

*Towne Park  
Community Development District*

*Meeting Agenda*

*February 8, 2022*

# AGENDA

# ***Towne Park***

## ***Community Development District***

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219 East Livingston Street, Orlando, Florida 32801

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

February 1, 2022

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

Dear Board Members:

The regular meeting of the Board of Supervisors of **Towne Park Community Development District** will be held **Tuesday, February 8, 2022 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/88595966026>

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

**Meeting ID:** 885 9596 6026

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 December 14, 2021 Board of Supervisors Meeting
4. Acceptance of Resignation from Pool Maintenance Vendor
5. Consideration of Proposal for Pool Maintenance Services from Arinton
6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Consideration of Proposal from SWS for Amenity Security
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
7. Other Business

8. Supervisors Requests and Audience Comments
9. Adjournment



# MINUTES

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

The regular meeting of the Board of Supervisors of the Towne Park Community Development District was held Tuesday, **December 14, 2021** at 1:30 p.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Rennie Heath *joined late*  
Justin Frye  
Brad Fritz  
Jennifer Tidwell

Chairman  
Vice Chairman  
Assistant Secretary  
Assistant Secretary

Also present were:

Jill Burns  
Sarah Warren *via Zoom*  
Meredith Hammock *via Zoom*  
Clayton Smith  
Alan Rayl  
Greg Jones

District Manager, GMS  
KE Law Group  
KE Law Group  
GMS  
Rayl Engineering  
Nominated as Assistant Secretary

**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 noted that no members of the public were present in person, and no members of the public present via Zoom. Hearing none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Acceptance of Resignation from Lauren Schwenk**

Ms. Burns stated that they received a resignation letter from Lauren Schwenk.

On MOTION by Mr. Frye, seconded by Ms. Tidwell, with all in favor, the Resignation from Lauren Schwenk, was approved.

**B. Appointment to Fill the Vacant Board Seat**

Ms. Burns stated that the Board is welcome to fill this vacancy and asked for nominations. The Board nominated Greg Jones.

On MOTION by Mr. Frye, seconded by Ms. Tidwell, with all in favor, the Nomination of Greg Jones to Fill the Vacant Board Seat, was approved.

**C. Administration of Oath to Newly Appointed Supervisor**

Ms. Burns swore in Greg Jones at this time.

**D. Consideration of Resolution 2022-01 Electing Officers**

Ms. Burns stated that the Board needed to nominate a Chairman and a Vice Chairman along with Assistant Secretaries.

*\*Rennie Heath joined the meeting at this time*

Rennie Heath was nominated as Chairman, Justin Frye was nominated as Vice Chairman, and the remaining Board members as Assistant Secretaries along with George Flint from GMS as an Assistant Secretary as well.

On MOTION by Mr. Frye, seconded by Mr. Fritz, with all in favor, Resolution 2022-01 Electing Officers as slated above, was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the October 12, 2021 Board of Supervisors Meeting**

Ms. Burns presented the minutes of the September 21, 2021 Board of Supervisors meeting and asked for a motion to approve minutes.

On MOTION by Mr. Frye, seconded by Ms. Tidwell, with all in favor, the Minutes of the October 12, 2021 Board of Supervisors Meeting, were approved.

**FIFTH ORDER OF BUSINESS**

**Review and Ranking of Proposals Received for Landscaping Services**

**A. Floralawn**

**B. Prince & Sons**

**C. Yellowstone**

Ms. Burns stated that there was an RFP sent out and there were three bids that came in for the landscaping services. Mr. Smith reviewed the proposals for the Board. The Board decided to go with the proposal from Prince & Sons due to them having extra services included and coming in under budget amount. The ranking suggestions from Mr. Smith were 98 for Floralawn, 99 for Prince & Sons, and 90 for Yellowstone. Ms. Burns asked that staff send the Notice of Intent to Award to Prince & Sons.

On MOTION by Mr. Frye, seconded by Mr. Heath, with all in favor, the Proposal Received for Landscaping Services from Prince & Sons and Authorizing Staff to Draft the Contract and Negotiate the Terms of the Agreement, was approved.

**SIXTH ORDER OF BUSINESS****Consideration of Resident Request to Vacate Easement**

Ms. Burns stated that she had a resident reach out to her about an easement that is in place on their property put there to construct an entry monument. The entry monument was never built and there are no plans to put one in. The resident asked if the easement could be vacated if there was no intention to build.

On MOTION by Mr. Heath, seconded by Mr. Frye, with all in favor, the Resident Request to Vacate Easement with the Resident Covering the Costs Associated, was approved.

**SEVENTH ORDER OF BUSINESS****Consideration of 2022 Data Sharing and Usage Agreement with Polk County Property Appraiser**

Ms. Burns stated that the Polk County Property Appraiser requires them to enter into this agreement annually. This notifies the District Manager's office that they cannot disclose information about exempt parcels.

On MOTION by Mr. Fritz, seconded by Ms. Tidwell, with all in favor, the 2022 Data Sharing and Usage Agreement with Polk County Property Appraiser, was approved.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Contract Agreement  
with Polk County Property Appraiser**

Ms. Burns stated that Polk County requires an annual agreement in order to collect the assessments on roll.

