

*Towne Park  
Community Development District*

*Agenda*

*July 20, 2021*

# AGENDA

# ***Towne Park***

## ***Community Development District***

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219 East Livingston Street, Orlando, Florida 32801

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

July 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, July 20, 2021 at 1:30 PM** at the **Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.**

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

**Zoom Video Link:** <https://us06web.zoom.us/j/92372518267>

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

**Meeting ID:** 923 7251 8267

Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period (Public comments can be submitted via email to the District Manager at [jburns@gmscfl.com](mailto:jburns@gmscfl.com) prior to the beginning of the meeting)
3. Approval of Minutes of the June 15, 2021 Board of Supervisors Meeting
4. Public Hearings
  - A. Public Hearing on the Adoption of the Fiscal Year 2022 Budget
    - i. Consideration of Resolution 2021-11 Adoption of the District's Fiscal Year 2022 Budget and Appropriating Funds
  - B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments
    - i. Consideration of Resolution 2021-12 Imposing Special Assessments and Certifying an Assessment Roll

5. Consideration of Resolution 2021-13 Designation of Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2022 Meetings
6. Acceptance of Fiscal Year 2020 Audit Report
7. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Consideration of Proposals for Pest Control
      - a) Orkin
      - b) Massey Services
    - ii. Consideration of Quote for Grate at Dog Park – **ADDED**
    - iii. Consideration of Proposal for New Toilet Paper Dispensers at Amenities (*to be provided under separate cover*)
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
    - iii. Ratification of Requisitions
      - a) Ratification of Series 2019 Phase 3B Requisition #102
      - b) Ratification of Summary of Series 2020 Phase 3D Requisitions #83 to #91
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, **June 15, 2021** at 1:30 p.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Brad Fritz	Assistant Secretary
Justin Frye	Assistant Secretary
Jennifer Tidwell	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Michelle Rigoni	Hopping Green & Sams
Clayton Smith	GMS
Marshall Tindall	GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**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 two 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 May 18, 2021  
Board of Supervisors Meeting**

Ms. Burns presented the minutes of the May 18, 2021 Board of Supervisors meeting and asked for a motion to approve minutes.

On MOTION by Mr. Fritz, seconded by Ms. Tidwell, with all in favor, the Minutes of the May 18, 2021 Board of Supervisors Meeting, were approved.
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**FOURTH ORDER OF BUSINESS****Consideration of Conveyance Documents  
for Riverstone Phases 3 & 4**

Ms. Burns noted that the documents would convey all the common area tracts listed in the exhibit to the CDD for maintenance. Ms. Rigoni added that she reviewed the documents, and everything seemed to be in order. Ms. Burns asked if anyone had any questions, and hearing none asked for a motion to approve.

On MOTION by Mr. Frye, seconded by Mr. Fritz, with all in favor, the Conveyance Documents for Riverstone Phases 3 & 4, was approved.

**FIFTH ORDER OF BUSINESS****Consideration of Equipment/Lease  
Purchase Agreement with WHFS, LLC**

Ms. Burns stated that the agreement was for the playground furniture and other equipment at the facility, and that the equipment is leased out and paid over a period of 5 years. She asked if the Board had any questions and hearing none asked for a motion to approve.

On MOTION by Mr. Frye, seconded by Ms. Tidwell, with all in favor, the Equipment/Lease Purchase Agreement with WHFS, LLC, was approved.

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

Ms. Rigoni stated she had nothing further to report.

**B. Engineer**

There being none, the next item followed.

**C. Field Manager's Report**

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

- The “coming soon” signage was put out for the opening of Amenity
- Lighting at the main entrance was repaired
- The plug was pulled on the sewer to fix the sewage issue

In progress items include:

- Discussion of items under warranty such as the pool filter

Upcoming items will include:

- Quote for four, 42-gallon trashcans to be installed on the pool deck

On MOTION by Mr. Frye, seconded by Ms. Tidwell, with all in favor, 4 Additional Trashcans, was approved.
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- Solar light installation at mailboxes with a budget of \$2,000

On MOTION by Mr. Frye, seconded by Ms. Tidwell, with all in favor, the Solar Lighting at Mailboxes, was approved.
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- Quotes for the dog park fencing installation and discussion of layout and height of the fencing. Mr. Frye to discuss options for dog park fencing around grates, and this item was added to the next agenda
- Landscaping refresh proposal
- Proposal for a 3-yard dumpster to be emptied twice a week

On MOTION by Mr. Frye, seconded by Ms. Tidwell, with all in favor, the Installation of a 3-Yard Dumpster to be Emptied Twice a Week, was approved.
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- Discussion of additional trash pickup from Fuqua for a total of \$540 a year

On MOTION by Mr. Frye, seconded by Mr. Fritz, with all in favor, the Additional Trash Pickup from Fuqua totaling \$540 per year, was approved.
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#### **D. District Manager's Report**

##### **i. Consideration of Resident Request to Put Vending Machine at Amenity**

Ms. Burns stated that a request had been put in to have a vending machine installed at the Amenity Center, and the Board decided that it was not something they wanted to go forward with.

**ii. Consideration of Resident Request for Signage at Entrance of Medulla and Pipkin**

Ms. Burns explained that a resident requested that a “drive like your kids live here” sign be installed for a month-long period, and the Board agreed.

**iii. Approval of the Check Register**

Ms. Burns reported the check register through June 9<sup>th</sup> totaled \$22,307.22.

On MOTION by Mr. Fritz, seconded by Ms. Tidwell, with all in favor, the Check Register, was approved.

**iv. 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.

**v. Ratification of Requisitions**

**a. Ratification of Summary of Series 2020 Phase 3D Requisitions #73 to #82**

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, the Series 2020 Phase 3D Requisitions #73 to #82, 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. There were no public comments.

Mr. Frye asked when the budget meeting would be, and Ms. Burns responded that the hearing was set for July 20<sup>th</sup>.

**NINTH ORDER OF BUSINESS**

**Adjournment**

Ms. Burns adjourned the meeting.

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION IV

# SECTION A



# SECTION 1

## RESOLUTION 2021-11

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2021, submitted to the Board of Supervisors (“**Board**”) of the Towne Park Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

#### **SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Towne Park Community Development District for the Fiscal Year Ending September 30, 2022.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

## SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2021/2022, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
SERIES 2016 2A DEBT SERVICE FUND	\$ _____
SERIES 2018 2B DEBT SERVICE FUND	\$ _____
SERIES 2018 3A DEBT SERVICE FUND	\$ _____
SERIES 2019 3B DEBT SERVICE FUND	\$ _____
SERIES 2019 3C DEBT SERVICE FUND	\$ _____
SERIES 2020 3D DEBT SERVICE FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

## SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2021/2022 or within 60 days following the end of the Fiscal Year 2021/2022 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 20<sup>TH</sup> DAY OF JULY, 2021.**

ATTEST:

**TOWN PARK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant 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 5/31/21	Projected Next 4 Months	Total Projected 9/30/21	Proposed Budget FY 2022
<b>Revenues</b>					
Assessments	\$ 460,900	\$ 405,693	\$ -	\$ 405,693	\$ 860,473
Assessments - Lot Closings	\$ -	\$ 60,528	\$ -	\$ 60,528	\$ -
Developer Contributions/Additional Assessments	\$ 71,190	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ 300	\$ 300	\$ 600	\$ 2,400
Interest Income	\$ 300	\$ -	\$ -	\$ -	\$ -
Carry Forward Surplus	\$ 36,108	\$ 164,283	\$ -	\$ 164,283	\$ -
<b>Total Revenues</b>	<b>\$ 568,498</b>	<b>\$ 630,804</b>	<b>\$ 300</b>	<b>\$ 631,104</b>	<b>\$ 862,873</b>

**Expenditures**

Administrative:

Supervisor Fees	\$ 12,000	\$ 6,000	\$ 4,000	\$ 10,000	\$ 12,000
Engineering Fees	\$ 10,000	\$ 668	\$ 3,333	\$ 4,001	\$ 10,000
Attorney	\$ 40,000	\$ 22,087	\$ 13,333	\$ 35,420	\$ 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	\$ 2,892	\$ 1,833	\$ 4,725	\$ 10,000
Trustee Fees	\$ 20,000	\$ 15,277	\$ 8,590	\$ 23,867	\$ 23,867
Management Fees	\$ 35,000	\$ 23,333	\$ 11,667	\$ 35,000	\$ 36,050
Information Technology	\$ 900	\$ 2,256	\$ 300	\$ 2,556	\$ 1,800
Website Maintenance	\$ 1,800	\$ -	\$ 600	\$ 600	\$ 2,400
Telephone	\$ 200	\$ -	\$ 67	\$ 67	\$ 200
Postage & Delivery	\$ 500	\$ 249	\$ 167	\$ 416	\$ 500
Insurance	\$ 5,707	\$ 5,707	\$ -	\$ 5,707	\$ 6,300
Printing & Binding	\$ 1,000	\$ 61	\$ 333	\$ 395	\$ 1,000
Legal Advertising	\$ 7,000	\$ 4,677	\$ 2,323	\$ 7,000	\$ 7,000
Other Current Charges	\$ 5,000	\$ 1,133	\$ 1,667	\$ 2,800	\$ 5,000
Office Supplies	\$ 200	\$ 23	\$ 67	\$ 90	\$ 200
Property Appraiser	\$ 16,166	\$ 16,166	\$ -	\$ 16,166	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Administrative</b>	<b>\$ 193,373</b>	<b>\$ 120,704</b>	<b>\$ 56,505</b>	<b>\$ 177,209</b>	<b>\$ 182,317</b>

Operations & Maintenance

**Field Expenses**

Property Insurance	\$ 20,000	\$ 15,389	\$ -	\$ 15,389	\$ 30,000
Field Management	\$ 15,000	\$ 10,000	\$ 5,000	\$ 15,000	\$ 15,000
Landscape Maintenance	\$ 180,000	\$ 106,687	\$ 71,037	\$ 177,724	\$ 265,000
Landscape Enhancements/Replacement	\$ 5,000	\$ 5,340	\$ 1,667	\$ 7,007	\$ 35,000
Pond Maintenance	\$ 25,000	\$ 18,761	\$ 8,184	\$ 26,945	\$ 32,000
Electric	\$ 5,400	\$ 3,100	\$ 1,600	\$ 4,700	\$ 5,400
Streetlighting	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Water & Sewer	\$ 8,000	\$ 413	\$ 320	\$ 733	\$ 2,500
Irrigation Repairs	\$ 5,000	\$ 3,589	\$ 2,500	\$ 6,089	\$ 10,000
Hurricane Cleanup	\$ 5,000	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 15,000
Contingency	\$ 1,000	\$ 491	\$ 3,333	\$ 3,824	\$ 10,000
<b>Subtotal Field Expenses</b>	<b>\$ 269,400</b>	<b>\$ 163,769</b>	<b>\$ 98,641</b>	<b>\$ 262,410</b>	<b>\$ 439,900</b>

**Towne Park**  
**Community Development District**  
Proposed Budget  
General Fund

	Amended Budget FY 2021	Actual Thru 5/31/21	Projected Next 4 Months	Total Projected 9/30/21	Proposed Budget FY 2022
<b><u>Amenity Expenses</u></b>					
Electric	\$ 15,000	\$ 5,806	\$ 6,000	\$ 11,806	\$ 21,000
Water	\$ 7,500	\$ 2,039	\$ 1,600	\$ 3,639	\$ 7,500
Internet & Phone	\$ 1,950	\$ 946	\$ 420	\$ 1,366	\$ 2,600
Playground & Equipment Lease	\$ -	\$ 13,696	\$ 7,864	\$ 21,560	\$ 23,593
Pool Service Contract	\$ 27,300	\$ 18,800	\$ 11,200	\$ 30,000	\$ 33,600
Janitorial Services	\$ 41,025	\$ 11,715	\$ 6,520	\$ 18,235	\$ 19,560
Security Services	\$ -	\$ -	\$ -	\$ -	\$ 30,000
Pest Control	\$ 4,950	\$ -	\$ -	\$ -	\$ 4,500
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Amenity Repair & Maintenance	\$ 7,500	\$ 6,294	\$ 5,000	\$ 11,294	\$ 15,000
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 10,000
<b>Subtotal Amenity Expenses</b>	<b>\$ 105,225</b>	<b>\$ 59,296</b>	<b>\$ 38,604</b>	<b>\$ 97,900</b>	<b>\$ 172,353</b>
<b><u>Total Operations &amp; Maintenance</u></b>	<b>\$ 374,625</b>	<b>\$ 223,066</b>	<b>\$ 137,245</b>	<b>\$ 360,311</b>	<b>\$ 612,253</b>
<b><u>Other Expenses</u></b>					
Transfer Out - Capital Reserve	\$ 500	\$ -	\$ 500	\$ 500	\$ 68,303
<b><u>Total Other Expenses</u></b>	<b>\$ 500</b>	<b>\$ -</b>	<b>\$ 500</b>	<b>\$ 500</b>	<b>\$ 68,303</b>
<b>Total Expenditures</b>	<b>\$ 568,498</b>	<b>\$ 343,770</b>	<b>\$ 194,250</b>	<b>\$ 538,020</b>	<b>\$ 862,873</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 287,034</b>	<b>\$ (193,950)</b>	<b>\$ 93,085</b>	<b>\$ -</b>

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	\$87,827.59	\$593.43	\$638.10
Phase 2B Single-Family (Platted) (TP Estates Phase 2B)	130	1.00	130	\$77,145.86	\$593.43	\$638.10
Phase 3A Single-Family (Platted) (Riverstone Phase 1)	433	1.00	433	\$256,955.04	\$593.43	\$638.10
Phase 3B Single-Family (Platted) (Riverstone Phase 2)	277	1.00	277	\$164,380.01	\$593.43	\$638.10
Phase 3C Single-Family (Platted) (Riverstone Phases 3 and 4)	186	1.00	186	\$110,377.92	\$593.43	\$638.10
Riverstone Phases 5 & 6 (Platted)	276	1.00	276	\$163,786.58	\$593.43	\$638.10
	<b>1450</b>		<b>1450</b>	<b>\$860,473.00</b>		



# 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.

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#### **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.

<b>Description</b>	<b>Annually</b>
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
<b>Total</b>	<b>\$23,867</b>

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.

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

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.

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

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.

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

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 & Equipment Lease

The District has entered into a leasing agreement with Navitas, Inc. for a playground installed in the community and WHFS, LLC for pool furniture.

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
Playground Lease	\$1,688	<b>\$20,251</b>
Pool Furniture Lease	\$279	<b>\$3,342</b>
<b>Total</b>		<b>\$23,593</b>

Pool Service Contract

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

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

two pools.

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.

Security Services

Represents the estimated cost of employing security services for oversight of the District's amenities.

**Towne Park**  
**Community Development District**  
**General Fund Budget**

*Amenity Access Management*

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

*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 5/31/21	Projected Next 4 Months	Total Projected 9/30/21	Proposed Budget FY 2022
<b>Revenues</b>					
Assessments	\$ 173,625	\$ 113,427	\$ -	\$ 113,427	\$ 111,715
Interest	\$ -	\$ 6	\$ -	\$ 6	\$ -
Carry Forward Surplus	\$ -	\$ 79,010	\$ -	\$ 79,010	\$ 84,530
<b>Total Revenues</b>	<b>\$ 173,625</b>	<b>\$ 192,442</b>	<b>\$ -</b>	<b>\$ 192,442</b>	<b>\$ 196,245</b>
<b>Expenditures</b>					
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
<b>Total Expenditures</b>	<b>\$ 107,625</b>	<b>\$ 107,913</b>	<b>\$ -</b>	<b>\$ 107,913</b>	<b>\$ 106,663</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 66,000</b>	<b>\$ 84,530</b>	<b>\$ -</b>	<b>\$ 84,530</b>	<b>\$ 89,582</b>

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
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	\$ 1,338,718.75	\$	2,844,862.50

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

	Adopted Budget FY 2021	Actuals Thru 5/31/21	Projected Next 4 Months	Total Projected 9/30/21	Proposed Budget FY 2022
<b>Revenues</b>					
Assessments	\$ 247,156	\$ 132,301	\$ -	\$ 132,301	\$ 130,304
Interest	\$ -	\$ 4	\$ -	\$ 4	\$ -
Carry Forward Surplus	\$ -	\$ 78,077	\$ -	\$ 78,077	\$ 61,580
<b>Total Revenues</b>	<b>\$ 247,156</b>	<b>\$ 210,383</b>	<b>\$ -</b>	<b>\$ 210,383</b>	<b>\$ 191,883</b>
<b>Expenditures</b>					
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
<b>Total Expenditures</b>	<b>\$ 178,638</b>	<b>\$ 148,803</b>	<b>\$ -</b>	<b>\$ 148,803</b>	<b>\$ 117,044</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 68,519</b>	<b>\$ 61,580</b>	<b>\$ -</b>	<b>\$ 61,580</b>	<b>\$ 74,839</b>
				Interest - 11/1/22	\$45,522

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

Date	Balance	Principal	Interest	Total
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	Principal	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
		<b>\$ 1,715,000.00</b>	<b>\$ 1,679,256.25</b>	<b>\$ 3,465,778.13</b>

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

	Adopted Budget FY 2021	Actuals Thru 5/31/21	Projected Next 4 Months	Total Projected 9/30/21	Proposed Budget FY 2022
<b>Revenues</b>					
Assessments	\$ 797,778	\$ 538,678	\$ -	\$ 538,678	\$ 525,011
Interest	\$ -	\$ 18	\$ -	\$ 18	\$ -
Carry Forward Surplus	\$ -	\$ 308,411	\$ -	\$ 308,411	\$ 220,388
<b>Total Revenues</b>	<b>\$ 797,778</b>	<b>\$ 847,107</b>	<b>\$ -</b>	<b>\$ 847,107</b>	<b>\$ 745,400</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 223,459	\$ 202,281	\$ -	\$ 202,281	\$ 197,000
Special Call - 11/1	\$ -	\$ 105,000	\$ -	\$ 105,000	\$ -
Interest - 5/1	\$ 223,459	\$ 199,438	\$ -	\$ 199,438	\$ 197,000
Principal - 5/1	\$ 130,000	\$ 115,000	\$ -	\$ 115,000	\$ 120,000
Special Call - 5/1	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
<b>Total Expenditures</b>	<b>\$ 576,919</b>	<b>\$ 626,719</b>	<b>\$ -</b>	<b>\$ 626,719</b>	<b>\$ 514,000</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 220,859</b>	<b>\$ 220,388</b>	<b>\$ -</b>	<b>\$ 220,388</b>	<b>\$ 231,400</b>

