Assigned for Debt Service 2018 - 2B	\$ -	\$ 177,087	\$ -	\$ 177,087
Assigned for Debt Service 2018 - 3A	\$ -	\$ 727,649	\$ -	\$ 727,649
Assigned for Debt Service 2019 - 3B	\$ -	\$ 477,994	\$ -	\$ 477,994
Assigned for Debt Service 2019 - 3C	\$ -	\$ 637,460	\$ -	\$ 637,460
Assigned for Debt Service 2020 - 3D	\$ -	\$ 494,020	\$ -	\$ 494,020
Assigned for Capital Projects	\$ -	\$ -	\$ 3,728,604	\$ 3,728,604
Total Fund Balances	\$ 306,451	\$ 2,736,318	\$ 3,728,604	\$ 6,771,373
Total Liabilities & Fund Balance	\$ 348,154	\$ 2,748,898	\$ 3,728,604	\$ 6,825,655

Towne Park
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2021

	Adopted Budget	Prorated Budget Thru 03/31/21	Actual Thru 03/31/21	Variance
Revenues				
Assessments - Tax Roll	\$ 385,816	\$ 338,707	\$ 338,707	\$ -
Assessments - Direct	\$ 75,084	\$ 13,944	\$ 13,944	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 60,528	\$ 60,528
Other Funding Sources	\$ 71,190	\$ -	\$ -	\$ -
Interest Income	\$ 300	\$ 150	\$ -	\$ (150)
Total Revenues	\$ 532,390	\$ 352,801	\$ 413,179	\$ 60,378
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 4,600	\$ 1,400
Engineering Fees	\$ 10,000	\$ 5,000	\$ 668	\$ 4,332
Legal Services	\$ 40,000	\$ 20,000	\$ 19,464	\$ 536
Arbitrage	\$ 3,600	\$ -	\$ -	\$ -
Management Fees	\$ 35,000	\$ 17,500	\$ 17,500	\$ (0)
Information Technology	\$ 2,700	\$ 1,350	\$ 2,056	\$ (706)
Dissemination	\$ 5,500	\$ 5,500	\$ 1,375	\$ 4,125
Trustee Fee	\$ 20,000	\$ 20,000	\$ 15,277	\$ 4,723
Assessment Roll Services	\$ 20,000	\$ 20,000	\$ 20,000	\$ -
Reamortization Schedules	\$ 625	\$ -	\$ -	\$ -
Auditing Services	\$ 8,000	\$ -	\$ -	\$ -
Telephone	\$ 200	\$ 100	\$ -	\$ 100
Postage	\$ 500	\$ 250	\$ 245	\$ 5
Insurance	\$ 5,707	\$ 5,707	\$ 5,707	\$ -
Printing and Binding	\$ 1,000	\$ 500	\$ 59	\$ 441
Legal Advertising	\$ 7,000	\$ 3,500	\$ 3,797	\$ (297)
Miscellaneous Contingency	\$ 5,000	\$ 2,500	\$ 976	\$ 1,524
Office Supplies	\$ 200	\$ 100	\$ 20	\$ 80
Property Appraiser	\$ 16,166	\$ 16,166	\$ 16,166	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 193,373	\$ 124,348	\$ 108,085	\$ 16,263