On MOTION by Ms. Tidwell, seconded by Mr. Fritz, with all in favor, the Contract Agreement with Polk County Property Appraiser, was approved.

**NINTH ORDER OF BUSINESS**

**Consideration of Addendum for Adding  
Dog Stations to Janitorial Contract**

Mr. Smith stated that there needed to be dog stations added. It was estimated that the stations be emptied at least once and up to 3 times a week.

**TENTH ORDER OF BUSINESS**

**Consideration of Addendum for Adding  
“As Needed” Windowsill Cleaning**

Mr. Smith stated that there would be windowsill cleaning included as needed.

On MOTION by Ms. Tidwell, seconded by Mr. Fritz, with all in favor, the Addendum for Adding Dog Stations to Janitorial Contract and Adding “As Needed” Windowsill Cleaning, was approved.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Warren stated that she did not have anything to report today.

**B. Engineer**

Alan stated that he did not have anything to report today.

**C. Field Manager’s Report**

**i. Consideration of Quote for Amenity Tile Repair**

Mr. Smith went over the Field Manager’s report for the Board. This quote is from Resort Pool Services for replacement tiles for Amenity 1 pool. The total cost is \$975.

On MOTION by Ms. Tidwell, seconded by Mr. Heath, with all in favor, the Quote for Amenity Tile Repair from Resort Pool Services for \$975, was approved.

**ii. Consideration of Quote for Sod Repair at Amenity 1**

Mr. Smith stated that this quote from Floralawn was for \$725.

On MOTION by Mr. Heath, seconded by Mr. Jones, with all in favor, the Quote for Sod Repair at Amenity 1, was approved.

**iii. Consideration of Proposals for Janitorial Supplies and Dispensers**

Mr. Smith reviewed this proposal for the Board.

On MOTION by Mr. Frye, seconded by Ms. Tidwell, with all in favor, the Proposal for Janitorial Supplies and Dispensers, was approved.

**D. District Manager's Report**

**i. Approval of the Check Register**

Ms. Burns reviewed the check register and stated this was in the agenda package as well. She asked if anyone had any questions and hearing none, asked for a motion to approve.

On MOTION by Mr. Heath, seconded by Mr. Frye, with all in favor, the Check Register, was approved.

**ii. Balance Sheet and Income Statement**

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

**TWELTH ORDER OF BUSINESS**

There being none, the next item followed.

**Other Business**

**THIRTEENTH ORDER OF BUSINESS**

There being none, the next item followed.

**Supervisors Requests and Audience comments**

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

Ms. Burns adjourned the meeting.

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

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Chairman/Vice Chairman

## SECTION IV





Clayton Smith &lt;csmith@gmscfl.com&gt;

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## Lakeland Pools - Town homes

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**Resort Pool Service** <resortpoolservice@gmail.com>

Tue, Jan 4, 2022 at 4:50 PM

To: Clayton Smith &lt;csmith@gmscfl.com&gt;

Hi

Further to our discussion please accept this email as a termination of the contract. The reason for this is we are not going to be covering that area any longer. I have not put in 30 days as I do not want you to rush to replace me.

I would like to recommend a company called Arrinton Pools who I work closely with and they cover the lakeland area and this pool would fit nicely into their routes. They work the same way as we do and use the same chemical company so the switch between would be very easy.

They also understand and use the same computers we have on site and are able to carry out repairs the same as I do. They will also be able to match the price you currently pay.,

I have asked Alex who is the owner to send a proposal to you to present to the board.

--

Thank you

Simon McDonnell  
Operations Manager  
Resort Pool Service  
321-689-6210

## SECTION V



January 4, 2022

Estimate Number: 1300

Commercial Property: Town Parke CDD

### Pool Cleaning Service Proposal

Thank you for your interest in our company for every need of your pool and water features. At Arinton, all our service staff are CPO certified and trained to provide exceptional quality service. Our company is also CPC certified by the State of Florida and our skilled crew is trained to perform all kinds of repairs, or consultation required to maintain the pool working according to state code and health department regulations, for the safety of users. We specialize in different brands of equipment for pools, spas, and heaters of commercial aquatic facilities and we have a vast experience in the renovation and resurfacing of water features. In case of additional work not listed here, we will notify the supervisor and provide a separate proposal to management and proceed to do any necessary work, upon approval.

The following proposal is to service the swimming facilities at Town Parke CDD. For this property we will service the pools THREE times per week all year long.

- Pool vacuumed or net on each visit as required
- Pool surface skimmed on each visit as required
- Inspect that pool safety equipment is up to code and in good condition
- Report and document all physical, electrical, and mechanical problems to customer supervisor and management.
- Report to supervisors and/or management all preventive services that we can provide, to maintain the pools and pool equipment in good standing.
- Backwash and clean filtration grids as required
- Clean skimmer basket/gutters as required
- Clean water line tiles as required
- Inspect/Clean pool pumps canister as required
- Pool equipment operation inspected
- Inspect/clean pump/equipment room/area as required
- Pool walls, floor, and tile to be brushed as required
- Monitor and test the chemical levels as required to ensure the safety of the users and



- keep records for the county health department.
- Supply chemical products as required to maintain water balance.