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

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

Date	Balance	Principal	Interest	Total
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
				\$	7,345,000.00	\$	7,165,106.25
						\$	14,824,406.25

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

	Adopted Budget FY 2021	Actuals Thru 5/31/21	Projected Next 4 Months	Total Projected 9/30/21	Proposed Budget FY 2022
<b>Revenues</b>					
Assessments	\$ 454,791	\$ 340,992	\$ -	\$ 340,992	\$ 335,844
Assessments - Lot Closings	\$ -	\$ 15,224	\$ -	\$ 15,224	\$ -
Interest	\$ -	\$ 13	\$ -	\$ 13	\$ -
Carry Forward Surplus	\$ -	\$ 331,902	\$ -	\$ 331,902	\$ 140,744
<b>Total Revenues</b>	<b>\$ 454,791</b>	<b>\$ 688,131</b>	<b>\$ -</b>	<b>\$ 688,131</b>	<b>\$ 476,588</b>
<b>Expenditures</b>					
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	\$ -
<b>Total Expenditures</b>	<b>\$ 335,969</b>	<b>\$ 379,465</b>	<b>\$ -</b>	<b>\$ 379,465</b>	<b>\$ 332,104</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer In/(Out)	\$ -	\$ (167,922)	\$ -	\$ (167,922)	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ (167,922)</b>	<b>\$ -</b>	<b>\$ (167,922)</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 118,822</b>	<b>\$ 140,744</b>	<b>\$ -</b>	<b>\$ 140,744</b>	<b>\$ 144,484</b>
				Interest - 11/1/22	\$117,159



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

Date		Balance	Principal		Interest		Total
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
				\$ 5,390,000.00	\$ 4,393,750.00	\$ 9,999,234.38	

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

	Adopted Budget FY 2021	Actuals Thru 5/31/21	Projected Next 4 Months	Total Projected 9/30/21	Proposed Budget FY 2022
<b>Revenues</b>					
Assessments	\$ 435,197	\$ -	\$ 60,000	\$ 60,000	\$ 228,506
Assessments - Prepayments	\$ -	\$ 1,477,737	\$ -	\$ 1,477,737	\$ -
Assessments - Lot Closings	\$ -	\$ 242,181	\$ -	\$ 242,181	\$ -
Interest	\$ -	\$ 29	\$ -	\$ 29	\$ -
Carry Forward Surplus	\$ -	\$ 314,151	\$ -	\$ 314,151	\$ 115,247
<b>Total Revenues</b>	<b>\$ 435,197</b>	<b>\$ 2,034,098</b>	<b>\$ 60,000</b>	<b>\$ 2,094,098</b>	<b>\$ 343,753</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 115,609	\$ 115,609	\$ -	\$ 115,609	\$ 80,616
Interest - 2/1	\$ -	\$ 13,541	\$ -	\$ 13,541	\$ -
Special Call - 2/1	\$ -	\$ 1,230,000	\$ -	\$ 1,230,000	\$ -
Interest - 5/1	\$ 115,609	\$ 88,528	\$ -	\$ 88,528	\$ 80,616
Principal - 5/1	\$ 90,000	\$ 70,000	\$ -	\$ 70,000	\$ 65,000
Special Call - 5/1	\$ -	\$ 290,000	\$ -	\$ 290,000	\$ -
Special Call - 8/1	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ -
Interest - 8/1	\$ -	\$ -	\$ 113	\$ 113	\$ -
<b>Total Expenditures</b>	<b>\$ 321,219</b>	<b>\$ 1,807,678</b>	<b>\$ 10,113</b>	<b>\$ 1,817,791</b>	<b>\$ 226,233</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer In/(Out)	\$ -	\$ (161,060)	\$ -	\$ (161,060)	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ (161,060)</b>	<b>\$ -</b>	<b>\$ (161,060)</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 113,978</b>	<b>\$ 65,360</b>	<b>\$ 49,887</b>	<b>\$ 115,247</b>	<b>\$ 117,521</b>

Interest - 11/1/22 \$79,438

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

Date	Balance	Principal	Interest	Total
11/01/21	\$ 3,650,000.00	\$ -	\$ 80,616.25	\$ 80,616.25
05/01/22	\$ 3,650,000.00	\$ 65,000.00	\$ 80,616.25	\$ -
11/01/22	\$ 3,585,000.00	\$ -	\$ 79,438.13	\$ 225,054.38
05/01/23	\$ 3,585,000.00	\$ 70,000.00	\$ 79,438.13	\$ -
11/01/23	\$ 3,515,000.00	\$ -	\$ 78,169.38	\$ 227,607.50
05/01/24	\$ 3,515,000.00	\$ 70,000.00	\$ 78,169.38	\$ -
11/01/24	\$ 3,445,000.00	\$ -	\$ 76,900.63	\$ 225,070.00
05/01/25	\$ 3,445,000.00	\$ 75,000.00	\$ 76,900.63	\$ -
11/01/25	\$ 3,370,000.00	\$ -	\$ 75,541.25	\$ 227,441.88
05/01/26	\$ 3,370,000.00	\$ 75,000.00	\$ 75,541.25	\$ -
11/01/26	\$ 3,295,000.00	\$ -	\$ 74,041.25	\$ 224,582.50
05/01/27	\$ 3,295,000.00	\$ 80,000.00	\$ 74,041.25	\$ -
11/01/27	\$ 3,215,000.00	\$ -	\$ 72,441.25	\$ 226,482.50
05/01/28	\$ 3,215,000.00	\$ 85,000.00	\$ 72,441.25	\$ -
11/01/28	\$ 3,130,000.00	\$ -	\$ 70,741.25	\$ 228,182.50
05/01/29	\$ 3,130,000.00	\$ 85,000.00	\$ 70,741.25	\$ -
11/01/29	\$ 3,045,000.00	\$ -	\$ 69,041.25	\$ 224,782.50
05/01/30	\$ 3,045,000.00	\$ 90,000.00	\$ 69,041.25	\$ -
11/01/30	\$ 2,955,000.00	\$ -	\$ 67,241.25	\$ 226,282.50
05/01/31	\$ 2,955,000.00	\$ 95,000.00	\$ 67,241.25	\$ -
11/01/31	\$ 2,860,000.00	\$ -	\$ 65,341.25	\$ 227,582.50
05/01/32	\$ 2,860,000.00	\$ 100,000.00	\$ 65,341.25	\$ -
11/01/32	\$ 2,760,000.00	\$ -	\$ 63,116.25	\$ 228,457.50
05/01/33	\$ 2,760,000.00	\$ 100,000.00	\$ 63,116.25	\$ -
11/01/33	\$ 2,660,000.00	\$ -	\$ 60,891.25	\$ 224,007.50
05/01/34	\$ 2,660,000.00	\$ 105,000.00	\$ 60,891.25	\$ -
11/01/34	\$ 2,555,000.00	\$ -	\$ 58,555.00	\$ 224,446.25
05/01/35	\$ 2,555,000.00	\$ 110,000.00	\$ 58,555.00	\$ -
11/01/35	\$ 2,445,000.00	\$ -	\$ 56,107.50	\$ 224,662.50
05/01/36	\$ 2,445,000.00	\$ 115,000.00	\$ 56,107.50	\$ -
11/01/36	\$ 2,330,000.00	\$ -	\$ 53,548.75	\$ 224,656.25
05/01/37	\$ 2,330,000.00	\$ 120,000.00	\$ 53,548.75	\$ -
11/01/37	\$ 2,210,000.00	\$ -	\$ 50,878.75	\$ 224,427.50
05/01/38	\$ 2,210,000.00	\$ 125,000.00	\$ 50,878.75	\$ -
11/01/38	\$ 2,085,000.00	\$ -	\$ 48,097.50	\$ 223,976.25
05/01/39	\$ 2,085,000.00	\$ 135,000.00	\$ 48,097.50	\$ -
11/01/39	\$ 1,950,000.00	\$ -	\$ 45,093.75	\$ 228,191.25
05/01/40	\$ 1,950,000.00	\$ 140,000.00	\$ 45,093.75	\$ -
11/01/40	\$ 1,810,000.00	\$ -	\$ 41,856.25	\$ 226,950.00
05/01/41	\$ 1,810,000.00	\$ 145,000.00	\$ 41,856.25	\$ -
11/01/41	\$ 1,665,000.00	\$ -	\$ 38,503.13	\$ 225,359.38
05/01/42	\$ 1,665,000.00	\$ 155,000.00	\$ 38,503.13	\$ -
11/01/42	\$ 1,510,000.00	\$ -	\$ 34,918.75	\$ 228,421.88
05/01/43	\$ 1,510,000.00	\$ 160,000.00	\$ 34,918.75	\$ -
11/01/43	\$ 1,350,000.00	\$ -	\$ 31,218.75	\$ 226,137.50

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

Date		Balance		Prinicipal		Interest		Total
05/01/44	\$	1,350,000.00	\$	170,000.00	\$	31,218.75	\$	-
11/01/44	\$	1,180,000.00	\$	-	\$	27,287.50	\$	228,506.25
05/01/45	\$	1,180,000.00	\$	175,000.00	\$	27,287.50	\$	-
11/01/45	\$	1,005,000.00	\$	-	\$	23,240.63	\$	225,528.13
05/01/46	\$	1,005,000.00	\$	185,000.00	\$	23,240.63	\$	-
11/01/46	\$	820,000.00	\$	-	\$	18,962.50	\$	227,203.13
05/01/47	\$	820,000.00	\$	190,000.00	\$	18,962.50	\$	-
11/01/47	\$	630,000.00	\$	-	\$	14,568.75	\$	223,531.25
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
			\$	3,650,000.00	\$	2,982,778.75	\$	6,632,778.75

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

	Proposed Budget FY 2021	Actuals Thru 5/31/21	Projected Next 4 Months	Total Projected 9/30/21	Proposed Budget FY 2022
<b>Revenues</b>					
Assessments	\$ 130,172	\$ -	\$ 130,172	\$ 130,172	\$ 399,907
Interest	\$ -	\$ 11	\$ -	\$ 11	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 130,174
<b>Total Revenues</b>	<b>\$ 130,172</b>	<b>\$ 11</b>	<b>\$ 130,172</b>	<b>\$ 130,183</b>	<b>\$ 530,082</b>
<b>Expenditures</b>					
Interest - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 130,172
Interest - 5/1	\$ 94,013	\$ 94,013	\$ -	\$ 94,013	\$ 130,172
Principal - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 140,000
<b>Total Expenditures</b>	<b>\$ 94,013</b>	<b>\$ 94,013</b>	<b>\$ -</b>	<b>\$ 94,013</b>	<b>\$ 400,344</b>
<b>Other Financing Sources/(Uses)</b>					
Bond Proceeds	\$ 494,019	\$ 494,019	\$ -	\$ 494,019	\$ -
Transfer In/(Out)	\$ -	\$ (9)	\$ -	\$ (9)	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 494,019</b>	<b>\$ 494,011</b>	<b>\$ -</b>	<b>\$ 494,011</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 530,178</b>	<b>\$ 400,008</b>	<b>\$ 130,172</b>	<b>\$ 530,180</b>	<b>\$ 129,738</b>
Interest - 11/1/22					\$128,334

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

Date		Balance		Principal		Interest		Total
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	Prinicipal	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	\$ 4,965,943.75	\$ 12,149,956.77



## SECTION B

# SECTION 1

## RESOLUTION 2021-12

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2021/2022; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Towne Park Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Polk County, Florida (“**County**”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”), attached hereto as **Exhibit “A”** and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2021/2022; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the Towne Park Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits “A” and “B,”** is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION.** The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits “A” and “B.”** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified to the County Tax Collector and shall be collected by the County

Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. 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.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 20<sup>th</sup> day of July, 2021.

ATTEST:

**TOWNE PARK COMMUNITY  
DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Budget

**Exhibit B:** Assessment Roll

***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 5/31/21	Projected Next 4 Months	Total Projected 9/30/21	Proposed Budget FY 2022
<b>Revenues</b>					
Assessments	\$ 460,900	\$ 405,693	\$ -	\$ 405,693	\$ 860,473
Assessments - Lot Closings	\$ -	\$ 60,528	\$ -	\$ 60,528	\$ -
Developer Contributions/Additional Assessments	\$ 71,190	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ 300	\$ 300	\$ 600	\$ 2,400
Interest Income	\$ 300	\$ -	\$ -	\$ -	\$ -
Carry Forward Surplus	\$ 36,108	\$ 164,283	\$ -	\$ 164,283	\$ -
<b>Total Revenues</b>	<b>\$ 568,498</b>	<b>\$ 630,804</b>	<b>\$ 300</b>	<b>\$ 631,104</b>	<b>\$ 862,873</b>

**Expenditures**

Administrative:

Supervisor Fees	\$ 12,000	\$ 6,000	\$ 4,000	\$ 10,000	\$ 12,000
Engineering Fees	\$ 10,000	\$ 668	\$ 3,333	\$ 4,001	\$ 10,000
Attorney	\$ 40,000	\$ 22,087	\$ 13,333	\$ 35,420	\$ 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	\$ 2,892	\$ 1,833	\$ 4,725	\$ 10,000
Trustee Fees	\$ 20,000	\$ 15,277	\$ 8,590	\$ 23,867	\$ 23,867
Management Fees	\$ 35,000	\$ 23,333	\$ 11,667	\$ 35,000	\$ 36,050
Information Technology	\$ 900	\$ 2,256	\$ 300	\$ 2,556	\$ 1,800
Website Maintenance	\$ 1,800	\$ -	\$ 600	\$ 600	\$ 2,400
Telephone	\$ 200	\$ -	\$ 67	\$ 67	\$ 200
Postage & Delivery	\$ 500	\$ 249	\$ 167	\$ 416	\$ 500
Insurance	\$ 5,707	\$ 5,707	\$ -	\$ 5,707	\$ 6,300
Printing & Binding	\$ 1,000	\$ 61	\$ 333	\$ 395	\$ 1,000
Legal Advertising	\$ 7,000	\$ 4,677	\$ 2,323	\$ 7,000	\$ 7,000
Other Current Charges	\$ 5,000	\$ 1,133	\$ 1,667	\$ 2,800	\$ 5,000
Office Supplies	\$ 200	\$ 23	\$ 67	\$ 90	\$ 200
Property Appraiser	\$ 16,166	\$ 16,166	\$ -	\$ 16,166	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Administrative</b>	<b>\$ 193,373</b>	<b>\$ 120,704</b>	<b>\$ 56,505</b>	<b>\$ 177,209</b>	<b>\$ 182,317</b>

Operations & Maintenance

**Field Expenses**

Property Insurance	\$ 20,000	\$ 15,389	\$ -	\$ 15,389	\$ 30,000
Field Management	\$ 15,000	\$ 10,000	\$ 5,000	\$ 15,000	\$ 15,000
Landscape Maintenance	\$ 180,000	\$ 106,687	\$ 71,037	\$ 177,724	\$ 265,000
Landscape Enhancements/Replacement	\$ 5,000	\$ 5,340	\$ 1,667	\$ 7,007	\$ 35,000
Pond Maintenance	\$ 25,000	\$ 18,761	\$ 8,184	\$ 26,945	\$ 32,000
Electric	\$ 5,400	\$ 3,100	\$ 1,600	\$ 4,700	\$ 5,400
Streetlighting	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Water & Sewer	\$ 8,000	\$ 413	\$ 320	\$ 733	\$ 2,500
Irrigation Repairs	\$ 5,000	\$ 3,589	\$ 2,500	\$ 6,089	\$ 10,000
Hurricane Cleanup	\$ 5,000	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 15,000
Contingency	\$ 1,000	\$ 491	\$ 3,333	\$ 3,824	\$ 10,000
<b>Subtotal Field Expenses</b>	<b>\$ 269,400</b>	<b>\$ 163,769</b>	<b>\$ 98,641</b>	<b>\$ 262,410</b>	<b>\$ 439,900</b>



**Towne Park**  
**Community Development District**  
Proposed Budget  
General Fund

	Amended Budget FY 2021	Actual Thru 5/31/21	Projected Next 4 Months	Total Projected 9/30/21	Proposed Budget FY 2022
<b><u>Amenity Expenses</u></b>					
Electric	\$ 15,000	\$ 5,806	\$ 6,000	\$ 11,806	\$ 21,000
Water	\$ 7,500	\$ 2,039	\$ 1,600	\$ 3,639	\$ 7,500
Internet & Phone	\$ 1,950	\$ 946	\$ 420	\$ 1,366	\$ 2,600
Playground & Equipment Lease	\$ -	\$ 13,696	\$ 7,864	\$ 21,560	\$ 23,593
Pool Service Contract	\$ 27,300	\$ 18,800	\$ 11,200	\$ 30,000	\$ 33,600
Janitorial Services	\$ 41,025	\$ 11,715	\$ 6,520	\$ 18,235	\$ 19,560
Security Services	\$ -	\$ -	\$ -	\$ -	\$ 30,000
Pest Control	\$ 4,950	\$ -	\$ -	\$ -	\$ 4,500
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Amenity Repair & Maintenance	\$ 7,500	\$ 6,294	\$ 5,000	\$ 11,294	\$ 15,000
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 10,000
<b>Subtotal Amenity Expenses</b>	<b>\$ 105,225</b>	<b>\$ 59,296</b>	<b>\$ 38,604</b>	<b>\$ 97,900</b>	<b>\$ 172,353</b>
<b><u>Total Operations &amp; Maintenance</u></b>	<b>\$ 374,625</b>	<b>\$ 223,066</b>	<b>\$ 137,245</b>	<b>\$ 360,311</b>	<b>\$ 612,253</b>
<b><u>Other Expenses</u></b>					
Transfer Out - Capital Reserve	\$ 500	\$ -	\$ 500	\$ 500	\$ 68,303
<b><u>Total Other Expenses</u></b>	<b>\$ 500</b>	<b>\$ -</b>	<b>\$ 500</b>	<b>\$ 500</b>	<b>\$ 68,303</b>
<b>Total Expenditures</b>	<b>\$ 568,498</b>	<b>\$ 343,770</b>	<b>\$ 194,250</b>	<b>\$ 538,020</b>	<b>\$ 862,873</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 287,034</b>	<b>\$ (193,950)</b>	<b>\$ 93,085</b>	<b>\$ -</b>

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	\$87,827.59	\$593.43	\$638.10
Phase 2B Single-Family (Platted) (TP Estates Phase 2B)	130	1.00	130	\$77,145.86	\$593.43	\$638.10
Phase 3A Single-Family (Platted) (Riverstone Phase 1)	433	1.00	433	\$256,955.04	\$593.43	\$638.10
Phase 3B Single-Family (Platted) (Riverstone Phase 2)	277	1.00	277	\$164,380.01	\$593.43	\$638.10
Phase 3C Single-Family (Platted) (Riverstone Phases 3 and 4)	186	1.00	186	\$110,377.92	\$593.43	\$638.10
Riverstone Phases 5 & 6 (Platted)	276	1.00	276	\$163,786.58	\$593.43	\$638.10
	<b>1450</b>		<b>1450</b>	<b>\$860,473.00</b>		

# 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.

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#### **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.