Towne Park
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2021

	Adopted Budget	Prorated Budget Thru 03/31/21	Actual Thru 03/31/21	Variance
<u>Operations and Maintenance Expenses</u>				
<u>Maintenance:</u>				
Field Management	\$ 15,000	\$ 7,500	\$ 7,500	\$ -
Property Insurance	\$ 20,000	\$ 20,000	\$ 13,345	\$ 6,655
Landscape Maintenance	\$ 180,000	\$ 90,000	\$ 76,224	\$ 13,776
Landscape Replacement	\$ 5,000	\$ 2,500	\$ 2,715	\$ (215)
Irrigation Repairs	\$ 5,000	\$ 2,500	\$ 3,174	\$ (674)
Electric	\$ 5,400	\$ 2,700	\$ 2,370	\$ 330
Water	\$ 8,000	\$ 4,000	\$ 288	\$ 3,712
Pond Maintenance	\$ 25,000	\$ 12,500	\$ 14,669	\$ (2,169)
Hurricane Cleanup	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Miscellaneous Contingency	\$ 1,000	\$ 500	\$ 286	\$ 214
Total Maintenance	\$ 269,400	\$ 144,700	\$ 120,572	\$ 24,128
<u>Amenities</u>				
Electric	\$ 15,000	\$ 7,500	\$ 3,133	\$ 4,367
Water	\$ 7,500	\$ 3,750	\$ 1,101	\$ 2,649
Pool Maintenance & Repairs	\$ 27,300	\$ 13,650	\$ 11,750	\$ 1,900
Janitorial Expenses	\$ 41,025	\$ 20,513	\$ 10,045	\$ 10,468
Pest Control	\$ 4,950	\$ 2,475	\$ -	\$ 2,475
Internet/Phone	\$ 1,950	\$ 975	\$ 736	\$ 239
Playground Lease	\$ -	\$ -	\$ 10,320	\$ (10,320)
Facility Repair & Maintenance	\$ 7,500	\$ 3,750	\$ 5,269	\$ (1,519)
Total Amenities	\$ 105,225	\$ 52,613	\$ 42,355	\$ 10,258
Total Operations and Maintenance Expenses	\$ 374,625	\$ 197,313	\$ 162,926	\$ 34,386
Total Expenditures	\$ 567,998	\$ 321,660	\$ 271,011	\$ 50,649
<u>Other Financing Sources/(Uses)</u>				
Transfer Out - Capital Reserve	\$ (500)	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ (500)	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ (36,108)		\$ 142,168	
Fund Balance - Beginning	\$ 36,108		\$ 164,283	
Fund Balance - Ending	\$ -		\$ 306,451	

Towne Park
Community Development District
Debt Service Fund - Series 2016 - 2A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2021

	Adopted Budget	Prorated Budget Thru 03/31/21	Actual Thru 03/31/21	Variance
Revenues				
Special Assessments	\$ 173,625	\$ 98,075	\$ 98,075	\$ -
Interest	\$ -	\$ -	\$ 4	\$ 4
Total Revenues	\$ 173,625	\$ 98,075	\$ 98,079	\$ 4
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		\$ 31,310	
Fund Balance - Beginning	\$ -		\$ 190,798	
Fund Balance - Ending	\$ 66,000		\$ 222,108	

Towne Park
Community Development District
Debt Service Fund - Series 2018 - 2B
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2021

	Adopted Budget	Prorated Budget Thru 03/31/21	Actual Thru 03/31/21	Variance
Revenues				
Special Assessments	\$ 247,156	\$ 114,395	\$ 114,395	\$ -
Interest	\$ -	\$ -	\$ 2	\$ 2
Total Revenues	\$ 247,156	\$ 114,395	\$ 114,397	\$ 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		\$ 37,116	
Fund Balance - Beginning	\$ -		\$ 139,971	
Fund Balance - Ending	\$ 68,519		\$ 177,087	

Towne Park
Community Development District
Debt Service Fund - Series 2018 - 3A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2021

	Adopted Budget	Prorated Budget Thru 03/31/21	Actual Thru 03/31/21	Variance
Revenues				
Special Assessments	\$ 797,778	\$ 465,770	\$ 465,770	\$ -
Interest	\$ -	\$ -	\$ 11	\$ 11
Total Revenues	\$ 797,778	\$ 465,770	\$ 465,781	\$ 11
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		\$ 158,500	
Fund Balance - Beginning	\$ -		\$ 569,149	
Fund Balance - Ending	\$ 220,859		\$ 727,649	

Towne Park
Community Development District
Debt Service Fund - Series 2019 - 3B
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2021

	Adopted Budget	Prorated Budget Thru 03/31/21	Actual Thru 03/31/21	Variance
Revenues				
Special Assessments	\$ 454,791	\$ 294,840	\$ 294,840	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 15,224	\$ 15,224
Interest	\$ -	\$ -	\$ 9	\$ 9
Total Revenues	\$ 454,791	\$ 294,840	\$ 310,072	\$ 15,232
Expenditures:				
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)
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		\$ (21,830)	
Fund Balance - Beginning	\$ -		\$ 499,824	
Fund Balance - Ending	\$ 118,822		\$ 477,994	