Town homes 1 ..... \$1300.00

Town homes 2..... \$1450.00

Total pool service (monthly cost) 3 days/week ..... \$2750.00

Thank you for your interest in our company and we are looking forward to doing business together. Please do not hesitate to contact us for any additional information that you may require.

#### PROPOSAL ACCEPTANCE

\_\_\_\_\_  
Sign name

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Date Title



## SECTION VI

## SECTION C

# Towne Park CDD

## Field Management Report



February 8th, 2021

Clayton Smith

Field Services Manager

GMS

# Complete

## Entry Feature Lighting Repair



- ✚ The entry light fixtures on the entry side were all knocked down and dislodged from their location.
- ✚ The lights were set back up and damaged wiring repaired.
- ✚ 3 lights were repaired.

## Amenity Sod Installation

- ✚ Several areas around the amenity center had experienced turf issues.
- ✚ The sod in those area was replaced.
- ✚ A full pallet of sod was used.





# Completed

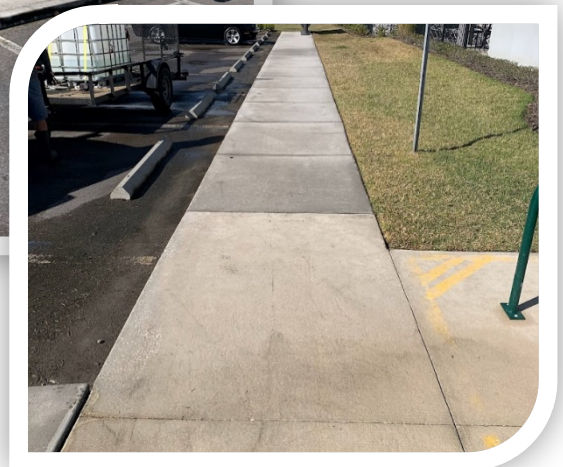
## Tree Pole Removal



- ✚ Tree Poles along Medulla were removed.
- ✚ We will monitor the trees for any that need re-staked.

## Pressure washing of Amenity 1 Parking

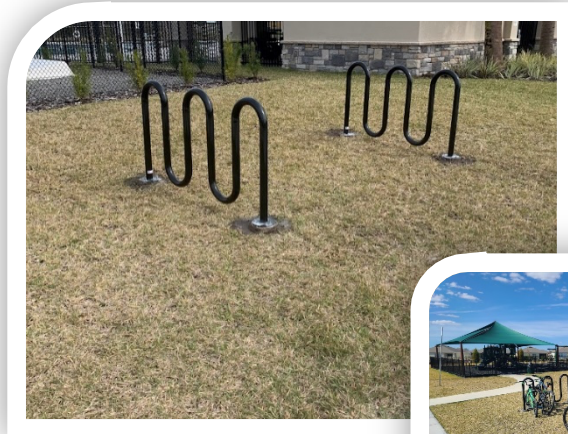
- ✚ Parking areas, sidewalks, and under the mailboxes were pressure washed.
- ✚ The amenity interior sidewalks and other needed areas will be done as well.



# Complete

## Bike Rack Install

- ✚ Two new Bike racks were installed in the open space to the west of the amenity entrance.
- ✚ Bike racks are already receiving use.



# Upcoming

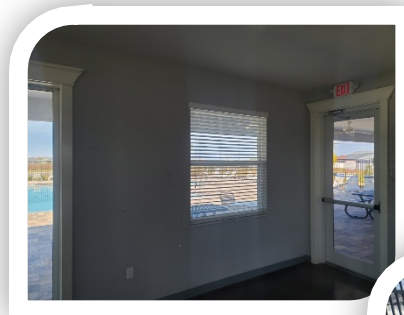
## Landscape – Annuals/Mulch



- ✚ With selection of new vendor Mulching and annual changes are included for the contracted amount.
- ✚ Frost impacted the Pentas quite negatively.
- ✚ They will be removed and replaced when new vendor starts March 1<sup>st</sup>.
- ✚ Additionally, the new vendor is scheduling mulch as well.

## Amenity Maintenance

- ✚ Some repairs and painting will be performed in the rental location.
- ✚ Additional pressure washing and cleaning is scheduled for the amenity area.



# 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



PO BOX 450132  
Kissimmee, FL 34745 - 0132  
(407) 290-5911

# Proposal

Proposal #	Customer #	System Type	PO Number	Term	Proposal Date
3028	PROJ-0166	AUDIO/VIDEO	5 CAMERA	Due on Receipt	February 02, 2022

**Customer:**  
TOWNE PARK CCD  
6200 LEE VISTA BOULEVARD  
ORLANDO, FL 32822

**Site Location:**  
TOWNE PARK CCD  
6200 LEE VISTA BOULEVARD  
ORLANDO, FL 32822

Contact Information:	Brief Description:
<b>Customer</b> <b>Contact</b> TOWNE PARK CCD <b>Phone:</b> <b>Email:</b> CSMITH@GMSFCL.COM  <b>Salesperson</b> <b>Name:</b> ANGIE HELFAND <b>Phone:</b> <b>Email:</b> angie.helfand@swsprotection.com	5 CAMERA PROPOSAL. 60% DEPOSIT TO ORDER EQUIPMENT AND SCHEDULE.