<b>Description</b>	<b>Annually</b>
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
<b>Total</b>	<b>\$23,867</b>

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.

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

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.

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

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.

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

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 & Equipment Lease

The District has entered into a leasing agreement with Navitas, Inc. for a playground installed in the community and WHFS, LLC for pool furniture.

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
Playground Lease	\$1,688	<b>\$20,251</b>
Pool Furniture Lease	\$279	<b>\$3,342</b>
<b>Total</b>		<b>\$23,593</b>

Pool Service Contract

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

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

two pools.

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.

Security Services

Represents the estimated cost of employing security services for oversight of the District's amenities.

**Towne Park**  
**Community Development District**  
**General Fund Budget**

*Amenity Access Management*

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

*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 5/31/21	Projected Next 4 Months	Total Projected 9/30/21	Proposed Budget FY 2022
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**Revenues**

Assessments	\$ 173,625	\$ 113,427	\$ -	\$ 113,427	\$ 111,715
Interest	\$ -	\$ 6	\$ -	\$ 6	\$ -
Carry Forward Surplus	\$ -	\$ 79,010	\$ -	\$ 79,010	\$ 84,530

<b>Total Revenues</b>	<b>\$ 173,625</b>	<b>\$ 192,442</b>	<b>\$ -</b>	<b>\$ 192,442</b>	<b>\$ 196,245</b>
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**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

<b>Total Expenditures</b>	<b>\$ 107,625</b>	<b>\$ 107,913</b>	<b>\$ -</b>	<b>\$ 107,913</b>	<b>\$ 106,663</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$ 66,000</b>	<b>\$ 84,530</b>	<b>\$ -</b>	<b>\$ 84,530</b>	<b>\$ 89,582</b>
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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
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	\$	1,338,718.75
						\$	2,844,862.50

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

	Adopted Budget FY 2021	Actuals Thru 5/31/21	Projected Next 4 Months	Total Projected 9/30/21	Proposed Budget FY 2022
<b>Revenues</b>					
Assessments	\$ 247,156	\$ 132,301	\$ -	\$ 132,301	\$ 130,304
Interest	\$ -	\$ 4	\$ -	\$ 4	\$ -
Carry Forward Surplus	\$ -	\$ 78,077	\$ -	\$ 78,077	\$ 61,580
<b>Total Revenues</b>	<b>\$ 247,156</b>	<b>\$ 210,383</b>	<b>\$ -</b>	<b>\$ 210,383</b>	<b>\$ 191,883</b>
<b>Expenditures</b>					
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
<b>Total Expenditures</b>	<b>\$ 178,638</b>	<b>\$ 148,803</b>	<b>\$ -</b>	<b>\$ 148,803</b>	<b>\$ 117,044</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 68,519</b>	<b>\$ 61,580</b>	<b>\$ -</b>	<b>\$ 61,580</b>	<b>\$ 74,839</b>
Interest - 11/1/22					\$45,522

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

Date	Balance	Principal	Interest	Total
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	Principal		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
				\$	1,715,000.00	\$	1,679,256.25
						\$	3,465,778.13

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

	Adopted Budget FY 2021	Actuals Thru 5/31/21	Projected Next 4 Months	Total Projected 9/30/21	Proposed Budget FY 2022
<b>Revenues</b>					
Assessments	\$ 797,778	\$ 538,678	\$ -	\$ 538,678	\$ 525,011
Interest	\$ -	\$ 18	\$ -	\$ 18	\$ -
Carry Forward Surplus	\$ -	\$ 308,411	\$ -	\$ 308,411	\$ 220,388
<b>Total Revenues</b>	<b>\$ 797,778</b>	<b>\$ 847,107</b>	<b>\$ -</b>	<b>\$ 847,107</b>	<b>\$ 745,400</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 223,459	\$ 202,281	\$ -	\$ 202,281	\$ 197,000
Special Call - 11/1	\$ -	\$ 105,000	\$ -	\$ 105,000	\$ -
Interest - 5/1	\$ 223,459	\$ 199,438	\$ -	\$ 199,438	\$ 197,000
Principal - 5/1	\$ 130,000	\$ 115,000	\$ -	\$ 115,000	\$ 120,000
Special Call - 5/1	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
<b>Total Expenditures</b>	<b>\$ 576,919</b>	<b>\$ 626,719</b>	<b>\$ -</b>	<b>\$ 626,719</b>	<b>\$ 514,000</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 220,859</b>	<b>\$ 220,388</b>	<b>\$ -</b>	<b>\$ 220,388</b>	<b>\$ 231,400</b>

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

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

Date	Balance	Principal	Interest	Total
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
				\$	7,345,000.00	\$	7,165,106.25
						\$	14,824,406.25



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

	Adopted Budget FY 2021	Actuals Thru 5/31/21	Projected Next 4 Months	Total Projected 9/30/21	Proposed Budget FY 2022
<b>Revenues</b>					
Assessments	\$ 454,791	\$ 340,992	\$ -	\$ 340,992	\$ 335,844
Assessments - Lot Closings	\$ -	\$ 15,224	\$ -	\$ 15,224	\$ -
Interest	\$ -	\$ 13	\$ -	\$ 13	\$ -
Carry Forward Surplus	\$ -	\$ 331,902	\$ -	\$ 331,902	\$ 140,744
<b>Total Revenues</b>	<b>\$ 454,791</b>	<b>\$ 688,131</b>	<b>\$ -</b>	<b>\$ 688,131</b>	<b>\$ 476,588</b>
<b>Expenditures</b>					
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	\$ -
<b>Total Expenditures</b>	<b>\$ 335,969</b>	<b>\$ 379,465</b>	<b>\$ -</b>	<b>\$ 379,465</b>	<b>\$ 332,104</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer In/(Out)	\$ -	\$ (167,922)	\$ -	\$ (167,922)	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ (167,922)</b>	<b>\$ -</b>	<b>\$ (167,922)</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 118,822</b>	<b>\$ 140,744</b>	<b>\$ -</b>	<b>\$ 140,744</b>	<b>\$ 144,484</b>
				Interest - 11/1/22	\$117,159

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

Date		Balance	Principal		Interest		Total
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		Prinicipal		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	
				\$	5,390,000.00	\$	4,393,750.00	\$	9,999,234.38

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

	Adopted Budget FY 2021	Actuals Thru 5/31/21	Projected Next 4 Months	Total Projected 9/30/21	Proposed Budget FY 2022
<b>Revenues</b>					
Assessments	\$ 435,197	\$ -	\$ 60,000	\$ 60,000	\$ 228,506
Assessments - Prepayments	\$ -	\$ 1,477,737	\$ -	\$ 1,477,737	\$ -
Assessments - Lot Closings	\$ -	\$ 242,181	\$ -	\$ 242,181	\$ -
Interest	\$ -	\$ 29	\$ -	\$ 29	\$ -
Carry Forward Surplus	\$ -	\$ 314,151	\$ -	\$ 314,151	\$ 115,247
<b>Total Revenues</b>	<b>\$ 435,197</b>	<b>\$ 2,034,098</b>	<b>\$ 60,000</b>	<b>\$ 2,094,098</b>	<b>\$ 343,753</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 115,609	\$ 115,609	\$ -	\$ 115,609	\$ 80,616
Interest - 2/1	\$ -	\$ 13,541	\$ -	\$ 13,541	\$ -
Special Call - 2/1	\$ -	\$ 1,230,000	\$ -	\$ 1,230,000	\$ -
Interest - 5/1	\$ 115,609	\$ 88,528	\$ -	\$ 88,528	\$ 80,616
Principal - 5/1	\$ 90,000	\$ 70,000	\$ -	\$ 70,000	\$ 65,000
Special Call - 5/1	\$ -	\$ 290,000	\$ -	\$ 290,000	\$ -
Special Call - 8/1	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ -
Interest - 8/1	\$ -	\$ -	\$ 113	\$ 113	\$ -
<b>Total Expenditures</b>	<b>\$ 321,219</b>	<b>\$ 1,807,678</b>	<b>\$ 10,113</b>	<b>\$ 1,817,791</b>	<b>\$ 226,233</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer In/(Out)	\$ -	\$ (161,060)	\$ -	\$ (161,060)	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ (161,060)</b>	<b>\$ -</b>	<b>\$ (161,060)</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 113,978</b>	<b>\$ 65,360</b>	<b>\$ 49,887</b>	<b>\$ 115,247</b>	<b>\$ 117,521</b>

Interest - 11/1/22                      \$79,438

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

Date	Balance	Principal	Interest	Total
11/01/21	\$ 3,650,000.00	\$ -	\$ 80,616.25	\$ 80,616.25
05/01/22	\$ 3,650,000.00	\$ 65,000.00	\$ 80,616.25	\$ -
11/01/22	\$ 3,585,000.00	\$ -	\$ 79,438.13	\$ 225,054.38
05/01/23	\$ 3,585,000.00	\$ 70,000.00	\$ 79,438.13	\$ -
11/01/23	\$ 3,515,000.00	\$ -	\$ 78,169.38	\$ 227,607.50
05/01/24	\$ 3,515,000.00	\$ 70,000.00	\$ 78,169.38	\$ -
11/01/24	\$ 3,445,000.00	\$ -	\$ 76,900.63	\$ 225,070.00
05/01/25	\$ 3,445,000.00	\$ 75,000.00	\$ 76,900.63	\$ -
11/01/25	\$ 3,370,000.00	\$ -	\$ 75,541.25	\$ 227,441.88
05/01/26	\$ 3,370,000.00	\$ 75,000.00	\$ 75,541.25	\$ -
11/01/26	\$ 3,295,000.00	\$ -	\$ 74,041.25	\$ 224,582.50
05/01/27	\$ 3,295,000.00	\$ 80,000.00	\$ 74,041.25	\$ -
11/01/27	\$ 3,215,000.00	\$ -	\$ 72,441.25	\$ 226,482.50
05/01/28	\$ 3,215,000.00	\$ 85,000.00	\$ 72,441.25	\$ -
11/01/28	\$ 3,130,000.00	\$ -	\$ 70,741.25	\$ 228,182.50
05/01/29	\$ 3,130,000.00	\$ 85,000.00	\$ 70,741.25	\$ -
11/01/29	\$ 3,045,000.00	\$ -	\$ 69,041.25	\$ 224,782.50
05/01/30	\$ 3,045,000.00	\$ 90,000.00	\$ 69,041.25	\$ -
11/01/30	\$ 2,955,000.00	\$ -	\$ 67,241.25	\$ 226,282.50
05/01/31	\$ 2,955,000.00	\$ 95,000.00	\$ 67,241.25	\$ -
11/01/31	\$ 2,860,000.00	\$ -	\$ 65,341.25	\$ 227,582.50
05/01/32	\$ 2,860,000.00	\$ 100,000.00	\$ 65,341.25	\$ -
11/01/32	\$ 2,760,000.00	\$ -	\$ 63,116.25	\$ 228,457.50
05/01/33	\$ 2,760,000.00	\$ 100,000.00	\$ 63,116.25	\$ -
11/01/33	\$ 2,660,000.00	\$ -	\$ 60,891.25	\$ 224,007.50
05/01/34	\$ 2,660,000.00	\$ 105,000.00	\$ 60,891.25	\$ -
11/01/34	\$ 2,555,000.00	\$ -	\$ 58,555.00	\$ 224,446.25
05/01/35	\$ 2,555,000.00	\$ 110,000.00	\$ 58,555.00	\$ -
11/01/35	\$ 2,445,000.00	\$ -	\$ 56,107.50	\$ 224,662.50
05/01/36	\$ 2,445,000.00	\$ 115,000.00	\$ 56,107.50	\$ -
11/01/36	\$ 2,330,000.00	\$ -	\$ 53,548.75	\$ 224,656.25
05/01/37	\$ 2,330,000.00	\$ 120,000.00	\$ 53,548.75	\$ -
11/01/37	\$ 2,210,000.00	\$ -	\$ 50,878.75	\$ 224,427.50
05/01/38	\$ 2,210,000.00	\$ 125,000.00	\$ 50,878.75	\$ -
11/01/38	\$ 2,085,000.00	\$ -	\$ 48,097.50	\$ 223,976.25
05/01/39	\$ 2,085,000.00	\$ 135,000.00	\$ 48,097.50	\$ -
11/01/39	\$ 1,950,000.00	\$ -	\$ 45,093.75	\$ 228,191.25
05/01/40	\$ 1,950,000.00	\$ 140,000.00	\$ 45,093.75	\$ -
11/01/40	\$ 1,810,000.00	\$ -	\$ 41,856.25	\$ 226,950.00
05/01/41	\$ 1,810,000.00	\$ 145,000.00	\$ 41,856.25	\$ -
11/01/41	\$ 1,665,000.00	\$ -	\$ 38,503.13	\$ 225,359.38
05/01/42	\$ 1,665,000.00	\$ 155,000.00	\$ 38,503.13	\$ -
11/01/42	\$ 1,510,000.00	\$ -	\$ 34,918.75	\$ 228,421.88
05/01/43	\$ 1,510,000.00	\$ 160,000.00	\$ 34,918.75	\$ -
11/01/43	\$ 1,350,000.00	\$ -	\$ 31,218.75	\$ 226,137.50

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

Date	Balance	Principal	Interest	Total
05/01/44	\$ 1,350,000.00	\$ 170,000.00	\$ 31,218.75	\$ -
11/01/44	\$ 1,180,000.00	\$ -	\$ 27,287.50	\$ 228,506.25
05/01/45	\$ 1,180,000.00	\$ 175,000.00	\$ 27,287.50	\$ -
11/01/45	\$ 1,005,000.00	\$ -	\$ 23,240.63	\$ 225,528.13
05/01/46	\$ 1,005,000.00	\$ 185,000.00	\$ 23,240.63	\$ -
11/01/46	\$ 820,000.00	\$ -	\$ 18,962.50	\$ 227,203.13
05/01/47	\$ 820,000.00	\$ 190,000.00	\$ 18,962.50	\$ -
11/01/47	\$ 630,000.00	\$ -	\$ 14,568.75	\$ 223,531.25
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
		<b>\$ 3,650,000.00</b>	<b>\$ 2,982,778.75</b>	<b>\$ 6,632,778.75</b>

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

	Proposed Budget FY 2021	Actuals Thru 5/31/21	Projected Next 4 Months	Total Projected 9/30/21	Proposed Budget FY 2022
<b>Revenues</b>					
Assessments	\$ 130,172	\$ -	\$ 130,172	\$ 130,172	\$ 399,907
Interest	\$ -	\$ 11	\$ -	\$ 11	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 130,174
<b>Total Revenues</b>	<b>\$ 130,172</b>	<b>\$ 11</b>	<b>\$ 130,172</b>	<b>\$ 130,183</b>	<b>\$ 530,082</b>
<b>Expenditures</b>					
Interest - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 130,172
Interest - 5/1	\$ 94,013	\$ 94,013	\$ -	\$ 94,013	\$ 130,172
Principal - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 140,000
<b>Total Expenditures</b>	<b>\$ 94,013</b>	<b>\$ 94,013</b>	<b>\$ -</b>	<b>\$ 94,013</b>	<b>\$ 400,344</b>
<b>Other Financing Sources/(Uses)</b>					
Bond Proceeds	\$ 494,019	\$ 494,019	\$ -	\$ 494,019	\$ -
Transfer In/(Out)	\$ -	\$ (9)	\$ -	\$ (9)	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 494,019</b>	<b>\$ 494,011</b>	<b>\$ -</b>	<b>\$ 494,011</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 530,178</b>	<b>\$ 400,008</b>	<b>\$ 130,172</b>	<b>\$ 530,180</b>	<b>\$ 129,738</b>
Interest - 11/1/22					\$128,334

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

Date	Balance	Principal	Interest	Total
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	Prinicipal	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	\$ 4,965,943.75	\$ 12,149,956.77

**Towne Park CDD**  
**FY 22 Assessment Roll**

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PARCEL ID	PROP DSCR1	Units	Debt	O&M	Total
232917141624091010	RIVERSTONE PHASE 3 & 4 PB 180 PGS 48-56	1	\$1,303.76	\$638.10	\$1,941.86
232917141624091020	RIVERSTONE PHASE 3 & 4 PB 180 PGS 48-56	1	\$1,303.76	\$638.10	\$1,941.86
232917141624091030	RIVERSTONE PHASE 3 & 4 PB 180 PGS 48-56	1	\$1,303.76	\$638.10	\$1,941.86
232917141624091040	RIVERSTONE PHASE 3 & 4 PB 180 PGS 48-56	1	\$1,303.76	\$638.10	\$1,941.86
232917141624091050	RIVERSTONE PHASE 3 & 4 PB 180 PGS 48-56	1	\$1,303.76	\$638.10	\$1,941.86
232917141624091060	RIVERSTONE PHASE 3 & 4 PB 180 PGS 48-56	1	\$1,303.76	\$638.10	\$1,941.86
232917141624091070	RIVERSTONE PHASE 3 & 4 PB 180 PGS 48-56	1	\$1,303.76	\$638.10	\$1,941.86
232917141624091080	RIVERSTONE PHASE 3 & 4 PB 180 PGS 48-56	1	\$1,303.76	\$638.10	\$1,941.86
232917141624091090	RIVERSTONE PHASE 3 & 4 PB 180 PGS 48-56	1	\$1,303.76	\$638.10	\$1,941.86
232917141624091100	RIVERSTONE PHASE 3 & 4 PB 180 PGS 48-56	1	\$1,303.76	\$638.10	\$1,941.86
232917141624091110	RIVERSTONE PHASE 3 & 4 PB 180 PGS 48-56	1	\$1,303.76	\$638.10	\$1,941.86
232917141624091120	RIVERSTONE PHASE 3 & 4 PB 180 PGS 48-56	1	\$1,303.76	\$638.10	\$1,941.86
232917141624091130	RIVERSTONE PHASE 3 & 4 PB 180 PGS 48-56	1	\$1,303.76	\$638.10	\$1,941.86
232917141624091140	RIVERSTONE PHASE 3 & 4 PB 180 PGS 48-56	1	\$1,303.76	\$638.10	\$1,941.86
23-29-17-141625-001010		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-001020		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-001030		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-001040		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-001050		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-001060		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-001070		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-001080		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-001090		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-001100		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-001110		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-001120					\$0.00
23-29-17-141625-002010		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-002020		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-002030		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-002040		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-002050		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-002060		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-002070		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-002080		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-002090		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-002100		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-002110		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-002120		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-002130		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-002140		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-002150		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-002160		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-002170		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-002180		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-002190		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-002200		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-002210		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-002220		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-002230		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-002240		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-002250		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-002260		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-002270		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-002280		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-002290		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-002300		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-002310		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-002320		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-002330		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-002340		1	\$1,558.07	\$638.10	\$2,196.17