Towne Park
Community Development District
Debt Service Fund - Series 2019 - 3C
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2021

	Adopted Budget	Prorated Budget Thru 03/31/21	Actual Thru 03/31/21	Variance
Revenues				
Special Assessments	\$ 435,197	\$ -	\$ -	\$ -
Assessments - Prepayments	\$ -	\$ -	\$ 1,477,737	\$ 1,477,737
Assessments - Lot Closing	\$ -	\$ -	\$ 242,181	\$ 242,181
Interest	\$ -	\$ -	\$ 23	\$ 23
Total Revenues	\$ 435,197	\$ -	\$ 1,719,941	\$ 1,719,941
Expenditures:				
<i>General & Administrative:</i>				
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)
Other Sources/(Uses)				
Transfer in/Out	\$ -	\$ -	\$ (161,060)	\$ (161,060)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (161,060)	\$ (161,060)
Excess Revenues (Expenditures)	\$ 113,978		\$ 199,730	
Fund Balance - Beginning	\$ -		\$ 437,729	
Fund Balance - Ending	\$ 113,978		\$ 637,460	

Towne Park

Community Development District

Debt Service Fund - Series 2020 - 3D

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2021

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 03/31/21	Thru 03/31/21	
Revenues				
Interest	\$ -	\$ -	\$ 6	\$ 6
Total Revenues	\$ -	\$ -	\$ 6	\$ 6
Other Sources/(Uses)				
Bonds Proceeds	\$ -	\$ -	\$ 494,019	\$ 494,019
Transfer In/(Out)	\$ -	\$ -	\$ (5)	\$ (5)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 494,015	\$ 494,015
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 March 31, 2021

	Series 2016 - 2A	Series 2018 - 2B	Series 2018 - 3A	Series 2019 - 3B	Series 2019 - 3C	Series 2020 - 3D	Total
Revenues							
Developer Contributions	\$ -	\$ -	\$ 681,884	\$ -	\$ 809,556	\$ -	\$ 1,491,441
Interest	\$ -	\$ -	\$ 1	\$ 6	\$ -	\$ 61	\$ 67
Total Revenues	\$ -	\$ -	\$ 681,885	\$ 6	\$ 809,556	\$ 61	\$ 1,491,508
Expenditures:							
Capital Outlay	\$ -	\$ -	\$ 457,077	\$ 88,116	\$ 64,004	\$ 2,942,807	\$ 3,552,003
Capital Outlay - COI	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 319,025	\$ 319,025
Total Expenditures	\$ -	\$ -	\$ 457,077	\$ 88,116	\$ 64,004	\$ 3,261,832	\$ 3,871,028
Other Financing Sources/(Uses)							
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ 167,922	\$ 161,060	\$ 5	\$ 328,987
Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,595,981	\$ 6,595,981
Premium on Sale of Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,111	\$ 55,111
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ 167,922	\$ 161,060	\$ 6,651,096	\$ 6,980,078
Excess Revenues (Expenditures)	\$ -	\$ -	\$ 224,809	\$ 79,812	\$ 906,613	\$ 3,389,325	\$ 4,600,558
Fund Balance - Beginning	\$ 0	\$ 69	\$ (224,809)	\$ 98,333	\$ (745,547)	\$ -	\$ (871,954)
Fund Balance - Ending	\$ 0	\$ 69	\$ -	\$ 178,145	\$ 161,066	\$ 3,389,325	\$ 3,728,604