## Charges

Description	QTY	Rate	Amount
INSTALLATION / IT SET UP HOURS	4.00	120.00	480.00
CAT6 RUNS	5.00	120.00	600.00
LABOR TO BURY CABLE	6.00	120.00	720.00
180 DEGREE CAMERA	1.00	1,876.00	1,876.00
IP DOME 5MP CAMERA	4.00	279.50	1,118.00
UPS BATTERY BACK UP	1.00	199.00	199.00
AV SHELF	1.00	89.00	89.00
8 CHANNEL NVR 2TB	1.00	899.00	899.00
<b>Total Charges:</b>			5,981.00
<b>Sales Tax:</b>			0.00
<b>Grand Total:</b>			<b>\$5,981.00</b>

## Notes

Note	Modified Date	User
------	---------------	------

x \_\_\_\_\_  
Agreed To By Name Date

## CONTACT US

Billing Questions	Sales	Central Station	Service	Email
(407) 290-5911				BILLING@SWSPROTECTION.COM

To view this proposal online, please visit: <https://www.southeastwiring.alarmbiller.com> | Registration Key: 97DE76

# SECTION D

# SECTION 1



# Towne Park

## Community Development District

### Summary of Operating Checks

December 7, 2021 to January 31, 2022

Bank	Date	Check No.'s	Amount
General Fund	12/9/21	257	\$ 250.00
	12/16/21	258-273	\$ 102,162.65
	12/27/21	274-278	\$ 995,610.88
	1/7/22	279-280	\$ 297.63
	1/14/22	281-283	\$ 9,668.04
	1/26/22	284-290	\$ 32,093.48
			<hr/>
			\$ 1,140,082.68
			<hr/>
			<b>\$ 1,140,082.68</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
12/09/21	00078	12/01/21 12012021	202112 300-36900-10000	RENTAL & SECURITY DEP REF	*	250.00	
				DANIELLE LILES			250.00 000257
12/16/21	00054	12/14/21 BF121420	202112 310-51300-11000	BOS MTG 12/14/21	*	200.00	
				BRADLEY JAMES FRITZ			200.00 000258
12/16/21	00007	10/05/21 27022172	202109 330-53800-34500	SECURITY OFFICER 9/25/21	*	204.00	
				CITY OF LAKELAND			204.00 000259
12/16/21	00059	10/15/21 5	202110 310-51300-31800	AMORT SCHEDULE SER2016	*	100.00	
		10/15/21 5	202110 310-51300-31800	AMORT SCHEDULE SER2018 3A	*	100.00	
		10/15/21 5	202110 310-51300-31800	AMORT SCHEDULE SER2018A2B	*	100.00	
		10/15/21 5	202110 310-51300-31800	AMORT SCHEDULE SER2019A3C	*	250.00	
				DISCLOSURE SERVICES LLC			550.00 000260
12/16/21	00077	10/27/21 78123	202111 330-53800-47000	CLEANING SVCS NOV 21	*	855.00	
		10/27/21 78123A	202110 330-53800-47000	CLEANING SVC OCT 21	*	263.08	
				E&A CLEANING CO			1,118.08 000261
12/16/21	00013	9/01/21 95824	202109 320-53800-46200	LAWN APPLICATION SEPT 21	*	3,952.50	
		10/01/21 96197	202110 320-53800-46200	LANDSCAPE MAINT OCT 21	*	20,773.25	
		11/01/21 96609	202111 320-53800-46200	LANDSCAPE MAINT NOV 21	*	20,698.25	
		11/01/21 96609	202111 330-53800-48200	PEST CONTROL NOV 21	*	75.00	
		11/10/21 96772	202110 320-53800-47300	IRRIGATION REPAIR	*	1,729.56	
		12/01/21 97091	202112 320-53800-46200	LANDSCAPE MAINT DEC 21	*	20,698.75	
		12/01/21 97091	202112 330-53800-48200	PEST CONTROL DEC 21	*	75.00	
		12/07/21 97173	202111 320-53800-47300	IRRIGATION INSPECTION	*	1,845.85	
				FLORALAWN			69,848.16 000262
				TWPK TOWNE PARK CDD CWRIGHT			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
12/16/21	00014	10/19/21 8564	202110 330-53800-47000	TOWNEPARK CLEANING OCT 21	*	440.00	
		10/19/21 8564	202110 330-53800-47000	RIVERSTONE CLEANING OCT21	*	440.00	
		10/19/21 8564	202110 330-53800-47000	RIVERSTONE DOG STAT OCT21	*	45.00	
FUQUA SUPPLY & SERVICE							925.00 000263
12/16/21	99999	12/16/21 VOID	202112 000-00000-00000	VOID CHECK	C	.00	
*****INVALID VENDOR NUMBER*****							.00 000264
12/16/21	00040	9/30/21 62	202109 320-53800-47500	INSTALL STORMWATER GRATES	*	705.00	
		11/01/21 63	202111 310-51300-34000	MANAGEMENT FEES NOV 21	*	3,004.17	
		11/01/21 63	202111 310-51300-35200	WEBSITE ADMINING NOV 21	*	100.00	
		11/01/21 63	202111 310-51300-35100	INFORMATION TECH NOV 21	*	150.00	
		11/01/21 63	202111 310-51300-31300	DISSEMINATION SVCS NOV 21	*	833.33	
		11/01/21 63	202111 330-57200-11000	AMENITY ACCESS NOV 21	*	416.67	
		11/01/21 63	202111 310-51300-51000	OFFICE SUPPLIES NOV 21	*	3.43	
		11/01/21 63	202111 310-51300-42000	POSTAGE NOV 21	*	46.68	
		11/01/21 63	202111 310-51300-42500	COPIES NOV 21	*	11.55	
		11/01/21 64	202111 320-53800-12000	FIELD MANAGEMENT NOV 21	*	1,250.00	
		11/01/21 64	202111 320-53800-49000	STAPLES SUNBELT SEFFNER	*	1,693.44	
		12/01/21 65	202112 310-51300-34000	MANAGEMENT FEES DEC 21	*	3,004.17	
		12/01/21 65	202112 310-51300-35200	WEBSITE ADMIN DEC 21	*	100.00	
		12/01/21 65	202112 310-51300-35100	INFORMTION TECH DEC 21	*	150.00	
		12/01/21 65	202112 310-51300-31300	DISSEMINATION SVCS DEC 21	*	833.33	
		12/01/21 65	202112 330-57200-11000	AMENITY ACCESS DEC 21	*	416.67	
		12/01/21 65	202112 310-51300-51000	OFFICE SUPPLIES DEC 21	*	.21	