[illegible]

[illegible]



[illegible]

PARCEL ID	PROP DSCR1	Units	Debt	O&M	Total
23-29-17-141625-014110		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-014120		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-014130		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-014140		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-014150		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-014160		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-014170		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-014180		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-014190		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-014200		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-014210		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-014220		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-014230		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-014240		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-014250					\$0.00
23-29-17-141625-015010		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-015020		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-015030		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-015040		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-015050		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-015060		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-015070		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-015080		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-015090		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-015100		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-016010		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-016020		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-016030		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-016040		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-016050		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-016060		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-016070		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-016080		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-016090		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-016100		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-016110		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-016120		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-017010		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-017020		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-017030		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-017040		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-017050		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-017060		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-017070		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-017080		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-017090		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-017100		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-017110		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-017120		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-017130		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-017140		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-017150		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-017160		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-017170		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-017180		1	\$1,558.07	\$638.10	\$2,196.17
23-29-17-141625-017190		1	\$1,558.07	\$638.10	\$2,196.17
Total Gross Assessments		1,450	\$1,858,411.52	\$925,245.00	\$2,783,656.52
Total Net Assessments			\$1,728,322.71	\$860,477.85	\$2,588,800.56

## SECTION V

## RESOLUTION 2021-13

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2021-2022; AND PROVIDING FOR AN EFFECTIVE DATE**

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

**WHEREAS**, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

**WHEREAS**, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

**WHEREAS**, the Board desires to adopt the Fiscal Year 2021-2022 annual meeting schedule attached as **Exhibit A**.

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

**SECTION 1.** The Fiscal Year 2021-2022 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

**SECTION 2.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 20<sup>th</sup> day of July 2021.

ATTEST:

**TOWNE PARK COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chairperson, Board of Supervisors

**Exhibit A:** Fiscal Year 2021-2022 Annual Meeting Schedule

## **Exhibit A**

### **BOARD OF SUPERVISORS MEETING DATES TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2021-2022**

The Board of Supervisors of the Towne Park Community Development District will hold their regular meetings for Fiscal Year 2021-2022 on the 3<sup>rd</sup> Tuesday of every month, at the Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida 33880, at 1:30 p.m., unless otherwise indicated as follows:

**October 19, 2021  
November 16, 2021  
December 21, 2021  
January 18, 2022  
February 15, 2022  
March 15, 2022  
April 19, 2022  
May 17, 2022  
June 21, 2022  
July 19, 2022  
August 16, 2022  
September 22, 2022**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

## SECTION VI

# **Financial Report**

**September 30, 2020**

**Towne Park Community  
Development District**

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
*Towne Park Community Development District*

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of the *Towne Park Community Development District* (the "District"), as of and for the fiscal year ended September 30, 2020, and the related notes to the financial statements which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

The District's management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting principles used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of the *Towne Park Community Development District* as of September 30, 2020, and the respective changes in financial position thereof, and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### Other Matters

#### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis starting on page 3, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

**Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued a report dated June 25, 2021, on our consideration of the *Towne Park Community Development District's*, internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

A handwritten signature in black ink that reads "McDiarmid Davis". The script is cursive and fluid.

Orlando, Florida  
June 25, 2021

Our discussion and analysis of the *Towne Park Community Development District* (the "District") financial accomplishments provide an overview of the District's financial activities for the year ended September 30, 2020. Please read it in conjunction with the District's Independent Auditor's Report, financial statements and accompanying notes.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement (GASB) No. 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments* issued June 1999.

### **Financial Highlights**

- The assets of the District exceeded its liabilities at September 30, 2020 by \$11,566,687, an increase in net position of \$9,390,878 in comparison with the prior year.
- At September 30, 2020, the District's governmental funds reported fund balances of \$1,128,930 a decrease of \$2,770,066 in comparison with the prior year.

### **Overview of the Financial Statements**

This discussion and analysis is intended to serve as an introduction to the *Towne Park Community Development District's* financial statements. The District's financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements and 3) notes to financial statements.

### **Government-Wide Financial Statements**

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include general government and physical environment.

### **Fund Financial Statements**

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: Governmental funds.

### **Governmental Funds**

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances for the general fund, debt service fund, and capital projects fund, which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

### Government-Wide Financial Analysis

#### *Statement of Net Position*

The District's net position was \$11,566,687 at September 30, 2020. The following analysis focuses on the net position of the District's governmental activities.

	<b>2020</b>	<b>2019</b>
Assets, excluding capital assets	\$ 3,666,989	\$ 5,971,107
Capital assets, net of depreciation	32,485,345	19,540,906
<b>Total assets</b>	<b>36,152,334</b>	<b>25,512,013</b>
Liabilities, excluding long-term liabilities	2,964,634	2,445,912
Long-term liabilities	21,621,013	20,890,292
<b>Total liabilities</b>	<b>24,585,647</b>	<b>23,336,204</b>
Net Position:		
Net investment in capital assets	9,883,413	1,220,156
Restricted for debt service	261,326	243,916
Restricted for capital projects	1,258,532	710,445
Unrestricted	163,416	1,292
<b>Total net position</b>	<b>\$ 11,566,687</b>	<b>\$ 2,175,809</b>

The following is a summary of the District's governmental activities for the year ended September 30, 2020.

Changes in Net Position

	<b>2020</b>	<b>2019</b>
Revenues:		
Program revenues	\$ 11,135,072	\$ 3,339,972
General revenues	22,534	811
<b>Total revenues</b>	<b>11,157,606</b>	<b>3,340,783</b>
Expenses:		
General government	421,548	422,736
Physical environment	211,034	109,321
Interest on long-term debt	1,134,146	859,134
<b>Total expenses</b>	<b>1,766,728</b>	<b>1,391,191</b>
<b>Change in net position</b>	<b>9,390,878</b>	<b>1,949,592</b>
Net position, beginning of year	2,175,809	226,217
<b>Net position, ending</b>	<b>\$ 11,566,687</b>	<b>\$ 2,175,809</b>

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2020 was \$1,766,728, the majority were interest on long term debt.

**Financial Analysis of the Government's Funds**

The District uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The focus of the District's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. At September 30, 2020, the District's governmental funds reported combined ending fund balances of \$1,128,930. Of this total, \$68,526 is non-spendable, \$1,837,469 is restricted for debt service and the remainder of \$(777,065) is unassigned.

The General Fund increased \$90,562 due to assessment revenue exceeding expenditures. The debt service fund balance increased by \$368,571 because of debt issued. The capital projects fund balance decreased \$3,229,199 due to capital outlay.

**General Fund Budgetary Highlights**

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget to actual comparison for the general fund, including the original budget and final adopted budget, is shown on page 12. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. There were no budget amendments during the year. The legal level of budgetary control is at the fund level.

### **Capital Asset and Debt Administration**

#### *Capital Assets*

At September 30, 2020, the District had \$32,485,345 invested in infrastructure under construction. More detailed information about the District's capital assets is presented in the notes to financial statements.

#### *Capital Debt*

At September 30, 2020, the District had \$21,565,000 in bonds outstanding. More detailed information about the District's capital debt is presented in the notes to financial statements.

### **Requests for Information**

If you have questions about this report or need additional financial information, contact the *Towne Park Community Development District's* Finance Department at 219 E. Livingston Street, Orlando, Florida 32801.

## FINANCIAL STATEMENTS

Towne Park Community Development District  
**Statement of Net Position**  
September 30, 2020

	<b>Governmental Activities</b>
<b>Assets:</b>	
Cash	\$ 393,436
Assessment receivable	172,167
Due from the developer	1,258,464
Prepaid costs	64,026
Deposits	4,500
Restricted Assets:	
Temporarily restricted investments	1,774,396
Capital Assets:	
Capital assets not being depreciated	32,485,345
<b>Total assets</b>	<b>36,152,334</b>
<b>Liabilities:</b>	
Accounts payable and accrued expenses	2,538,059
Accrued interest payable	426,575
Noncurrent Liabilities:	
Due within one year	355,000
Due in more than one year	21,266,013
<b>Total liabilities</b>	<b>24,585,647</b>
<b>Net Position:</b>	
Net investment in capital assets	9,883,413
Restricted for:	
Debt service	261,326
Capital projects	1,258,532
Unrestricted	163,416
<b>Net position</b>	<b>\$ 11,566,687</b>



Towne Park Community Development District  
**Statement of Activities**  
Year Ended September 30, 2020

Functions/Programs	Expenses	Program Revenue			Net (Expense)
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Revenue and Changes in Net Position
Governmental Activities:					Governmental Activities
General government	\$ 421,548	\$ 290,254	\$ -	\$ -	\$ (131,294)
Physical environment	211,034	145,306	-	5,135,890	5,070,162
Interest on long-term debt	1,134,146	5,520,287	19,141	24,194	4,429,476
<b>Total governmental activities</b>	<b>\$ 1,766,728</b>	<b>\$ 5,955,847</b>	<b>\$ 19,141</b>	<b>\$ 5,160,084</b>	<b>9,368,344</b>
General Revenues:					
Investment income					160
Miscellaneous					22,374
<b>Change in net position</b>					<b>9,390,878</b>
Net position, beginning					2,175,809
<b>Net position - ending</b>					<b>\$ 11,566,687</b>

Towne Park Community Development District  
**Balance Sheet**  
**Governmental Funds**  
September 30, 2020

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total Governmental Funds</u>
<b>Assets:</b>				
Cash	\$ 393,436	\$ -	\$ -	\$ 393,436
Investments	-	1,621,209	153,187	1,774,396
Prepaid expenses	64,026	-	-	64,026
Assessments receivable	270	171,897	-	172,167
Deposits	4,500	-	-	4,500
Due from other funds	-	44,363	-	44,363
Due from developer	-	-	1,258,464	1,258,464
<b>Total assets</b>	<u>\$ 462,232</u>	<u>\$ 1,837,469</u>	<u>\$ 1,411,651</u>	<u>\$ 3,711,352</u>
<b>Liabilities and Fund Balances:</b>				
Liabilities:				
Accounts payable and accrued expenses	\$ 254,453	\$ -	\$ 1,821,014	\$ 2,075,467
Retainage payable	-	-	462,592	462,592
Due to other funds	44,363	-	-	44,363
<b>Total liabilities</b>	<u>298,816</u>	<u>-</u>	<u>2,283,606</u>	<u>2,582,422</u>
Fund Balances:				
Nonspendable	68,526	-	-	68,526
Restricted for:				
Debt service	-	1,837,469	-	1,837,469
Unassigned	94,890	-	(871,955)	(777,065)
<b>Total fund balances</b>	<u>163,416</u>	<u>1,837,469</u>	<u>(871,955)</u>	<u>1,128,930</u>
<b>Total liabilities and fund balances</b>	<u>\$ 462,232</u>	<u>\$ 1,837,469</u>	<u>\$ 1,411,651</u>	
<b>Amounts reported for governmental activities in the statement of net position are different because:</b>				
Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.				32,485,345
Developer advances are recorded as a liability on the Statement of Net Position as Due to the Developer but are treated as other financing sources on the fund level statements				(77,041)
Liabilities not due and payable from current available resources are not reported in governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide statements.				
Accrued interest payable			(426,575)	
Bonds payable			(21,621,013)	(22,047,588)
<b>Net position of governmental activities</b>				<u>\$ 11,489,646</u>

Towne Park Community Development District  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Governmental Funds**  
Year Ended September 30, 2020

	<b>General</b>	<b>Debt Service</b>	<b>Capital Projects</b>	<b>Total Governmental Funds</b>
<b>Revenues:</b>				
Developer contributions	\$ -	\$ -	\$ 5,135,890	\$ 5,135,890
Assessments	435,560	1,515,362	-	1,950,922
Prepayment revenue	-	4,004,925	-	4,004,925
Investment and other income	1,336	19,141	45,392	65,869
<b>Total revenues</b>	<b>436,896</b>	<b>5,539,428</b>	<b>5,181,282</b>	<b>11,157,606</b>
<b>Expenditures:</b>				
Current:				
General government	135,148	-	286,400	421,548
Maintenance and operations	211,034	-	-	211,034
Debt Service:				
Interest	-	1,080,651	-	1,080,651
Principal	-	4,520,000	-	4,520,000
Capital Outlay	-	-	12,944,439	12,944,439
<b>Total expenditures</b>	<b>346,182</b>	<b>5,600,651</b>	<b>13,230,839</b>	<b>19,177,672</b>
<b>Excess (deficit) of revenues over expenditures</b>	<b>90,714</b>	<b>(61,223)</b>	<b>(8,049,557)</b>	<b>(8,020,066)</b>
<b>Other Financing Sources (Uses):</b>				
Bonds issued	-	415,892	4,834,108	5,250,000
Transfers out	(152)	-	(13,750)	(13,902)
Transfers in	-	13,902	-	13,902
<b>Total other financing sources (uses)</b>	<b>(152)</b>	<b>429,794</b>	<b>4,820,358</b>	<b>5,250,000</b>
Net change in fund balance	90,562	368,571	(3,229,199)	(2,770,066)
Fund balances, beginning of year	72,854	1,468,898	2,357,244	3,898,996
<b>Fund balances, end of year</b>	<b>\$ 163,416</b>	<b>\$ 1,837,469</b>	<b>\$ (871,955)</b>	<b>\$ 1,128,930</b>

Towne Park Community Development District  
**Reconciliation of the Statement of Revenues, Expenditures and Changes in  
Fund Balances Governmental Funds to the Statement of Activities**  
Year Ended September 30, 2020

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Amounts reported for Governmental Activities in the Statement of Activities are different because:

Net change in fund balances - total governmental funds	\$ (2,770,066)
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Governmental Funds report outlays for Capital Assets as expenditures because such outlays use current financial resources; however, in the statement of net position the cost of those assets is recorded as capital assets.	12,944,439
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Proceeds from issuance of bonds are reported as fund sources in governmental funds and an increase to long-term liabilities in the statement of net position.	(5,250,000)
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Repayments of long-term liabilities are reported as expenditures in governmental funds, while repayments reduce long-term liabilities in the statement of net position.	4,520,000
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Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Change in accrued interest	(52,774)	
Amortization of bond discount	(721)	(53,495)
	<u>          </u>	<u>          </u>
<b>Change in net position of governmental activities</b>		<b>\$ 9,390,878</b>

Towne Park Community Development District  
**Statement of Revenues, Expenditures and Changes in**  
**Fund Balance Budget and Actual - General Fund**  
Year Ended September 30, 2020

	<b>Budgeted Amounts</b>		<b>Actual</b>	<b>Variance with</b>
	<b>Original</b>	<b>Final</b>	<b>Amounts</b>	<b>Final Budget</b>
				<b>Positive</b>
				<b>(Negative)</b>
<b>Revenues:</b>				
Assessments	\$ 430,950	\$ 430,950	\$ 435,560	\$ 4,610
Investment and other income	-	-	1,336	1,336
<b>Total revenues</b>	<b>430,950</b>	<b>430,950</b>	<b>436,896</b>	<b>5,946</b>
<b>Expenditures:</b>				
Current:				
General government	126,350	126,350	135,148	(8,798)
Maintenance and operations	304,600	304,600	211,034	93,566
<b>Total expenditures</b>	<b>430,950</b>	<b>430,950</b>	<b>346,182</b>	<b>84,768</b>
<b>Excess (Deficit) of Revenues Over</b>				
<b>Expenditures</b>	<b>-</b>	<b>-</b>	<b>90,714</b>	<b>90,714</b>
<b>Other Financing Sources (Uses):</b>				
Transfers out	-	-	(152)	(152)
Total other financing sources (uses)	-	-	(152)	(152)
<b>Net change in fund balance</b>	<b>-</b>	<b>-</b>	<b>90,562</b>	<b>90,562</b>
Fund balance, beginning	72,854	72,854	72,854	-
<b>Fund balance, ending</b>	<b>\$ 72,854</b>	<b>\$ 72,854</b>	<b>\$ 163,416</b>	<b>\$ 90,562</b>

## **NOTES TO FINANCIAL STATEMENTS**

## **NOTE 1                      SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

### **Reporting Entity**

The *Towne Park Community Development District*, (the "District") was established on November 3, 2014 by the City of Lakeland, Florida Ordinance No. 5476, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides, among other things, the power to manage basic services for community development, the power to borrow money and issue bonds, and the power to levy and collect non-ad valorem assessments for the financing and delivery of capital infrastructure. The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors (the "Board"), which is composed of five members. The Supervisors are elected on an at large basis by owners of the property within the District. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2020, all board members were affiliated with the TP II, LLC ("the Developer").

The Board has the final responsibility for, among other things:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements 14, 39 and 61. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

### **Government-Wide and Fund Financial Statements**

The financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment and 2) grants, contributions and investment income that are restricted to meeting the operational or capital requirements of a particular function or segment and 3) operating-type special assessments that are treated as charges for services (including assessments for maintenance and debt service). Other items not included among program revenues are reported instead as *general revenues*.

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met.

**NOTE 1                      SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the modified *accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting; however, debt service expenditures are recorded only when payment is due.

Assessments, including debt service assessments and operation and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefited by the District's activities. Operation and maintenance assessments are levied by the District prior to the start of the fiscal year which begins October 1<sup>st</sup> and ends on September 30<sup>th</sup>. These assessments are imposed upon all benefited lands located in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of bonds issued by the District.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the District.