Towne Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Assessments - Tax Roll	\$ -	\$ 6,988	\$ 273,168	\$ 20,441	\$ 27,320	\$ 10,790	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 338,707
Assessments - Direct	\$ 37,542	\$ -	\$ -	\$ -	\$ (23,589)	\$ (9)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,944
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	\$ 10,781	\$ -	\$ 413,179					
Expenditures:													
General & Administrative:													
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	\$ 1,812	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,464
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,500
Information Technology	\$ 100	\$ 100	\$ 1,256	\$ 100	\$ 100	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,056
Dissemination	\$ 5,500	\$ -	\$ -	\$ 458	\$ (5,042)	\$ 458	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,375
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	\$ -	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 245
Insurance	\$ 5,707	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,707
Printing and Binding	\$ 3	\$ -	\$ 19	\$ 6	\$ 11	\$ 20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59
Legal Advertising	\$ 1,567	\$ -	\$ 1,395	\$ 375	\$ 461	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,797
Miscellaneous Contingency	\$ 180	\$ 65	\$ 163	\$ 321	\$ 121	\$ 127	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 976
Office Supplies	\$ 3	\$ 3	\$ 5	\$ 3	\$ 3	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20
Property Appraiser	\$ 16,166	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,166
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 67,883	\$ 8,352	\$ 12,510	\$ 10,847	\$ 2,656	\$ 5,838	\$ -	\$ 108,085					

Towne Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Operations and Maintenance Expenses													
<u>Maintenance:</u>													
Field Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Property Insurance	\$ 13,345	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,345
Landscape Maintenance	\$ 12,704	\$ 12,704	\$ 12,704	\$ 12,704	\$ 12,704	\$ 12,704	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 76,224
Landscape Replacement	\$ -	\$ 750	\$ 1,965	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,715
Irrigation Repairs	\$ 892	\$ 1,387	\$ -	\$ 542	\$ -	\$ 354	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,174
Electric	\$ 424	\$ 631	\$ 160	\$ 159	\$ 107	\$ 888	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,370
Water	\$ 54	\$ 53	\$ (0)	\$ 60	\$ 63	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 288
Pond Maintenance	\$ 4,439	\$ 2,046	\$ 2,046	\$ 2,046	\$ 2,046	\$ 2,046	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,669
Hurricane Cleanup	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Contingency	\$ -	\$ -	\$ -	\$ 16	\$ 270	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 286
Total Maintenance	\$ 33,107	\$ 18,822	\$ 18,125	\$ 16,777	\$ 16,440	\$ 17,301	\$ -	\$ 120,572					
<u>Amenities</u>													
Electric	\$ 601	\$ 460	\$ 540	\$ 579	\$ 504	\$ 449	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,133
Water	\$ 284	\$ 160	\$ 175	\$ 138	\$ 169	\$ 176	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,101
Pool Maintenance & Repairs	\$ 3,200	\$ 3,150	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,750
Janitorial Expenses	\$ 2,170	\$ 2,100	\$ 2,170	\$ 1,395	\$ 1,020	\$ 1,190	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,045
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Internet/Phone	\$ 210	\$ 107	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 736
Playground Lease	\$ -	\$ 3,570	\$ 1,688	\$ 1,688	\$ 1,688	\$ 1,688	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,320
Facility Repair & Maintenance	\$ 1,517	\$ 95	\$ 1,069	\$ 1,918	\$ 143	\$ 526	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,269
Total Amenities	\$ 7,981	\$ 9,642	\$ 7,097	\$ 7,172	\$ 4,979	\$ 5,484	\$ -	\$ 42,355					
Total Operations and Maintenance Expenses	\$ 41,088	\$ 28,464	\$ 25,222	\$ 23,949	\$ 21,419	\$ 22,785	\$ -	\$ 162,926					
Total Expenditures	\$ 108,971	\$ 36,816	\$ 37,732	\$ 34,796	\$ 24,074	\$ 28,623	\$ -	\$ 271,011					
<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)	\$ (17,842)	\$ -	\$ 142,168					