TWPK TOWNE PARK CDD CWRIGHT

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/01/21	65	202112 310-51300-42000			*	3.71	
		POSTAGE DEC 21					
12/01/21	66	202112 320-53800-12000			*	1,250.00	
		FIELD MGMT DEC 21					
12/01/21	66	202112 330-53800-47500			*	194.45	
		GEN MONTHLY MAINT DEC 21					
GOVERNMENTAL MANAGEMENT SERVICES-CF						14,166.81	000265
12/16/21	00020	10/08/21 217886 202109 310-51300-31100			*	412.50	
		FIELD INSPECTION					
HORNER ENVIRONMENTAL PROF						412.50	000266
12/16/21	00055	12/14/21 JT121420 202112 310-51300-11000			*	200.00	
		BOS MTG 12/14/21					
JENNIFER TIDWELL						200.00	000267
12/16/21	00052	12/14/21 JF121420 202112 310-51300-11000			*	200.00	
		BOS MTG 12/14/21					
JUSTIN KEITH FRYE						200.00	000268
12/16/21	00068	11/12/21 725 202110 310-51300-31500			*	1,983.06	
		GENERAL COUNSEL OCT 21					
		12/06/21 830 202110 310-51300-31500			*	320.04	
		GENERAL COUNSEL OCT 21					
KE LAW GROUP, PLLC						2,303.10	000269
12/16/21	00076	10/31/21 21-188-1 202110 310-51300-31100			*	338.00	
		STORMWATER ANALYSIS					
RAYL ENGINEERING & SURVEYING LLC						338.00	000270
12/16/21	00031	12/14/21 RH121420 202112 310-51300-11000			*	200.00	
		BOS MTG 12/14/21					
RENNIE HEATH						200.00	000271
12/16/21	00071	11/01/21 14908 202111 330-53800-48000			*	1,300.00	
		POOL AMENITY 1 NOV 21					
		11/01/21 14908 202111 330-53800-48000			*	1,450.00	
		POOL AMENITY 2 NOV 21					
		12/01/21 15111 202112 330-53800-48000			*	1,300.00	
		POOL MAINT #1 DEC 21					
		12/01/21 15111 202112 330-53800-48000			*	1,450.00	
		POOL MAINT #2 DEC 21					
RESORT POOL SERVICES DBA						5,500.00	000272
12/16/21	00024	6/18/21 585560 202109 320-53800-46400			*	635.00	
		ADDITIONAL FEE JUNE 21					