The District reports the following major governmental funds:

*General Fund*

Is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

*Debt Service Fund*

Is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

*Capital Projects Fund*

Accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

**Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance**

*Restricted Assets*

These assets represent cash and investments set aside pursuant to bond covenants.

*Deposits and Investments*

The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

Investments of the District are reported at fair value and are categorized within the fair value hierarchy established in accordance with GASB Statement No. 72, *Fair Value Measurement and Application*.

*Prepaid Items*

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.



**NOTE 1                      SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

*Capital Assets*

Capital assets, which include property, plant, equipment and infrastructure assets (e.g., utilities system, stormwater system, landscaping and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed. All capital asset acquisition and construction is considered infrastructure under construction at September 30, 2020.

*Long Term Obligations*

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of premiums or discounts. Due to developer amounts represent developer advances that are expected to be repaid upon the issuance of long-term bonds.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

*Deferred Outflows/Inflows of Resources*

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2020.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2020.

*Net Position Flow Assumption*

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

*Fund Balance Flow Assumption*

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources (total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

*Fund Balance Policies*

Fund balance of governmental funds is reported in various categories based on the nature of any imitations requiring the use of resources for specific purposes. The District itself can establish limitations on the use of resources through either commitment (committed fund balance) or an assignment (assigned fund balance).

**NOTE 1                      SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

The committed fund balance classification includes fund balance amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The Board of Supervisors is the highest level of decision-making authority for the government that can, by adoption of an ordinance or resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance or resolution remains in place until a similar action is taken to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The Board of Supervisors has authorized the District Manager to assign amounts for specific purposes. The Board of Supervisors may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above an additional action is essential to either remove or revise a commitment.

**Other Disclosures**

*Use of Estimates*

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

**New Accounting Standards**

In fiscal year 2020, the District implemented Government Accounting Standards Board (GASB) Statement No. 95, *Postponement of the Effective Dates of Certain Authoritative Guidance*. This statement provides temporary relief to governments and other stakeholders in light of the COVID-19 pandemic by postponing the effective dates of provisions in certain other statements. There was no effect on beginning balances of the District for implementation of this Statement.

**NOTE 2                      STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY**

**Budgetary Information**

The District is required to establish a budgetary system and an approved annual budget for the General Fund. Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. All annual appropriations lapse at the fiscal year end. The legal level of budgetary control is at the fund level. Any budget amendments that increase the aggregate budgeted appropriations, at the fund level, must be approved by the Board of Supervisors.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

1. Each year the District Manager submits to the District Board proposed budgets for the fiscal year commencing the following October 1.
2. A public hearing is conducted to obtain public comments.
3. Prior to October 1, the budget is legally adopted by the District Board.
4. Subject to certain limited exceptions set forth in the District's appropriation resolutions adopted each year, all budget changes must be approved by the District Board.
5. The budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.

## NOTE 3 DEPOSITS AND INVESTMENTS

### Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

### Investments

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset.

Under GASB 72, assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable, and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

The District has the following recurring fair value measurements as of September 30, 2020:

- First American Government Obligation fund of \$1,584,486 are valued using Level 2 inputs.

Instead of establishing a written investment policy, the District elected to limit investments to those approved by Florida Statutes and the District Trust Indenture. Authorized District investments include, but are not limited to:

1. The State Board of Administration Local Government Investment Pool (SBA);
2. Securities and Exchange Commission Registered Money Market Funds with the highest credit quality rating from a nationally recognized rating agency;
3. Interest-bearing savings accounts and certificates of deposit in state-certified qualified public depositories;
4. Direct obligations of the U.S. Treasury.

Investments made by the District at September 30, 2020 are summarized below:

Investment Type	Fair Value	Credit Rating	Weighted Average Maturity
First American Government Obligation Fund, Class Y	\$ 1,584,466	AAAm	44 Days
U.S. Bank Money Market	189,930	N/A	N/A
<b>Total</b>	<b>\$ 1,774,396</b>		

### Credit Risk

For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. Investments in U.S. Government securities and agencies must be backed by the full faith and credit of the United States Government. Short term bond funds shall be rated by a nationally recognized ratings agency and shall maintain the highest credit quality rating. Investment ratings by investment type are included in the preceding summary of investments.

### NOTE 3 DEPOSITS AND INVESTMENTS (CONTINUED)

#### *Custodial Credit Risk*

In the case of deposits, this is the risk that, in the event of a bank failure, the District's deposits may not be returned to it. The District's investment policy requires that bank deposits be secured as provided by Chapter 280, Florida Statutes. This law requires local governments to deposit funds only in financial institutions designated as qualified public depositories by the Chief Financial Officer of the State of Florida, and creates the Public Deposits Trust Fund, a multiple financial institution pool with the ability to assess its member financial institutions for collateral shortfalls if a default or insolvency has occurred. At September 30, 2020, all of the District's bank deposits were in qualified public depositories.

For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At September 30, 2020, none of the investments listed are exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

#### *Concentration of Credit Risk*

The District's investment policy does not specify limits on the amount the District may invest in any one issuer.

#### *Interest Rate Risk*

The District's investment policy does not specifically address interest rate risk; however, the general investment policy is to apply the prudent-person rule: Investments are made as a prudent person would be expected to act, with discretion and intelligence, to seek reasonable income, preserve capital, and in general, avoid speculative investments. The District manages its exposure to declines in fair values by investing primarily in pooled investments that have a weighted average maturity of less than three months.

### NOTE 4 CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2020 was as follows:

	<b>Beginning Balance</b>	<b>Additions</b>	<b>Disposals</b>	<b>Ending Balance</b>
<b>Governmental Activities:</b>				
Capital assets, not being depreciated:				
Construction in progress	\$ 19,540,906	\$ 12,944,439	\$ -	\$ 32,485,345
<b>Total capital assets, not being depreciated</b>	<b>19,540,906</b>	<b>12,944,439</b>	<b>-</b>	<b>32,485,345</b>
<b>Governmental activities capital assets, net</b>	<b>\$ 19,540,906</b>	<b>\$ 12,944,439</b>	<b>\$ -</b>	<b>\$ 32,485,345</b>

The total projected cost of the infrastructure has been estimated at approximately, \$21.2 million, of which approximately \$16.3 million was expected to be financed with the proceeds from the 2016, 2018 and 2019 Bond Series with the remainder to be funded by the Developer. The infrastructure will include storm water management, water and sewer facilities, roadways, landscaping and hardscaping and amenities. Upon completion, certain assets will be conveyed to other entities for ownership and/or maintenance.

### NOTE 5 LONG-TERM LIABILITIES

#### **Series 2016 Special Assessment Bonds - Public Offering**

On June 13, 2016, the District issued \$2,960,000 of Special Assessment Bonds, Series 2016 consisting of \$675,000 Term Bonds due on November 1, 2028 with a fixed interest rate of 5.00%, and \$2,285,000 Term Bonds due on November 1, 2046 with a fixed interest rate of 5.75%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is paid semiannually on each May 1 and November 1. Principal is paid serially commencing on November 1, 2017 through November 1, 2046.

**NOTE 5                      LONG-TERM LIABILITIES (CONTINUED)**

As of September 30, 2020, total principal and interest remaining on the Series 2016 Special Assessment Bonds was \$2,904,301. For the fiscal year ended September 30, 2020, principal and interest paid was \$109,937 and \$117,732 of special assessment revenue pledged.

**Series 2018 Special Assessment Bonds - Public Offering**

On June 8, 2018, the District issued \$13,835,000 of Special Assessment Bonds, Series 2018 consisting of \$3,365,000 2018 Term Bonds due on May 1, 2049 with interest rates ranging from 4.00% to 5.50% and \$10,470,000 of 2018 Term Bonds due on May 1, 2049 with interest rates ranging from 4.00% to 5.50%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is paid semiannually on each May 1 and November 1. Principal is paid serially commencing on May 1, 2020 through May 1, 2049.

As of September 30, 2020, total principal and interest remaining on the Series 2018 Special Assessment Bonds was \$18,681,491. For the fiscal year ended September 30, 2020, principal and interest paid was \$5,224,279 and \$5,130,814 of special assessment revenue pledged.

**Series 2019 Special Assessment Bonds - Public Offering**

On July 22, 2019, the District issued \$5,485,000 of Special Assessment Bonds, Series 2019 with interest rates ranging from 3.50% to 6.625%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is paid semiannually on each May 1 and November 1. Principal is paid serially commencing on May 1, 2021 through May 1, 2050.

As of September 30, 2020, total principal and interest remaining on the Series 2019 Special Assessment Bonds was \$10,119,721. For the fiscal year ended September 30, 2020, no principal was due, interest paid was \$173,363 and \$158,522 of special assessment revenue pledged.

**Series 2019 Special Assessment Bonds - Public Offering**

On November 13, 2019, the District issued \$5,250,000 of Special Assessment Bonds, Series 2019, Area 3C with interest rates ranging from 3.625% to 4.625%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is paid semiannually on each May 1 and November 1. Principal is paid serially commencing on May 1, 2021 through May 1, 2050.

As of September 30, 2020, total principal and interest remaining on the Series 2019 Special Assessment Bonds was \$9,698,503. For the fiscal year ended September 30, 2020, no principal was due, interest paid was \$93,772 and \$113,219 of special assessment revenue pledged.

The Bond Indentures have certain restrictions and requirements relating principally to the use of proceeds to pay for infrastructure improvements and the procedure to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the debt service reserve requirement. The District is in compliance with the requirements of the Bond Indentures.

The Bond Indentures require that the District maintain adequate funds in the reserve accounts to meet the debt service reserve requirements as defined in the Indentures. The requirements have been met for the fiscal year ended September 30, 2020.

## NOTE 5 LONG-TERM LIABILITIES (CONTINUED)

Long-term liability activity for the year ended September 30, 2020 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance	Due Within One Year
<b>Governmental activities:</b>					
Bonds Payable:					
Series 2016	\$ 1,515,000	\$ -	\$ (25,000)	\$ 1,490,000	\$ 30,000
Series 2018 2B	3,365,000	-	(1,595,000)	1,770,000	25,000
Series 2018 3A	10,470,000	-	(2,900,000)	7,570,000	115,000
Series 2019 3B	5,485,000	-	-	5,485,000	95,000
Series 2019 3C	-	5,250,000	-	5,250,000	90,000
Less:					
Original issue discount	(21,749)	-	721	(21,028)	-
Due to Developer	77,041	-	-	77,041	-
Total	<u>\$ 20,890,292</u>	<u>\$ 5,250,000</u>	<u>\$ (4,519,279)</u>	<u>\$ 21,621,013</u>	<u>\$ 355,000</u>

At September 30, 2020, the scheduled debt service requirements on the bonds payable were as follows:

<u>Year Ending September 30,</u>	<u>Governmental Activities</u>	
	<u>Principal</u>	<u>Interest</u>
2021	\$ 355,000	\$ 1,023,779
2022	365,000	1,034,813
2023	380,000	1,020,625
2024	395,000	1,005,984
2025	415,000	989,043
2026-2030	2,375,000	4,648,232
2031-2035	3,005,000	4,030,063
2036-2040	3,840,000	3,207,181
2041-2045	4,950,000	2,127,283
2046-2050	5,485,000	752,013
	<u>\$ 21,565,000</u>	<u>\$ 19,839,016</u>

## NOTE 6 DEVELOPER TRANSACTIONS

A significant portion of the District's activity going forward is dependent upon the continued involvement of the Developer TP II, LLC, which currently owns the majority of the assessable property located within the District boundaries. The loss of support could potentially have a material adverse effect on the District's operations.

During the current year, the Developer was directly assessed approximately \$838,000 to the District for operations and maintenance costs and debt service expenditures. The Developer also contributed approximately \$5.1 million for capital expenditures, of which approximately \$1.3 million is receivable at year end. As of September 30, 2020, a total of \$77,041 is due to the Developer. The due to the Developer amount is related to long-term developer advances to fund the construction of infrastructure. The advances are non-interest bearing and have no scheduled repayment terms. The activity for the year is detailed in Note 5.

**NOTE 7                    MANAGEMENT COMPANY**

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreements, the District compensates the management company for management, accounting, financial reporting and other administrative costs.

**NOTE 8                    RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. These risks are covered by commercial insurance from independent third parties. The District did not file any claims under this commercial coverage during the last three years.

**NOTE 9                    SUBSEQUENT EVENTS**

In December 2020, the District issued \$7,090,000 of Special Assessment Series 2020 Bonds for the assessment area 3D infrastructure improvements. Interest rates range from 2.65% to 4.0%, and principal payments are due annually from May 1, 2022 to May 1, 2051.

## COMPLIANCE SECTION



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND  
ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE  
WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
*Towne Park Community Development District*

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of the *Towne Park Community Development District* (the "District") as of and for the year ended September 30, 2020 and the related notes to the financial statements, which collectively comprise the District's financial statements and have issued our report thereon dated June 25, 2021.

*Internal Control Over Financial Reporting*

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be a material weakness or significant deficiency. Given these limitations, during our audit, we did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

*Compliance and Other Matters*

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*McDermitt Davis*

Orlando, Florida  
June 25, 2021

## MANAGEMENT LETTER

Board of Supervisors  
*Towne Park Community Development District*

### Report on the Financial Statements

We have audited the financial statements of *Towne Park Community Development District*, (the "District") as of and for the fiscal year ended September 30, 2020, and have issued our report thereon dated June 25, 2021.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 25, 2021, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, require that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no such findings in the preceding annual financial audit report.

### Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information has been disclosed in the notes to the financial statements.

### Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the *District* did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the *District's* financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

### Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

**Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*McDiarmid Davis*

Orlando, Florida  
June 25, 2021



934 North Magnolia Avenue, Suite 100  
Orlando, Florida 32803  
407-843-5406  
[www.mcdirmittdavis.com](http://www.mcdirmittdavis.com)

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH  
THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES**

Board of Supervisors  
*Towne Park Community Development District*

We have examined *Towne Park Community Development District's* (the "District") compliance with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2020. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the Comptroller General of the United States and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2020.

*McDermitt Davis*

Orlando, Florida  
June 25, 2021

## SECTION VII

# SECTION C

# Towne Park CDD

## Field Management Report



June 20, 2021  
Clayton Smith  
Field Services Manager  
GMS



# Complete

## Amenity Review

- + Permanent garbage cans were installed.
- + Pool Filter Push Valves were replaced.
- + Unauthorized trailers being stored on site were given notice and removed.
- + Playground fence was installed at new amenity.





# Complete

## Landscape Review

- ✚ Comprehensive conveyance review was done on phases 3 and 4.
- ✚ Fixed irrigation valve in front of new amenity.
- ✚ Pond review was done and trash cleanup was done as needed.



# In Progress

## Amenity 2 Needs

- ✚ Facility Dumpster was approved, & arrangements are being made.
- ✚ Warranty replacements for some plants, soap dispensers are being pursued.
- ✚ Pest control service proposals have been assembled for review.



## Amenity 2 Mailbox Lighting

- ✚ Materials were ordered and installation is being scheduled.

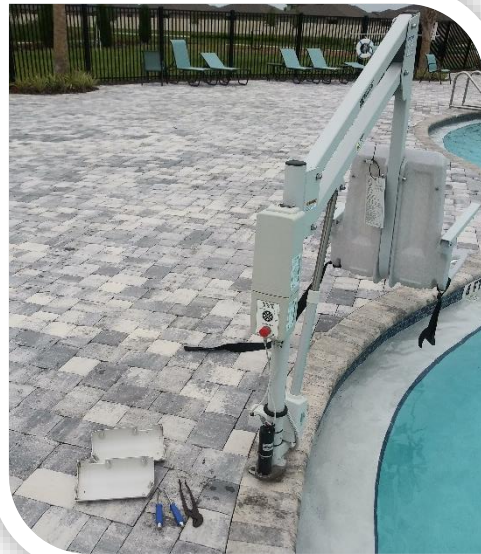




# In Progress

## Lift Repair

- ✚ Lift at first amenity was damaged. Needs new remote, batteries, and mounting connection needs repair.
- ✚ Lift at new amenity was also vandalized and needs a new motor.
- ✚ Gathering proposals to repair both.



## Dog Park Fence

- ✚ Options are being assessed with the Developer to resolve safety issue.



# In Progress

## Amenity 1 Landscaping Refresh

- + Bimonthly mows on the ponds were started 1<sup>st</sup> of June as approved.
- + Landscaping refresh is scheduled for middle to end of July.



# In Progress

## Sidewalk Erosion Repair by Peregrine

- ✚ Steep slope off the trail leading down to lakes off Peregrine is being assessed, and repair estimates are being assembled for the undermined sidewalk.





# Upcoming

## Pool Shade

✚ Replacement furniture and shade option proposals are being assembled for future consideration where the budget will accommodate.



# Conclusion

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

Respectfully,  
Clayton Smith

# SECTION 1



## SECTION (a)



COMMERCIAL SERVICES

**Orkin Pest Control**  
**Commercial Services Agreement**  
THIS AGREEMENT IS CONTINGENT UPON THE APPROVAL AND  
SIGNATURE OF A REPRESENTATIVE OF ORKIN MANAGEMENT,  
WHO HAS AUTHORITY TO EXECUTE IT ON BEHALF OF ORKIN.

ROUTE <b>40</b>	GRID #
-----------------	--------

Customer Name **GMS** Date **7/1/21**

Billing Address **219 E. Livingston St**

City **Orlando** State **Florida** Zip Code **32801** Phone **(407) 346-2453**

- I. **INTENT**  
A. This Agreement is intended to constitute a mutual understanding between **GMS** (the Customer) and Orkin, LLC (Orkin Pest Control).  
B. The specifications indicate services to be rendered by Orkin at the building(s) and premises of the Customer located at (service address):

**3334 Medulla Rd. lakeland Fl. 33811**

County Name: **Polk** Is this within city limits ☐ Yes ☒ No ☐ Food Safety with GM QA ☐ Health Care ☐ Health Care with GM QA ☐ Pharmaceutical with GM QA ☐ Element

II. **SCOPE AND NATURE OF WORK**

A. Orkin agrees to provide service for the following pests:

☒ Roaches ☒ Common ants ☒ Rats and mice ☐ Pharaoh ants\* ☐ Common spiders ☐ Flies ☐ Odor ☐ Actizyme: Odor Neutralizer ☐ Fly Foam Service ☐ Other \_\_\_\_\_  
Service means the periodic treatment to help control/combate the targeted pests. Service cannot guarantee the targeted pests will not return, but if they do, Orkin will retreat, as set out under the Triple Guarantee attached hereto and incorporated into this Agreement. \*Additional per service charge required to cover these ants.