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%

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	2016 2-A Debt Service	Series 2018 2-B Service	Series 2018 3-A Service	Series 2019 3-B Service	Total
11/23/20	ACH	\$30,081.56	(\$577.57)	(\$1,203.28)	\$0.00	\$28,300.71	\$7,307.33	\$2,115.88	\$2,467.97	\$10,048.60	\$6,360.93	\$28,300.71
12/01/20	ACH	\$17,409.80	(\$334.27)	(\$696.39)	\$0.00	\$16,379.14	\$4,229.14	\$1,224.58	\$1,428.35	\$5,815.66	\$3,681.41	\$16,379.14
12/11/20	ACH	\$36,479.87	(\$700.41)	(\$1,459.28)	\$0.00	\$34,320.18	\$8,861.57	\$2,565.93	\$2,992.90	\$12,185.91	\$7,713.87	\$34,320.18
12/18/20	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
03/15/21	ACH	\$43,089.64	(\$852.83)	(\$448.21)	\$0.00	\$41,788.60	\$10,789.93	\$3,124.31	\$3,644.19	\$14,837.68	\$9,392.49	\$41,788.60
TOTAL		\$ 1,389,824.76	\$ (26,769.45)	\$ (51,352.57)	\$ 84.01	\$ 1,311,786.75	\$ 338,707.17	\$ 98,075.13	\$ 114,394.59	\$ 465,769.96	\$ 294,839.90	\$ 1,311,786.75

88%	Net Percent Collected
\$ 182,432.25	Balance Remaining to Collect

SECTION 3



RECEIVED

MAY 03 2021

BY: _____

April 21, 2021

Samantha Hoxie – Recording Secretary
Towne Park CDD
219 E. Livingston Street
Orlando, Florida 32801-1508

RE: Towne Park Community Development District Registered Voters

Dear Ms. Hoxie,

In response to your request, there are currently **701** voters within the Towne Park Community Development District. This number of registered voters in said District is as of **April 15, 2021**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

Lori Edwards
Supervisor of Elections
Polk County, Florida

P.O. Box 1460, Bartow, FL 33831
PHONE: (863) 534-5888 Fax: (863) 845-2718

PolkElections.com

SECTION 4

SECTION (a)

EXHIBIT C

FORMS OF REQUISITIONS

**TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019
(ASSESSMENT AREA 3C 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 Fifth Supplemental Trust Indenture dated as of December 1, 2019 (collectively, the "Assessment Area 3C 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 3C Indenture):

- (A) Requisition Number: **60**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to applicable Acquisition Agreement: **Hopping Green & Sams**
- (D) Amount Payable: **\$1,472.46**
- (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 # 119145, 121277 & 120770 - Phase 3 & 4 Construction**
- (F) Fund or Account and subaccount, if any, from which disbursement to be made: X
Assessment Area 3C 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 3C Acquisition and Construction Account;
- 3. each disbursement set forth above was incurred in connection with:
 - X the Costs of the Assessment Area 3C 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 or on file with the District are copies of the invoice(s) or applicable contracts from the vendor of the property acquired or the services rendered, as well as applicable conveyance instruments (e.g. deed(s), bill(s) of sale, easement(s), etc.) with respect to which disbursement is hereby requested.

**TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT**

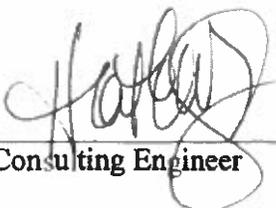
By: 
Responsible Officer

Date: 4-15-21

**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 3C Project and is consistent with: (i) the Acquisition Agreement; (ii) the plans and specifications for the portion of the Assessment Area 3C 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 3C 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 3C 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.

S 2019 - Area 3C
60
Hopping Green & Sycams
2,402.46


Consulting Engineer

SECTION (b)

Requisition	Payee/Vendor	Amount
59	Absolute Engineering, Inc.	\$ 42,873.35
60	Towne Park Construction Account	\$ 1,264,546.93
61	Stewart & Associates Property Services, Inc.	\$ 3,010.00
62	Hopping, Green & Sams	\$ 104.20
63	Highland Sumner	\$ 3,000.00
64	DS Boring, LLC	\$ 98,905.00
65	Ferguson Waterworks	\$ 10,923.97
66	Highland Sumner	\$ 3,000.00
67	Ferguson Waterworks	\$ 18,732.70
68	Stewart & Associates Property Services, Inc.	\$ 235,140.00
69	QGS Development, Inc.	\$ 404,064.72
70	HUB International Midwest West	\$ 4,481.00
71	Highland Sumner	\$ 3,000.00
72	Stewart & Associates Property Services, Inc.	\$ 13,380.00
	TOTAL	\$ 2,105,161.87