TWPK TOWNE PARK CDD CWRIGHT

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		11/01/21 616768	202111 320-53800-46400		*	2,681.00	
		POND MAINT NOV 21					
		12/01/21 622887	202112 320-53800-46400		*	2,681.00	
		POND MAINTENANCE DEC 21					
				THE LAKE DOCTORS			5,997.00 000273
12/27/21 00077		11/20/21 78158	202112 330-53800-47000		*	855.00	
		CLEANING SERVICES DEC 21					
				E&A CLEANING CO			855.00 000274
12/27/21 00040		10/31/21 67	202110 320-53800-47500		*	400.00	
		GENERAL MAINTENANCE					
				GOVERNMENTAL MANAGEMENT SERVICES-CF			400.00 000275
12/27/21 00035		12/27/21 12272021	202112 300-20700-10000		*	123.76	
		FY21 SER2016 2A DS ASSESS					
		12/27/21 12272021	202112 300-20700-10000		*	144.36	
		FY21 SER2018 2B DS ASSESS					
		12/27/21 12272021	202112 300-20700-10000		*	587.75	
		FY21 SER2018 3A DS ASSESS					
		12/27/21 12272021	202112 300-20700-10000		*	372.06	
		FY21 SER2019 3B DS ASSESS					
				US BANK AS TRUSTEE FOR TOWNE PARK			1,227.93 000276
12/27/21 00064		12/23/21 12232021	202112 300-15500-10000		*	278.50	
		EQUIPMENT LEASE JAN 22					
				WHFS, LLC			278.50 000277
12/27/21 00035		12/27/21 12272021	202112 300-20700-10000		*	64,175.39	
		FY22 S2016 2A DS ASSESS					
		12/27/21 12272021	202112 300-20700-10000		*	74,854.02	
		FY22 S2018 2B DS ASSESS					
		12/27/21 12272021	202112 300-20700-10000		*	301,597.02	
		FY22 S2018 3A DS ASSESS					
		12/27/21 12272021	202112 300-20700-10000		*	192,928.15	
		FY22 S2019 3B DS ASSESS					
		12/27/21 12272021	202112 300-20700-10000		*	129,554.38	
		FY22 S2019 3C DS ASSESS					
		12/27/21 12272021	202112 300-20700-10000		*	229,740.49	
		FY22 S2020 3D DS ASSESS					
				US BANK AS TRUSTEE FOR TOWNE PARK			992,849.45 000278
1/07/22 00007		11/08/21 27186694	202111 330-53800-34500		*	3.50	
		LATE FEE					
		12/13/21 27335834	202112 330-53800-34500		*	3.50	
		LATE FEE					
				CITY OF LAKELAND			7.00 000279
				TWPK TOWNE PARK CDD CWRIGHT			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/07/22	00037	9/24/21 6272373	202110 310-51300-32300	TRUSTEE FEES FY21	*	290.63	
				US BANK			290.63 000280
1/14/22	00040	1/01/22 68	202201 310-51300-34000	MANAGEMENT FEES JAN 22	*	3,004.17	
		1/01/22 68	202201 310-51300-35200	WEBSITE ADMIN JAN 22	*	100.00	
		1/01/22 68	202201 310-51300-35100	INFORMATION TECH JAN 22	*	150.00	
		1/01/22 68	202201 310-51300-31300	DISSEMINATION SVCS JAN 22	*	833.33	
		1/01/22 68	202201 330-57200-11000	AMENITY ACCESS JAN 22	*	416.67	
		1/01/22 68	202201 310-51300-51000	OFFICE SUPPLIES JAN 22	*	3.04	
		1/01/22 68	202201 310-51300-42000	POSTAGE JAN 22	*	164.90	
		1/01/22 68	202201 310-51300-42500	COPIES JAN 22	*	6.15	
		1/01/22 69	202201 320-53800-12000	FIELD MGMT JAN 22	*	1,250.00	
		1/01/22 69	202201 330-53800-47500	GEN MAINT MATERIALS JAN22	*	344.06	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			6,272.32 000281
1/14/22	00068	1/11/22 1137	202112 310-51300-31500	GENERAL COUNSEL DEC 22	*	2,988.00	
				KE LAW GROUP, PLLC			2,988.00 000282
1/14/22	00076	12/31/21 21-188-2	202112 310-51300-31100	ENGINEER SVCS DEC 21	*	407.72	
				RAYL ENGINEERING & SURVEYING LLC			407.72 000283
1/26/22	00077	11/22/21 10916	202111 330-53800-47000	TOILET TISSUE/CAN LINERS	*	84.24	
		12/13/21 78257	202112 330-53800-47000	EMERGENCY CLEAN UP 12/13	*	150.00	
		12/20/21 78224	202201 330-53800-47000	MONTHLY CLEANING JAN 22	*	855.00	
		1/03/22 78272	202201 330-53800-47000	DOGGY STATIONS JAN 22	*	346.15	
				E&A CLEANING CO			1,435.39 000284
1/26/22	00013	12/21/21 97261	202111 320-53800-47300	INSPECT/REPAIR VALVE	*	243.49	

TWPK TOWNE PARK CDD CWRIGHT

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		12/22/21 97282	202112 320-53800-47300		*	3,581.34	
			INSPECT/REPAIR IRRIGATION				
		1/01/22 97516	202201 320-53800-46200		*	20,698.75	
			LANDSCAPE MAINT JAN 22				
		1/01/22 97516	202201 330-53800-48200		*	75.00	
			PEST CONTROL JAN 22				
			FLORALAWN				24,598.58 000285
1/26/22 00080		12/14/21 GJ121420	202112 310-51300-11000		*	200.00	
			BOS MEETING 12/14/21				
			GREGORY M. JONES				200.00 000286
1/26/22 00079		1/20/22 01202022	202201 300-36900-10000		*	150.00	
			RETURN SECURITY DEPOSIT				
			SHAWN RANS				150.00 000287
1/26/22 00071		1/01/22 15341	202201 330-53800-48000		*	1,300.00	
			AMENITY POOL # 1 JAN 22				
		1/01/22 15341	202201 330-53800-48000		*	1,450.00	
			AMENITY POOL # 2 JAN 22				
			RESORT POOL SERVICES DBA				2,750.00 000288
1/26/22 00024		1/01/22 628968	202201 320-53800-46400		*	2,681.00	
			POND MAINT JAN 22				
			THE LAKE DOCTORS				2,681.00 000289
1/26/22 00064		1/20/22 01202022	202201 300-15500-10000		*	278.51	
			EQUIPMENT LEASE FEB 22				
			WHFS, LLC				278.51 000290
TOTAL FOR BANK A						1,140,082.68	
TOTAL FOR REGISTER						1,140,082.68	