B. **Service Exclusions.** 1. **Services Requiring a Separate Agreement:** The Customer understands that this Agreement does not cover Carpenter Ants, Fire Ants, Bed Bugs, or Mosquitoes. Service for these pests requires a separate Agreement or Addendum. The requirement of a separate agreement or addendum can not be waived by the Customer or any employee or agent of Orkin. 2. **Additional Exclusions:** This Agreement does not cover Brown Recluse Spiders or mold or any mold-like conditions. This exclusion can not be waived by the Customer or any employee or agent of Orkin.

III. **CUSTOMER OBLIGATIONS**

A. The Customer shall extend all necessary cooperation to ensure satisfaction from pest services, including: availability of premises; appropriate sanitation, and corrective construction measures.

B. Whenever conditions conducive to the breeding and harborage of pests covered by this Agreement are reported to the Customer in writing by Orkin, the Customer shall take the necessary steps to correct such conditions.

C. The Customer is responsible for communicating with all persons in the premises about the treatments and the nature of services offered hereunder; moreover, the Customer acknowledges that it has no information, or has communicated to Orkin in writing any information it does have, that any persons in the premises have any medical condition or sensitivity which may be affected by the services contemplated by this agreement.

D. Should the Customer discover any targeted pests during the term of this Agreement, they must follow the applicable notification and documentation processes as set out in the scope of service, provided by Orkin.

E. Failure of the Customer to take necessary steps to correct conditions reported to it or to otherwise comply with the Customer Obligations will relieve Orkin of its obligations under the Triple Guarantee and will permit Orkin, at its discretion, to terminate this Agreement with sixty (60) days written notice.

IV. **SERVICE SCHEDULE**

A. Orkin service representative shall service the Customer (service frequency) ☒ 1 Time ☐ 2 Times ☐ 4 Times per month ☐ Other \_\_\_\_\_

All areas requiring attention shall be treated as deemed necessary by Orkin.

B. Orkin representatives shall make additional visits and treatment as they are deemed necessary at no additional charge. Such service visits shall also be made promptly when requested by a designated representative of the Customer.

V. **TERMS OF AGREEMENT**

A. This agreement shall be effective for a period of ☒ 1 ☐ 2 ☐ 3 years from the date hereof, and thereafter the term shall automatically renew for additional terms of one (1) year. This agreement can be cancelled by either party by giving written notice of termination at least **60 days prior to the end of the applicable term then in effect.**

B. For multiple year agreements, the service charge will not increase for two years after the initial treatment. Thereafter, and for all non-multiple year agreements, Orkin shall have the right to increase the service charges effective anytime after the anniversary date of the initial treatment.

C. The Customer acknowledges that the terms and conditions between the Customer and Orkin are those stated in the Commercial Services Agreement, that this is the entire agreement, and that there are no other terms or provisions which apply. Any modification or change to these terms and conditions must be by a written Addendum signed by each party, subject to the provisions of section II.B. above.

D. Orkin will be relieved of its obligations under the Triple Guarantee and Orkin may terminate this Agreement on sixty (60) days written notice, if any of the obligations set forth in this Agreement are not met by the Customer, or in the event of a change in state or federal law that materially affects Orkin's obligations under this Agreement. Moreover, Orkin may terminate if it cannot perform its responsibilities due to acts of God, including earthquakes, storms, fires, floods, or because of material change in circumstances, including, but not limited to, acts of war, strikes, unavailability of pesticides, or other supplies from ordinary sources. If any provision or portion thereof, of this Agreement is found to be invalid or unenforceable, it shall not affect the validity or enforceability of any other part of this Agreement. Provided, however, that as to the paragraph on MEDIATION/ARBITRATION, if the sentence precluding the arbitrator from conducting an arbitration proceeding as a class, representative or private attorney general action is found to be invalid or unenforceable then the entirety of the MEDIATION/ARBITRATION paragraph shall be deemed to be deleted from this Agreement.

VI. **PAYMENT**

A. The cost of the services described herein shall be \$ **100.00** plus tax of \$ **7.00** for the initial service and \$ **45.00** plus tax of \$ **3.15** per service thereafter for a period of **(12)** months. You will receive an invoice in the month serviced. Payment shall be due upon receipt of invoice.

VII. **MATERIALS**

A. The materials used shall conform to Federal, State and local laws and ordinances and shall be acceptable to the Customer.

B. The materials shall be used in accordance with the labels and specifications.

VIII. **LIMITATION OF LIABILITY:** The Customer expressly releases Orkin from liability for any claim for personal injury (including stings or bites from fire ants, spiders, or any other pests) or property damage (to include the structure or contents) caused by any pests. The Customer agrees that under no circumstances shall Orkin be liable for any amount greater than the amount paid by the Customer to Orkin for the services to be provided. In no event will Orkin be responsible for consequential damages or loss of use of property. Any claim by the Customer for damages must be made in writing within one (1) year of the incident at issue or it will be deemed waived.

IX. **EQUIPMENT REPLACEMENT**

A. The Customer agrees to use the leased equipment or Orkin provided equipment (the "Equipment") in a proper manner and upon the cancellation of this Agreement to return the Equipment in good condition, usual wear and tear excepted. All Equipment (which includes rodent barrier equipment, Orkin/Aires, or insect light traps) that is damaged, lost or destroyed on the Customer premises will be replaced and charged to the Customer. Charges will be in accordance with the current existing equipment costs.

B. Orkin shall retain ownership of leased components. Upon termination of this Agreement for any reason, the Customer agrees to make the leased components available to Orkin. At Orkin's discretion, Orkin may in a lawful manner and without breach of the peace, enter upon the Customer's premises, take possession of and remove the leased components. Orkin will not be responsible for any damage to the Customer's property upon removal of the leased components except such damage solely caused by Orkin's negligence.

X. **INSURANCE:** Upon request, Orkin shall furnish to the Customer a certificate of liability insurance coverage in effect.

XI. **CHEMICAL INFORMATION WARNING:** Virtually all pesticides have some odor which may be present for a short time after application. At your request, Orkin will provide information about the chemicals to be used in treating the premises.

XII. **MEDIATION/ARBITRATION:** ANY CONTROVERSY OR CLAIM ARISING OUT OF OR RELATING TO THIS AGREEMENT, OR THE SERVICES PERFORMED BY ORKIN UNDER THIS AGREEMENT OR ANY OTHER AGREEMENT, REGARDLESS OF WHETHER THE CONTROVERSY OR CLAIM AROSE BEFORE OR AFTER THE EXECUTION, TRANSFER OR ACCEPTANCE OF THIS AGREEMENT, INCLUDING BUT NOT LIMITED TO ANY TORT AND STATUTORY CLAIMS, AND ANY CLAIMS FOR PERSONAL OR BODILY INJURY OR DAMAGE TO REAL OR PERSONAL PROPERTY, SHALL BE SETTLED BY BINDING ARBITRATION. UNLESS THE PARTIES AGREE OTHERWISE, THE ARBITRATION SHALL BE ADMINISTERED UNDER THE RULES OF THE AMERICAN ARBITRATION ASSOCIATION ("AAA") AND SHALL BE CONDUCTED BY AAA. IF ADMINISTERED UNDER THE AAA RULES, A CLAIM SHALL BE DETERMINED UNDER THE AAA SUPPLEMENTARY PROCEDURES FOR CONSUMER-RELATED DISPUTES IN CASES WHERE SUCH PROCEDURES ARE APPLICABLE. ANY OTHER CONTROVERSY OR CLAIM SHALL BE DETERMINED UNDER THE AAA COMMERCIAL ARBITRATION RULES. THE CUSTOMER AND ORKIN AGREE THAT THE ARBITRATOR SHALL FOLLOW THE SUBSTANTIVE LAW, INCLUDING THE TERMS AND CONDITIONS OF THIS AGREEMENT. THE ARBITRATOR'S POWERS TO CONDUCT ANY ARBITRATION PROCEEDING UNDER THIS AGREEMENT SHALL BE LIMITED AS FOLLOWS: ANY ARBITRATION PROCEEDING UNDER THIS AGREEMENT WILL NOT BE CONSOLIDATED OR JOINED WITH ANY ACTION OR LEGAL PROCEEDING UNDER ANY OTHER AGREEMENT OR INVOLVING ANY OTHER PREMISES, AND WILL NOT PROCEED AS A CLASS ACTION, PRIVATE ATTORNEY GENERAL ACTION OR SIMILAR REPRESENTATIVE ACTION. EITHER PARTY HAS THE RIGHT TO REQUIRE A PANEL OF THREE (3) ARBITRATORS, BUT IN THE ABSENCE OF THE PARTIES' AGREEMENT, THE REQUESTING PARTY SHALL BE RESPONSIBLE FOR THE COST OF THE ADDITIONAL ARBITRATORS. EITHER PARTY MAY REQUEST AT ANY TIME PRIOR TO THE HEARING THAT THE AWARD BE ACCOMPANIED BY A REASONED OPINION. THE AWARD RENDERED BY THE ARBITRATOR(S) SHALL BE FINAL AND BINDING ON ALL PARTIES, EXCEPT THAT A PARTY MAY WITHIN 30 DAYS OF THE ORIGINAL AWARD REQUEST AN ARBITRAL APPEAL TO AN APPEAL TRIBUNAL, CONSTITUTED IN THE SAME NUMBER AND BY THE SAME PROCESS AS THE INITIAL ARBITRATOR(S). THE APPEALING PARTY SHALL BE RESPONSIBLE FOR THE FILING FEE AND OTHER ARBITRATION FEES AND COSTS SUBJECT TO AWARD BY THE APPEAL TRIBUNAL UNDER APPLICABLE LAW. THE APPEAL TRIBUNAL SHALL REVIEW ALL QUESTIONS OF LAW AND FACT UNDER A CLEARLY ERRONEOUS STANDARD. THE AWARD OF THE APPEAL TRIBUNAL SHALL BE FINAL AND BINDING. JUDGMENT MAY BE ENTERED ON THE AWARD IN ANY COURT HAVING JURISDICTION THEREOF. CUSTOMER AND ORKIN ACKNOWLEDGE AND AGREE THAT THIS ARBITRATION PROVISION IS MADE PURSUANT TO A TRANSACTION INVOLVING INTERSTATE COMMERCE AND SHALL BE GOVERNED BY THE FEDERAL ARBITRATION ACT. BEFORE HAVING RECOURSE TO ARBITRATION, CUSTOMER AND ORKIN EACH AGREES TO TRY IN GOOD FAITH TO SETTLE ANY CONTROVERSY OR CLAIM BY AT LEAST FOUR (4) HOURS OF MEDIATION ADMINISTERED UNDER THE AAA COMMERCIAL MEDIATION RULES WITH ORKIN AGREEING TO PAY THE COSTS OF THE MEDIATION. THE AAA MAY BE CONTACTED AT THE TOLL-FREE NUMBER 800.778.7879, OR THROUGH THE FOLLOWING WEBSITE: <http://www.adr.org>.

XIII. **AMOUNT REMITTED:** \$ \_\_\_\_\_ ☐ Cash ☐ Check ☐ Payment Option Form ☐ P.O. Number \_\_\_\_\_

Jody Davis 1203517 3400 Recker Hwy  
Inspector Name (PRINT) Employee ID # or Certification # Branch Street Address

(813) 215-6879 Lakeland Customer Email: **mtindall@gmsa.com**  
Branch Telephone Number City State Zip Code

THIS AGREEMENT IS NOT VALID UNTIL APPROVED BY ORKIN MANAGEMENT

Branch Management Signature Date 7/1/21 Customer's Signature Date 7/1/21



## ORKIN COMMERCIAL SERVICES TRIPLE GUARANTEE

### 1 2x24 Response Guarantee

When you see a pest, you need service right away – 365 days a year. Orkin makes it easy with a direct priority line to our national customer service department and to your local branch. **We'll respond to your request within 2 hours and if needed have someone on-site at your facility within 24 hours – guaranteed.**

### 2 Reimbursement Guarantee\*

Should your company be fined by a regulatory agency due solely to a pest infestation, Orkin will reimburse you for the amount of those fines that are paid.

#### RESTAURANT AND HOSPITALITY PRECISION PROTECTION™ CUSTOMERS:

Should your customer see a roach, rat or mouse in your establishment after 60 days of service, Orkin will:

- Repay, either you or the customers as appropriate, the reasonable charges incurred by the customer at time of sighting.
- Invite the customer back as Orkin's guest for a meal or room charge, as appropriate.

#### FOOD SAFETY PRECISION PROTECTION™ CUSTOMERS:

As a Food Safety Precision Protection customer, we stand behind you during your food safety audits. In the unlikely event that you fail your third-party food safety audit solely due to the pest management portion, Orkin will immediately develop and implement an action plan to address gaps noted by the auditor and will pay for that auditing company to come back and re-audit your facility within 60 days of the initial audit.

### 3 360° Satisfaction Guarantee

With Orkin, your satisfaction is guaranteed on all sides with three unique 60-day guarantees.

- ◆ **60 days complimentary service if you're not satisfied with the way we begin our service** – After you choose Orkin, we provide a 60-day guarantee of our service. If you're not satisfied after the first 60 days, we reimburse you in full.
- ◆ **60 days complimentary service if you're not satisfied at any time thereafter** – At any time, if you are not completely satisfied with results of your regularly scheduled service, Orkin will provide complimentary service for up to 60 days until you're satisfied.
- ◆ **60 days complimentary regular service by another provider if you're still not satisfied** – If you are still dissatisfied after 60 days of Orkin's complimentary service and you wish to cancel our service, we will pay for the first 60 days of regular service by another provider of your choice.

ORKIN REPRESENTATIVE

7/1/21

DATE

CUSTOMER

7/1/21

DATE



PEST CONTROL DOWN TO A SCIENCE.™

LOCATION

\* See agreement for details.



## Commercial Customer Service Record

*Fill out any special instructions for your Orkin Technician.*

Enter Messages to Print on Service Ticket:

Directions:

Nearest Cross Street:

Medical:

Preferred Range of Service:

Date(s):

Time(s):

Pets: ☐

Special Instructions:

SECTION (b)





# PEST PREVENTION AGREEMENT

PPP NO. \_\_\_\_\_

Email Address: customercare@masseyservices.com

Website: MasseyServices.com

Phone: 1-888-2MASSEY (262-7739)

Marshall

First Name

MI

Tindall

Last Name

( )

Cell Phone

E-mail Address

3343 Medulla Rd

Address of Treated Structure

Billing Address (if different)

Cakeland

City

FL

State

Polk

County

33841

Zip

City

State

Zip

(407) 346 2453

Home Phone

( )

Business Phone

Marshall Tindall

Name (Agent)

( )

Phone

Service Center W4-S6Phone # (863) 299 1131

Route #

Grid #

Service Day

## I. SCOPE OF SERVICE

MASSEY'S Pest Prevention Program is a cooperative effort between MASSEY SERVICES, INC. and the CUSTOMER

### A. PEST PREVENTION SERVICES WILL BE PROVIDED FOR:

Roaches, Ants, Spiders, Silverfish, Rats, Mice, Interior Fleas and Ticks, (other) \_\_\_\_\_

### B. MASSEY AGREES:

#### 1. Initial Service:

- To eliminate any existing pest problems inside your home within 30 days from our first service, and/or,
- To provide pest prevention services to correct conditions, avenues and sources of potential pest infestation.

#### 2. Regular Scheduled Service:

- To direct subsequent service OUTSIDE YOUR HOME for the purpose of preventing pest re-entry and infestation.
- When pest sightings occur inside your home (**an occasional pest sighting is to be expected**), and MASSEY is contacted, MASSEY will immediately schedule additional service, and guarantees to provide that service, at your convenience within 24 hours, *at no additional cost to you.*

### C. CUSTOMER AGREES:

- To make the premises available for inspection and service in order to maintain the effectiveness of our Pest Prevention Program and the integrity of our guarantee.
- To assist in identifying and correcting existing and potential conditions, avenues and sources of pest re-entry and infestation by contacting MASSEY when such issues present themselves.
- To contact MASSEY for additional service when pest sightings occur inside the home. This service will be provided at no additional cost to you.

## II. TERMS OF AGREEMENT

- This agreement will be in effect for an original period of twelve months and shall renew itself on a month-to-month basis thereafter, unless written notice is given by either party thirty days prior to the anniversary date of the Agreement.
- If customer becomes dissatisfied with MASSEY'S service, or relocates during the initial one year period, the CUSTOMER may cancel this Agreement by giving thirty (30) days written notice.
- MASSEY reserves the right to adjust the service charge anytime after the second year.

**III. ALLERGIES AND SENSITIVITIES:** If you or any occupants are prone to allergic reactions or sensitivities to dust, pollen, odors, chemicals, solvents, etc., or suffer from any respiratory illness, you should consult your physician before any service is performed on your property.

**IV. SPECIAL TERMS AND CONDITIONS:** This Agreement is subject to the Special Terms and Conditions outlined on the reverse side hereof.

### SPECIAL INSTRUCTIONS/COMMENTS:

Treat pool deck, property, and bathrooms/changing rooms

### CUSTOMER SERVICE PREFERENCES:

Choice of Service Schedule: Day \_\_\_\_\_ / Time \_\_\_\_\_ Day \_\_\_\_\_ / Time \_\_\_\_\_  
1st Choice 2nd ChoicePermission to Provide Outside Service When Not At Home: Customer Initials ☐ YES ☐ NO

Location to Leave Service Report/Invoice After Each Service: \_\_\_\_\_

### SERVICE CHARGES: 1st Year:

Total Annual Amount	\$ <u>480</u>
5% Discount for Annual Payment in Advance	\$ ( <u>24</u> )
Discounted Annual Amount	\$ <u>456</u>
Monthly Terms: Initial Service	\$ <u>40</u>
Monthly	\$ <u>40 x 11</u>

### 2nd Year Guaranteed Rate:

Total Annual Amount	\$ <u>480</u>
5% Discount for Annual Payment in Advance	\$ ( <u>24</u> )
Discounted Annual Amount	\$ <u>456</u>
Monthly Terms: Monthly	\$ <u>40</u>

### METHOD OF PAYMENT: ☐ Cash ☐ Check # \_\_\_\_\_

Credit Card: ☐ Visa ☐ MasterCard ☐ Discover ☐ American Express Account # \_\_\_\_\_ Exp. Date \_\_\_\_\_ Authorization # \_\_\_\_\_\* ☐ Auto Bill Pay \_\_\_\_\_ Initials \_\_\_\_\_Nathan Hogrefe

MASSEY Representative

Winter Haven - S6

Service Center

2105 Dundee Rd

Address

General Manager Approval

Date

Customer Signature

Date

You, the Buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction, by giving written notice of cancellation by registered mail to MASSEY SERVICES, INC.