TWPK TOWNE PARK CDD CWRIGHT

## SECTION 2



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

***Unaudited Financial Reporting***  
***December 31, 2021***



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

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>				
<u><b>Cash:</b></u>				
Operating Account	\$ 572,976	\$ -	\$ -	\$ 572,976
Capital Projects Account	\$ -	\$ -	\$ 1,000	\$ 1,000
<u><b>Investments:</b></u>				
<u>Series 2016 - 2A</u>				
Reserve	\$ -	\$ 111,450	\$ -	\$ 111,450
Revenue	\$ -	\$ 78,253	\$ -	\$ 78,253
Prepayment	\$ -	\$ 338	\$ -	\$ 338
Construction	\$ -	\$ -	\$ 0	\$ 0
<u>Series 2018 - 2B</u>				
Reserve	\$ -	\$ 60,675	\$ -	\$ 60,675
Revenue	\$ -	\$ 87,435	\$ -	\$ 87,435
Prepayment	\$ -	\$ 0	\$ -	\$ 0
General	\$ -	\$ 0	\$ -	\$ 0
Construction	\$ -	\$ -	\$ 69	\$ 69
<u>Series 2018 - 3A</u>				
Reserve	\$ -	\$ 256,816	\$ -	\$ 256,816
Revenue	\$ -	\$ 327,180	\$ -	\$ 327,180
<u>Series 2019 - 3B</u>				
Reserve	\$ -	\$ 167,922	\$ -	\$ 167,922
Revenue	\$ -	\$ 216,922	\$ -	\$ 216,922
Construction	\$ -	\$ -	\$ 153,598	\$ 153,598
<u>Series 2019 - 3C</u>				
Reserve	\$ -	\$ 114,253	\$ -	\$ 114,253
Revenue	\$ -	\$ 129,558	\$ -	\$ 129,558
Prepayment	\$ -	\$ 1,706	\$ -	\$ 1,706
<u>Series 2020 - 3D</u>				
Reserve	\$ -	\$ 200,003	\$ -	\$ 200,003
Revenue	\$ -	\$ 229,743	\$ -	\$ 229,743
Capital Interest	\$ -	\$ 2	\$ -	\$ 2
Construction	\$ -	\$ -	\$ 4	\$ 4
Deposits	\$ 4,500	\$ -	\$ -	\$ 4,500
Due from General Fund	\$ -	\$ 96,059	\$ -	\$ 96,059
Prepaid Expenses	\$ 279	\$ -	\$ -	\$ 279
<b>Total Assets</b>	<b>\$ 577,755</b>	<b>\$ 2,078,314</b>	<b>\$ 154,671</b>	<b>\$ 2,810,739</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 7,952	\$ -	\$ -	\$ 7,952
Due to Debt Service	\$ 96,059	\$ -	\$ -	\$ 96,059
<b>Total Liabilities</b>	<b>\$ 104,011</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 104,011</b>
<b>Fund Balance:</b>				
Nonspendable:				
Prepaid Items	\$ 279	\$ -	\$ -	\$ 279
Restricted for:				
Debt Service - Series 2016 - 2A	\$ -	\$ 196,249	\$ -	\$ 196,249
Debt Service - Series 2018 - 2B	\$ -	\$ 155,352	\$ -	\$ 155,352
Debt Service - Series 2018 - 3A	\$ -	\$ 613,175	\$ -	\$ 613,175
Debt Service - Series 2019 - 3B	\$ -	\$ 403,510	\$ -	\$ 403,510
Debt Service - Series 2019 - 3C	\$ -	\$ 258,052	\$ -	\$ 258,052
Debt Service - Series 2020 - 3D	\$ -	\$ 451,976	\$ -	\$ 451,976
Capital Projects	\$ -	\$ -	\$ 154,671	\$ 154,671
Assigned for:				
Unassigned	\$ 473,465	\$ -	\$ -	\$ 473,465
<b>Total Fund Balances</b>	<b>\$ 473,743</b>	<b>\$ 2,078,314</b>	<b>\$ 154,671</b>	<b>\$ 2,706,728</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 577,755</b>	<b>\$ 2,078,314</b>	<b>\$ 154,671</b>	<b>\$ 2,810,739</b>