## SECTION 2

2119 S 50TH ST  
TAMPA, FL 33619  
Phone: 813-247-7050  
Fax: 813-873-2254

Toll Free: 1-800-432-9709

QUOTATION

Original

Delivery Address

CASH SALE

tampa

FL 33619

CASH SALE

Sales Rep: Ernesto Perez Tampa

We thank you for your inquiry.

Customer : 100400

**Quotation** : **465072**

Quotation Date: 07-14-2021

Reprint Date : 07-14-2021

Reference:

Pos.	Quantity	Item	Description	Material	Unit Price	Amount
10	2.00	8070195	6450 Rectangular Grate, ADA	CI	525.73	1,051.46

Goods  
1,051.46

Total USD  
1,051.46

Quote Weight 560.00 Lbs

Expiry Date: 08-13-2021

THIS QUOTATION IS PROVIDED TO ASSIST IN YOUR ESTIMATING NEEDS, QUANTITY, MATERIAL AND SPECIFIC REQUIREMENTS REGARDING OUR PRODUCTS WITH REFERENCE TO THIS INQUIRY ARE TO BE DETERMINED BY THE OWNER, BUYER OR ENGINEER. PLANS AND SPECIFICATIONS HAVE NOT BEEN REVIEWED BY THIS FIRM.

**IF YOU PAY WITH A CREDIT CARD, A PROCESSING FEE OF 3% WILL BE ADDED TO YOUR INVOICE AT THE TIME OF PAYMENT.**

The parties agree to the Terms and Conditions at [www.usfoundry.com/usfoundry/terms-and-conditions](http://www.usfoundry.com/usfoundry/terms-and-conditions) which are incorporated herein by reference and the parties have read and understand. Any dispute shall be adjudicated in Miami-Dade County, Florida and the prevailing party shall be entitled to recover its incurred legal fees and costs from the nonprevailing party.



## SECTION 3

*Item will be  
provided under  
separate cover.*

# SECTION D

# SECTION 1

# **Towne Park**

## **Community Development District**

### Summary of Operating Checks

June 10, 2021 to July 13, 2021

<b>Bank</b>	<b>Date</b>	<b>Check No.'s</b>	<b>Amount</b>
General Fund	6/11/21	156-164	\$ 29,285.07
	6/14/21	165-169	\$ 27,444.97
	6/16/21	170-171	\$ 719.84
	6/18/21	172	\$ 1,195.63
	6/22/21	173-176	\$ 3,222.40
	6/30/21	177-179	\$ 5,508.50
	7/8/21	180-182	\$ 19,615.83
			<hr/>
			\$ 86,992.24
			<hr/>
			<b>\$ 86,992.24</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
6/11/21	00010	5/21/21 13181	202105 320-53800-45000	INSURANCE POLICY CHANGE	*	2,044.00	
				EGIS INSURANCE ADVISORS LLC			2,044.00 000156
6/11/21	00013	5/01/21 94239	202104 320-53800-46200	LAWN MAINTANENCE APRIL1	*	17,759.25	
				FLORALAWN			17,759.25 000157
6/11/21	00040	6/01/21 43	202106 310-51300-34000	MANAGEMENT FEES JUNE 21	*	2,916.67	
		6/01/21 43	202106 310-51300-35100	INFORMATION TECH JUNE 21	*	100.00	
		6/01/21 43	202106 310-51300-31300	DISSEMINATION SVC JUNE 21	*	458.33	
		6/01/21 43	202106 310-51300-51000	OFFICE SUPPLIES JUNE 21	*	4.36	
		6/01/21 43	202106 310-51300-42000	POSTAGE JUNE 21	*	32.42	
		6/01/21 43	202106 310-51300-42500	COPIES JUNE 21	*	4.20	
		6/01/21 44	202106 320-53800-12000	FIELD MANAGEMENT JUNE 21	*	1,250.00	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			4,765.98 000158
6/11/21	00016	5/01/21 1538	202105 330-53800-47500	INSTALL POOL SIGN	*	280.00	
		5/01/21 1913	202105 330-53800-48000	POOL MAINTENANCE MAY 21	*	1,350.00	
				GRUNIT POOL CONTRACTORS			1,630.00 000159
6/11/21	00055	5/18/21 JT051820	202105 310-51300-11000	BOS MEETING 5/18/21	*	200.00	
				JENNIFER TIDWELL			200.00 000160
6/11/21	00052	5/18/21 JF051820	202105 310-51300-11000	BOS MEETING 5/18/21	*	200.00	
				JUSTIN KEITH FRYE			200.00 000161
6/11/21	00026	4/30/21 1046633	202104 310-51300-48000	NOT BOS MEETING 4/13/21	*	439.84	
				THE LEDGER/NEWS CHIEF			439.84 000162
6/11/21	00031	5/18/21 RH051820	202105 310-51300-11000	BOS MEETING 5/18/21	*	200.00	
				RENNIE HEATH			200.00 000163
				TWPK TOWNE PARK CDD KCOSTA			



AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 7/14/21		PAGE 3		
*** CHECK DATES 06/10/2021 - 07/13/2021 ***		TOWNE PARK CDD GENERAL FUND									
		BANK A GENERAL FUND									
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE		...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS		VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #		
6/22/21	00019	5/31/21	122975	202104	310-51300-31500	GENERAL COUNSEL APRIL 21	*	2,622.40			
HOPPING GREEN & SAMS								2,622.40	000174		
6/22/21	00055	6/15/21	JT061520	202106	310-51300-11000	BOS MEETING 6/15/21	*	200.00			
JENNIFER TIDWELL								200.00	000175		
6/22/21	00052	6/15/21	JF061520	202106	310-51300-11000	BOS MEETING 6/15/21	*	200.00			
JUSTIN KEITH FRYE								200.00	000176		
6/30/21	00014	5/14/21	8463	202105	330-53800-47000	CLUBHOUSE CLEANING MAY 21	*	835.00			
		6/15/21	8489	202106	330-53800-47000	CLEANING JUNE 21	*	715.00			
		6/15/21	8490	202106	330-53800-47000	CLEAN RIVERSTONE JUNE 21	*	760.00			
		6/17/21	8492	202106	330-53800-47000	CLUBHOUSE CLEAN	*	120.00			
FUQUA SUPPLY & SERVICE								2,430.00	000177		
6/30/21	00016	6/01/21	2019	202106	330-53800-48000	POOL MAINT #1 JUNE 21	*	1,350.00			
		6/01/21	2031	202106	330-53800-48000	POOL MAINT # 2 JUNE 21	*	1,450.00			
GRUNIT POOL CONTRACTORS								2,800.00	000178		
6/30/21	00064	6/30/21	06302021	202106	300-15500-10000	EQUIPMENT LEASE JULY 21	*	278.50			
WHFS, LLC								278.50	000179		
7/08/21	00002	6/30/21	020717	202106	310-51300-31100	ENGINEER SERVICES JUNE 21	*	716.41			
ABSOLUTE ENGINEERING, INC								716.41	000180		
7/08/21	00013	6/30/21	94854	202106	320-53800-47300	IRRIGATION REPAIRS	*	1,020.17			
		7/01/21	95004	202107	320-53800-46200	LANDSCAPE MAINT JULY 21	*	17,759.25			
FLORALAWN								18,779.42	000181		
7/08/21	00014	6/28/21	8497	202106	330-53800-47000	CLUBHOUSE CLEANING	*	120.00			
FUQUA SUPPLY & SERVICE								120.00	000182		
TOTAL FOR BANK A								86,992.24			
TWPK TOWNE PARK CDD KCOSTA											



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
TOTAL FOR REGISTER						86,992.24	

TWPK TOWNE PARK CDD KCOSTA

## SECTION 2

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

***Unaudited Financial Reporting***  
***May 31, 2021***



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**Towne Park**  
**Community Development District**  
**Combined Balance Sheet**  
**May 31, 2021**

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>				
<b>Cash</b>				
Suntrust	\$ 347,430	\$ -	\$ -	\$ 347,430
<b>Investments</b>				
Series 2016 - 2A				
Reserve	\$ -	\$ 111,788	\$ -	\$ 111,788
Revenue	\$ -	\$ 82,413	\$ -	\$ 82,413
Prepayment	\$ -	\$ 1,987	\$ -	\$ 1,987
Construction	\$ -	\$ -	\$ 0	\$ 0
Series 2018 - 2B				
Reserve	\$ -	\$ 60,675	\$ -	\$ 60,675
Revenue	\$ -	\$ 60,632	\$ -	\$ 60,632
Prepayment	\$ -	\$ 2,015	\$ -	\$ 2,015
Construction	\$ -	\$ -	\$ 69	\$ 69
Series 2018 - 3A				
Reserve	\$ -	\$ 256,953	\$ -	\$ 256,953
Revenue	\$ -	\$ 223,556	\$ -	\$ 223,556
Prepayment	\$ -	\$ 0	\$ -	\$ 0
Series 2019 - 3B				
Reserve	\$ -	\$ 167,922	\$ -	\$ 167,922
Revenue	\$ -	\$ 140,353	\$ -	\$ 140,353
Construction	\$ -	\$ -	\$ 167,947	\$ 167,947
Series 2019 - 3C				
Reserve	\$ -	\$ 123,578	\$ -	\$ 123,578
Revenue	\$ -	\$ 65,359	\$ -	\$ 65,359
Prepayment	\$ -	\$ 2	\$ -	\$ 2
Series 2020 - 3D				
Reserve	\$ -	\$ 400,006	\$ -	\$ 400,006
Capital Interest	\$ -	\$ 2	\$ -	\$ 2
Construction	\$ -	\$ -	\$ 210,180	\$ 210,180
Deposits	\$ 4,500	\$ -	\$ -	\$ 4,500
Due From General Fund	\$ -	\$ 1,291	\$ -	\$ 1,291
Prepaid Expenses	\$ 1,010	\$ -	\$ -	\$ 1,010
<b>Total Assets</b>	<b>\$ 352,940</b>	<b>\$ 1,698,531</b>	<b>\$ 378,195</b>	<b>\$ 2,429,666</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 52,646	\$ -	\$ -	\$ 52,646
Due To Debt Service	\$ 1,291	\$ -	\$ -	\$ 1,291
Due to Developer	\$ 11,969	\$ -	\$ -	\$ 11,969
<b>Total Liabilities</b>	<b>\$ 65,906</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 65,906</b>
<b>Fund Balances:</b>				
Nonspendable	\$ 5,510	\$ -	\$ -	\$ 5,510
Assigned	\$ 36,108	\$ -	\$ -	\$ 36,108
Unassigned	\$ 245,417	\$ -	\$ -	\$ 245,417
Assigned for Debt Service 2016 - 2A	\$ -	\$ 196,318	\$ -	\$ 196,318
Assigned for Debt Service 2018 - 2B	\$ -	\$ 123,474	\$ -	\$ 123,474
Assigned for Debt Service 2018 - 3A	\$ -	\$ 481,126	\$ -	\$ 481,126
Assigned for Debt Service 2019 - 3B	\$ -	\$ 308,666	\$ -	\$ 308,666
Assigned for Debt Service 2019 - 3C	\$ -	\$ 188,938	\$ -	\$ 188,938
Assigned for Debt Service 2020 - 3D	\$ -	\$ 400,008	\$ -	\$ 400,008
Assigned for Capital Projects	\$ -	\$ -	\$ 378,195	\$ 378,195
<b>Total Fund Balances</b>	<b>\$ 287,034</b>	<b>\$ 1,698,531</b>	<b>\$ 378,195</b>	<b>\$ 2,363,760</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 352,940</b>	<b>\$ 1,698,531</b>	<b>\$ 378,195</b>	<b>\$ 2,429,666</b>

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/21	Thru 05/31/21	Variance
<b><u>Revenues</u></b>				
Assessments - Tax Roll	\$ 385,816	\$ 385,816	\$ 391,749	\$ 5,934
Assessments - Direct	\$ 75,084	\$ 75,084	\$ 13,944	\$ (61,140)
Assessments - Lot Closings	\$ -	\$ -	\$ 60,528	\$ 60,528
Other Funding Sources	\$ 71,190	\$ -	\$ -	\$ -
Interest Income	\$ 300	\$ 150	\$ -	\$ (150)
Miscellaneous Revenue	\$ -	\$ -	\$ 300	\$ 300
<b>Total Revenues</b>	<b>\$ 532,390</b>	<b>\$ 461,050</b>	<b>\$ 466,521</b>	<b>\$ 5,471</b>
<b><u>Expenditures:</u></b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 6,000	\$ 2,000
Engineering Fees	\$ 10,000	\$ 6,667	\$ 668	\$ 5,999
Legal Services	\$ 40,000	\$ 26,667	\$ 22,087	\$ 4,580
Arbitrage	\$ 3,600	\$ -	\$ -	\$ -
Management Fees	\$ 35,000	\$ 23,333	\$ 23,333	\$ (0)
Information Technology	\$ 2,700	\$ 1,800	\$ 2,256	\$ (456)
Dissemination	\$ 5,500	\$ 2,892	\$ 2,892	\$ -
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	\$ 133	\$ -	\$ 133
Postage	\$ 500	\$ 333	\$ 249	\$ 84
Insurance	\$ 5,707	\$ 5,707	\$ 5,707	\$ -
Printing and Binding	\$ 1,000	\$ 667	\$ 61	\$ 605
Legal Advertising	\$ 7,000	\$ 4,667	\$ 4,677	\$ (10)
Miscellaneous Contingency	\$ 5,000	\$ 3,333	\$ 1,133	\$ 2,200
Office Supplies	\$ 200	\$ 133	\$ 23	\$ 110
Property Appraiser	\$ 16,166	\$ 16,166	\$ 16,166	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 193,373</b>	<b>\$ 135,949</b>	<b>\$ 120,704</b>	<b>\$ 15,245</b>

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

	Adopted Budget	Prorated Budget Thru 05/31/21	Actual Thru 05/31/21	Variance
<b><u>Operations and Maintenance Expenses</u></b>				
<b><u>Maintenance:</u></b>				
Field Management	\$ 15,000	\$ 10,000	\$ 10,000	\$ -
Property Insurance	\$ 20,000	\$ 20,000	\$ 15,389	\$ 4,611
Landscape Maintenance	\$ 180,000	\$ 120,000	\$ 106,687	\$ 13,313
Landscape Replacement	\$ 5,000	\$ 5,000	\$ 5,340	\$ (340)
Irrigation Repairs	\$ 5,000	\$ 3,333	\$ 3,589	\$ (255)
Electric	\$ 5,400	\$ 3,600	\$ 3,100	\$ 500
Water	\$ 8,000	\$ 5,333	\$ 413	\$ 4,921
Pond Maintenance	\$ 25,000	\$ 16,667	\$ 18,761	\$ (2,094)
Hurricane Cleanup	\$ 5,000	\$ -	\$ -	\$ -
Miscellaneous Contingency	\$ 1,000	\$ 667	\$ 491	\$ 176
<b>Total Maintenance</b>	<b>\$ 269,400</b>	<b>\$ 184,600</b>	<b>\$ 163,769</b>	<b>\$ 20,831</b>
<b><u>Amenities</u></b>				
Electric	\$ 15,000	\$ 10,000	\$ 5,806	\$ 4,194
Water	\$ 7,500	\$ 5,000	\$ 2,039	\$ 2,961
Pool Maintenance & Repairs	\$ 27,300	\$ 18,200	\$ 18,800	\$ (600)
Janitorial Expenses	\$ 41,025	\$ 27,350	\$ 11,715	\$ 15,635
Pest Control	\$ 4,950	\$ 3,300	\$ -	\$ 3,300
Internet/Phone	\$ 1,950	\$ 1,300	\$ 946	\$ 354
Playground Lease	\$ -	\$ -	\$ 13,696	\$ (13,696)
Facility Repair & Maintenance	\$ 7,500	\$ 5,000	\$ 6,294	\$ (1,294)
<b>Total Amenities</b>	<b>\$ 105,225</b>	<b>\$ 70,150</b>	<b>\$ 59,296</b>	<b>\$ 10,854</b>
<b>Total Operations and Maintenance Expenses</b>	<b>\$ 374,625</b>	<b>\$ 254,750</b>	<b>\$ 223,066</b>	<b>\$ 31,684</b>
<b>Total Expenditures</b>	<b>\$ 567,998</b>	<b>\$ 390,699</b>	<b>\$ 343,770</b>	<b>\$ 46,930</b>
<b><u>Other Financing Sources/(Uses)</u></b>				
Transfer Out - Capital Reserve	\$ (500)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ (500)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (36,108)</b>		<b>\$ 122,751</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 36,108</b>		<b>\$ 164,283</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 287,034</b>	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/21	Thru 05/31/21	Variance
<b>Revenues</b>				
Special Assessments	\$ 173,625	\$ 173,625	\$ 113,427	\$ (60,198)
Interest	\$ -	\$ -	\$ 6	\$ 6
<b>Total Revenues</b>	<b>\$ 173,625</b>	<b>\$ 173,625</b>	<b>\$ 113,433</b>	<b>\$ (60,192)</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 41,625	\$ 41,625	\$ 41,769	\$ (144)
Principal - 11/1	\$ 25,000	\$ 25,000	\$ 25,000	\$ -
Interest - 5/1	\$ 41,000	\$ 41,000	\$ 41,144	\$ (144)
<b>Total Expenditures</b>	<b>\$ 107,625</b>	<b>\$ 107,625</b>	<b>\$ 107,913</b>	<b>\$ (288)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 66,000</b>		<b>\$ 5,520</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 190,798</b>	
<b>Fund Balance - Ending</b>	<b>\$ 66,000</b>		<b>\$ 196,318</b>	



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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/21	Thru 05/31/21	Variance
<b>Revenues</b>				
Special Assessments	\$ 247,156	\$ 247,156	\$ 132,301	\$ (114,855)
Interest	\$ -	\$ -	\$ 4	\$ 4
<b>Total Revenues</b>	<b>\$ 247,156</b>	<b>\$ 247,156</b>	<b>\$ 132,305</b>	<b>\$ (114,851)</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 69,319	\$ 69,319	\$ 47,281	\$ 22,037
Special Call - 11/1	\$ -	\$ -	\$ 30,000	\$ (30,000)
Interest - 5/1	\$ 69,319	\$ 69,319	\$ 46,522	\$ 22,797
Principal - 5/1	\$ 40,000	\$ 40,000	\$ 25,000	\$ 15,000
<b>Total Expenditures</b>	<b>\$ 178,638</b>	<b>\$ 178,638</b>	<b>\$ 148,803</b>	<b>\$ 29,834</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 68,519</b>		<b>\$ (16,498)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 139,971</b>	
<b>Fund Balance - Ending</b>	<b>\$ 68,519</b>		<b>\$ 123,474</b>	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/21	Thru 05/31/21	Variance
<b>Revenues</b>				
Special Assessments	\$ 797,778	\$ 797,778	\$ 538,678	\$ (259,100)
Interest	\$ -	\$ -	\$ 18	\$ 18
<b>Total Revenues</b>	<b>\$ 797,778</b>	<b>\$ 797,778</b>	<b>\$ 538,696</b>	<b>\$ (259,082)</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 223,459	\$ 223,459	\$ 202,281	\$ 21,178
Special Call -11/1	\$ -	\$ -	\$ 105,000	\$ (105,000)
Interest - 5/1	\$ 223,459	\$ 223,459	\$ 199,438	\$ 24,022
Principal 5/1	\$ 130,000	\$ 130,000	\$ 115,000	\$ 15,000
Special Call - 5/1	\$ -	\$ -	\$ 5,000	\$ (5,000)
<b>Total Expenditures</b>	<b>\$ 576,919</b>	<b>\$ 576,919</b>	<b>\$ 626,719</b>	<b>\$ (49,800)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 220,859</b>		<b>\$ (88,023)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 569,149</b>	
<b>Fund Balance - Ending</b>	<b>\$ 220,859</b>		<b>\$ 481,126</b>	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/21	Thru 05/31/21	Variance
<b>Revenues</b>				
Special Assessments	\$ 454,791	\$ 454,791	\$ 340,992	\$ (113,799)
Assessments - Lot Closings	\$ -	\$ -	\$ 15,224	\$ 15,224
Interest	\$ -	\$ -	\$ 13	\$ 13
<b>Total Revenues</b>	<b>\$ 454,791</b>	<b>\$ 454,791</b>	<b>\$ 356,229</b>	<b>\$ (98,562)</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 120,484	\$ 120,484	\$ 120,484	\$ -
Interest - 5/1	\$ 120,484	\$ 120,484	\$ 120,484	\$ -
Principal - 5/1	\$ 95,000	\$ 95,000	\$ 95,000	\$ -
Miscellaneous Expense	\$ -	\$ -	\$ 43,496	\$ (43,496)
<b>Total Expenditures</b>	<b>\$ 335,969</b>	<b>\$ 335,969</b>	<b>\$ 379,465</b>	<b>\$ (43,496)</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (167,922)	\$ (167,922)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (167,922)</b>	<b>\$ (167,922)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 118,822</b>		<b>\$ (191,158)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 499,824</b>	
<b>Fund Balance - Ending</b>	<b>\$ 118,822</b>		<b>\$ 308,666</b>	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/21	Thru 05/31/21	Variance

**Revenues**

Special Assessments	\$ 435,197	\$ 435,197	\$ -	\$ (435,197)
Assessments - Prepayments	\$ -	\$ -	\$ 1,477,737	\$ 1,477,737
Assessments - Lot Closing	\$ -	\$ -	\$ 242,181	\$ 242,181
Interest	\$ -	\$ -	\$ 29	\$ 29

<b>Total Revenues</b>	<b>\$ 435,197</b>	<b>\$ 435,197</b>	<b>\$ 1,719,947</b>	<b>\$ 1,284,750</b>
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**Expenditures:**

**General & Administrative:**

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	\$ 115,609	\$ 88,528	\$ 27,082
Principal - 5/1	\$ 90,000	\$ 90,000	\$ 70,000	\$ 20,000
Special Call - 5/1	\$ -	\$ -	\$ 290,000	\$ (290,000)

<b>Total Expenditures</b>	<b>\$ 321,219</b>	<b>\$ 321,219</b>	<b>\$ 1,807,678</b>	<b>\$ (1,486,459)</b>
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**Other Sources/(Uses)**

Transfer in/Out	\$ -	\$ -	\$ (161,060)	\$ (161,060)
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<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (161,060)</b>	<b>\$ (161,060)</b>
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<b>Excess Revenues (Expenditures)</b>	<b>\$ 113,978</b>	<b>\$ (248,791)</b>		
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<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ 437,729</b>		
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<b>Fund Balance - Ending</b>	<b>\$ 113,978</b>	<b>\$ 188,938</b>		
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**Towne Park**  
**Community Development District**  
**Debt Service Fund - Series 2020 - 3D**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending May 31, 2021**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/21	Thru 05/31/21	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 11	\$ 11
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 11</b>	<b>\$ 11</b>
<b>Expenditures:</b>				
Interest - 5/1	\$ -	\$ -	\$ 94,013	\$ (94,013)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 94,013</b>	<b>\$ (94,013)</b>
<b>Other Sources/(Uses)</b>				
Bonds Proceeds	\$ -	\$ -	\$ 494,019	\$ 494,019
Transfer In/(Out)	\$ -	\$ -	\$ (9)	\$ (9)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 494,011</b>	<b>\$ 494,011</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 400,008</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 400,008</b>	

**Towne Park**  
**Community Development District**  
**Capital Projects Funds**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending May 31, 2021**

	Series		Series		Series		Series		Series		Series		Total
	2016 - 2A		2018 - 2B		2018 - 3A		2019 - 3B		2019 - 3C		2020 - 3D		
<b>Revenues</b>													
Developer Contributions	\$	-	\$	-	\$	685,059	\$	-	\$	-	\$	-	\$ 685,059
Interest	\$	-	\$	-	\$	1	\$	7	\$	4	\$	89	\$ 102
<b>Total Revenues</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>685,060</b>	<b>\$</b>	<b>7</b>	<b>\$</b>	<b>4</b>	<b>\$</b>	<b>89</b>	<b>\$ 685,161</b>
<b>Expenditures:</b>													
Capital Outlay	\$	-	\$	-	\$	460,252	\$	98,316	\$	(1,178,618)	\$	6,121,984	\$ 5,501,933
Capital Outlay - COI	\$	-	\$	-	\$	-	\$	-	\$	-	\$	319,025	\$ 319,025
Developer Contribution Repayment	\$	-	\$	-	\$	-	\$	-	\$	594,136	\$	-	\$ 594,136
<b>Total Expenditures</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>460,252</b>	<b>\$</b>	<b>98,316</b>	<b>\$</b>	<b>(584,483)</b>	<b>\$</b>	<b>6,441,009</b>	<b>\$ 6,415,094</b>
<b>Other Financing Sources/(Uses)</b>													
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	167,922	\$	161,060	\$	9	\$ 328,991
Bond Proceeds	\$	-	\$	-	\$	-	\$	-	\$	-	\$	6,595,981	\$ 6,595,981
Premium on Sale of Bonds	\$	-	\$	-	\$	-	\$	-	\$	-	\$	55,111	\$ 55,111
<b>Total Other Financing Sources (Uses)</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>167,922</b>	<b>\$</b>	<b>161,060</b>	<b>\$</b>	<b>6,651,100</b>	<b>\$ 6,980,082</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>224,809</b>	<b>\$</b>	<b>69,614</b>	<b>\$</b>	<b>745,547</b>	<b>\$</b>	<b>210,180</b>	<b>\$ 1,250,150</b>
<b>Fund Balance - Beginning</b>	<b>\$</b>	<b>0</b>	<b>\$</b>	<b>69</b>	<b>\$</b>	<b>(224,809)</b>	<b>\$</b>	<b>98,333</b>	<b>\$</b>	<b>(745,547)</b>	<b>\$</b>	<b>-</b>	<b>\$ (871,954)</b>
<b>Fund Balance - Ending</b>	<b>\$</b>	<b>0</b>	<b>\$</b>	<b>69</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>167,947</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>210,180</b>	<b>\$ 378,195</b>



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

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Revenues</b>													
Assessments - Tax Roll	\$ -	\$ 6,988	\$ 273,168	\$ 20,441	\$ 27,320	\$ 10,790	\$ 52,593	\$ 449	\$ -	\$ -	\$ -	\$ -	391,749
Assessments - Direct	\$ 37,542	\$ -	\$ -	\$ -	\$ (23,589)	\$ (9)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,944
Assessments - Lot Closings	\$ -	\$ 5,077	\$ 55,451	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	60,528
Other Funding Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300	\$ -	\$ -	\$ -	\$ -	300
<b>Total Revenues</b>	<b>\$ 37,542</b>	<b>\$ 12,065</b>	<b>\$ 328,619</b>	<b>\$ 20,441</b>	<b>\$ 3,731</b>	<b>\$ 10,781</b>	<b>\$ 52,593</b>	<b>\$ 749</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 466,521</b>
<b>Expenditures:</b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$ 600	\$ 1,000	\$ 1,000	\$ 1,200	\$ 800	\$ -	\$ 800	\$ 600	\$ -	\$ -	\$ -	\$ -	6,000
Engineering Fees	\$ 668	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	668
Legal Services	\$ 2,046	\$ 4,205	\$ 5,697	\$ 2,419	\$ 3,286	\$ 1,812	\$ 2,622	\$ -	\$ -	\$ -	\$ -	\$ -	22,087
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ -	\$ -	\$ -	23,333
Information Technology	\$ 100	\$ 100	\$ 1,256	\$ 100	\$ 100	\$ 400	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	2,256
Dissemination	\$ 5,500	\$ -	\$ -	\$ 458	\$ (5,042)	\$ 458	\$ 1,058	\$ 458	\$ -	\$ -	\$ -	\$ -	2,892
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	\$ -	\$ 5	\$ -	\$ -	\$ -	\$ -	249
Insurance	\$ 5,707	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,707
Printing and Binding	\$ 3	\$ -	\$ 19	\$ 6	\$ 11	\$ 20	\$ 1	\$ 2	\$ -	\$ -	\$ -	\$ -	61
Legal Advertising	\$ 1,567	\$ -	\$ 1,395	\$ 375	\$ 461	\$ -	\$ 440	\$ 440	\$ -	\$ -	\$ -	\$ -	4,677
Miscellaneous Contingency	\$ 180	\$ 65	\$ 163	\$ 321	\$ 121	\$ 127	\$ 121	\$ 36	\$ -	\$ -	\$ -	\$ -	1,133
Office Supplies	\$ 3	\$ 3	\$ 5	\$ 3	\$ 3	\$ 4	\$ -	\$ 3	\$ -	\$ -	\$ -	\$ -	23
Property Appraiser	\$ 16,166	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	16,166
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
<b>Total General &amp; Administrative:</b>	<b>\$ 67,883</b>	<b>\$ 8,352</b>	<b>\$ 12,510</b>	<b>\$ 10,847</b>	<b>\$ 2,656</b>	<b>\$ 5,838</b>	<b>\$ 8,059</b>	<b>\$ 4,560</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 120,704</b>

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

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b><u>Operations and Maintenance Expenses</u></b>													
<b><u>Maintenance:</u></b>													
Field Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	10,000
Property Insurance	\$ 13,345	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,044	\$ -	\$ -	\$ -	\$ -	15,389
Landscape Maintenance	\$ 12,704	\$ 12,704	\$ 12,704	\$ 12,704	\$ 12,704	\$ 12,704	\$ 12,704	\$ 17,759	\$ -	\$ -	\$ -	\$ -	106,687
Landscape Replacement	\$ -	\$ 750	\$ 1,965	\$ -	\$ -	\$ -	\$ -	\$ 2,625	\$ -	\$ -	\$ -	\$ -	5,340
Irrigation Repairs	\$ 892	\$ 1,387	\$ -	\$ 542	\$ -	\$ 354	\$ 415	\$ -	\$ -	\$ -	\$ -	\$ -	3,589
Electric	\$ 424	\$ 631	\$ 160	\$ 159	\$ 107	\$ 888	\$ 348	\$ 382	\$ -	\$ -	\$ -	\$ -	3,100
Water	\$ 54	\$ 53	\$ (0)	\$ 60	\$ 63	\$ 60	\$ 62	\$ 62	\$ -	\$ -	\$ -	\$ -	413
Pond Maintenance	\$ 4,439	\$ 2,046	\$ 2,046	\$ 2,046	\$ 2,046	\$ 2,046	\$ 2,046	\$ 2,046	\$ -	\$ -	\$ -	\$ -	18,761
Hurricane Cleanup	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Miscellaneous Contingency	\$ -	\$ -	\$ -	\$ 16	\$ 270	\$ -	\$ -	\$ 205	\$ -	\$ -	\$ -	\$ -	491
<b>Total Maintenance</b>	<b>\$ 33,107</b>	<b>\$ 18,822</b>	<b>\$ 18,125</b>	<b>\$ 16,777</b>	<b>\$ 16,440</b>	<b>\$ 17,301</b>	<b>\$ 16,825</b>	<b>\$ 26,373</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>163,769</b>
<b><u>Amenities</u></b>													
Electric	\$ 601	\$ 460	\$ 540	\$ 579	\$ 504	\$ 449	\$ 1,514	\$ 1,158	\$ -	\$ -	\$ -	\$ -	5,806
Water	\$ 284	\$ 160	\$ 175	\$ 138	\$ 169	\$ 176	\$ 556	\$ 382	\$ -	\$ -	\$ -	\$ -	2,039
Pool Maintenance & Repairs	\$ 3,200	\$ 3,150	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 4,250	\$ 2,800	\$ -	\$ -	\$ -	\$ -	18,800
Janitorial Expenses	\$ 2,170	\$ 2,100	\$ 2,170	\$ 1,395	\$ 1,020	\$ 1,190	\$ 715	\$ 955	\$ -	\$ -	\$ -	\$ -	11,715
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Internet/Phone	\$ 210	\$ 107	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	946
Playground Lease	\$ -	\$ 3,570	\$ 1,688	\$ 1,688	\$ 1,688	\$ 1,688	\$ 1,688	\$ 1,688	\$ -	\$ -	\$ -	\$ -	13,696
Facility Repair & Maintenance	\$ 940	\$ 95	\$ 1,069	\$ 1,918	\$ 143	\$ 526	\$ 340	\$ 1,263	\$ -	\$ -	\$ -	\$ -	6,294
<b>Total Amenities</b>	<b>\$ 7,404</b>	<b>\$ 9,642</b>	<b>\$ 7,097</b>	<b>\$ 7,172</b>	<b>\$ 4,979</b>	<b>\$ 5,484</b>	<b>\$ 9,168</b>	<b>\$ 8,351</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>59,296</b>
<b>Total Operations and Maintenance Expenses</b>	<b>\$ 40,511</b>	<b>\$ 28,464</b>	<b>\$ 25,222</b>	<b>\$ 23,949</b>	<b>\$ 21,419</b>	<b>\$ 22,785</b>	<b>\$ 25,992</b>	<b>\$ 34,724</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>223,066</b>
<b>Total Expenditures</b>	<b>\$ 108,394</b>	<b>\$ 36,816</b>	<b>\$ 37,732</b>	<b>\$ 34,796</b>	<b>\$ 24,074</b>	<b>\$ 28,623</b>	<b>\$ 34,052</b>	<b>\$ 39,284</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>343,770</b>
<b><u>Other Financing Sources/(Uses)</u></b>													
Transfer Out - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (70,851)</b>	<b>\$ (24,751)</b>	<b>\$ 290,887</b>	<b>\$ (14,355)</b>	<b>\$ (20,343)</b>	<b>\$ (17,842)</b>	<b>\$ 18,541</b>	<b>\$ (38,534)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>122,751</b>

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

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

**ON ROLL ASSESSMENTS**

							25.82%	7.48%	8.72%	35.51%	22.48%	100.00%
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
04/15/21	ACH	\$207,752.16	(\$4,155.04)	\$0.00	\$0.00	\$203,597.12	\$52,569.37	\$15,221.85	\$17,754.72	\$72,290.27	\$45,760.91	\$203,597.12
04/30/21	ACH	\$0.00	\$0.00	\$0.00	\$23.46	\$23.46	\$23.46	\$0.00	\$0.00	\$0.00	\$0.00	\$23.46
05/14/21	ACH	\$1,723.65	(\$35.51)	\$51.71	\$0.00	\$1,739.85	\$449.23	\$130.08	\$151.73	\$617.76	\$391.05	\$1,739.85
<b>TOTAL</b>	<b>\$</b>	<b>1,599,300.57</b>	<b>\$ (30,960.00)</b>	<b>\$ (51,300.86)</b>	<b>\$ 107.47</b>	<b>\$ 1,517,147.18</b>	<b>\$ 391,749.23</b>	<b>\$ 113,427.06</b>	<b>\$ 132,301.04</b>	<b>\$ 538,677.99</b>	<b>\$ 340,991.86</b>	<b>\$ 1,517,147.18</b>

102%	Net Percent Collected
\$ -	Balance Remaining to Collect

## SECTION 3

## SECTION (a)

## EXHIBIT C

### FORMS OF REQUISITIONS

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

(Acquisition and Construction)

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

- (A) Requisition Number: **102**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to applicable Acquisition Agreement: **QGS Development**
- (D) Amount Payable: **\$13,990.00**
- (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 # 5764-2 – Phase 2 Furnish & Install RFB**
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:  
  
X Assessment Area 3B Acquisition and Construction Account.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against:  
  
X Assessment Area 3B Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with:  
  
X the Costs of the Assessment Area 3B Project.



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

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

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

**TOWNE PARK  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_

Responsible Officer

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

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

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

\_\_\_\_\_  
Consulting Engineer

# 102  
QGS  
\$ 13,990.00

SECTION (b)

Requisition	Payee/Vendor	Amount
83	Highland Sumner	\$ 3,000.00
84	Absolute Engineering, Inc.	\$ 43,136.82
85	Leading Edge Land Services	\$ 927.75
86	DS Boring, LLC	\$ 51,319.00
87	Faulkner Engineering Services	\$ 53,972.00
88	Highland Sumner	\$ 2,267.20
89	Highland Sumner	\$ 3,000.00
90	Highland Sumner	\$ 210.00
91	Henkelman	\$ 5,438.00
	TOTAL	\$ 163,270.77