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/21	Thru 12/31/21	Variance
<b><u>Revenues:</u></b>				
Assessments - Tax Roll	\$ 860,473	\$ 542,133	\$ 542,133	\$ -
Other Income	\$ 2,400	\$ 600	\$ 800	\$ 200
<b>Total Revenues</b>	<b>\$ 862,873</b>	<b>\$ 542,733</b>	<b>\$ 542,933</b>	<b>\$ 200</b>
<b><u>Expenditures:</u></b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 1,600	\$ 1,400
Engineering Fees	\$ 10,000	\$ 2,500	\$ 746	\$ 1,754
Attorney	\$ 50,000	\$ 12,500	\$ 5,291	\$ 7,209
Annual Audit	\$ 7,500	\$ -	\$ -	\$ -
Assessment Roll Services	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Reamortization Schedules	\$ 625	\$ 550	\$ 550	\$ -
Arbitrage	\$ 2,700	\$ -	\$ -	\$ -
Dissemination	\$ 10,000	\$ 2,500	\$ 2,500	\$ -
Trustee Fees	\$ 23,867	\$ 13,547	\$ 13,547	\$ -
Management Fees	\$ 36,050	\$ 9,013	\$ 9,013	\$ (0)
Information Technology	\$ 1,800	\$ 450	\$ 450	\$ -
Website Maintenance	\$ 2,400	\$ 600	\$ 300	\$ 300
Telephone	\$ 200	\$ 50	\$ -	\$ 50
Postage & Delivery	\$ 500	\$ 500	\$ 166	\$ 334
Insurance	\$ 6,300	\$ 5,907	\$ 5,907	\$ -
Printing & Binding	\$ 1,000	\$ 250	\$ 18	\$ 232
Legal Advertising	\$ 7,000	\$ 1,750	\$ 666	\$ 1,084
Other Current Charges	\$ 5,000	\$ 1,250	\$ 173	\$ 1,077
Office Supplies	\$ 200	\$ 50	\$ 8	\$ 42
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 182,317</b>	<b>\$ 59,591</b>	<b>\$ 46,109</b>	<b>\$ 13,483</b>

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

**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2021**

	Adopted Budget	Prorated Budget Thru 12/31/21	Actual Thru 12/31/21	Variance
<b><u>Operations &amp; Maintenance</u></b>				
<b>Field Expenditures</b>				
Property Insurance	\$ 30,000	\$ 30,000	\$ 19,771	\$ 10,229
Field Management	\$ 15,000	\$ 3,750	\$ 3,750	\$ -
Landscape Maintenance	\$ 265,000	\$ 66,250	\$ 63,171	\$ 3,079
Landscape Enhancements/Replacement	\$ 35,000	\$ 8,750	\$ -	\$ 8,750
Pond Maintenance	\$ 32,000	\$ 8,000	\$ 8,043	\$ (43)
Electric	\$ 5,400	\$ 1,350	\$ 1,448	\$ (98)
Streetlighting	\$ 20,000	\$ 5,000	\$ -	\$ 5,000
Water & Sewer	\$ 2,500	\$ 625	\$ 278	\$ 347
Irrigation Repairs	\$ 10,000	\$ 2,500	\$ 7,400	\$ (4,900)
General Repairs & Maintenance	\$ 15,000	\$ 3,750	\$ 400	\$ 3,350
Contingency	\$ 10,000	\$ 2,500	\$ 1,693	\$ 807
<b>Subtotal Field Expenditures</b>	<b>\$ 439,900</b>	<b>\$ 132,475</b>	<b>\$ 105,954</b>	<b>\$ 26,521</b>
<b>Amenity Expenditures</b>				
Electric	\$ 21,000	\$ 5,250	\$ 3,390	\$ 1,860
Water	\$ 7,500	\$ 1,875	\$ 3,341	\$ (1,466)
Internet & Phone	\$ 2,600	\$ 650	\$ 345	\$ 305
Playground & Equipment Lease	\$ 23,593	\$ 5,898	\$ 5,898	\$ -
Pool Service Contract	\$ 33,600	\$ 8,400	\$ 8,250	\$ 150
Janitorial Services	\$ 19,560	\$ 4,890	\$ 3,132	\$ 1,758
Security Services	\$ 30,000	\$ 7,500	\$ 7	\$ 7,493
Pest Control	\$ 4,500	\$ 1,125	\$ 150	\$ 975
Amenity Access Management	\$ 5,000	\$ 1,250	\$ 1,250	\$ (0)
Amenity Repair & Maintenance	\$ 15,000	\$ 3,750	\$ 194	\$ 3,556
Contingency	\$ 10,000	\$ 2,500	\$ -	\$ 2,500
<b>Subtotal Amenity Expenditures</b>	<b>\$ 172,353</b>	<b>\$ 43,088</b>	<b>\$ 25,958</b>	<b>\$ 17,130</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 612,253</b>	<b>\$ 175,563</b>	<b>\$ 131,912</b>	<b>\$ 43,651</b>
<b>Total Expenditures</b>	<b>\$ 794,570</b>	<b>\$ 235,155</b>	<b>\$ 178,021</b>	<b>\$ 57,134</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 68,303</b>		<b>\$ 364,913</b>	
<b><u>Other Financing Sources/(Uses):</u></b>				
Transfer In/(Out)	\$ (68,303)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (68,303)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 364,913</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 108,831</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 473,743</b>	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/21	Thru 12/31/21	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 111,715	\$ 70,384	\$ 70,384	\$ -
Interest	\$ -	\$ -	\$ 2	\$ 2
<b>Total Revenues</b>	<b>\$ 111,715</b>	<b>\$ 70,384</b>	<b>\$ 70,387</b>	<b>\$ 2</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 41,144	\$ 41,144	\$ 41,144	\$ -
Principal - 11/1	\$ 25,000	\$ 25,000	\$ 25,000	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 5,000	\$ (5,000)
Interest - 5/1	\$ 40,519	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 106,663</b>	<b>\$ 66,144</b>	<b>\$ 71,144</b>	<b>\$ (5,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 5,053</b>		<b>\$ (757)</b>	<b>\$</b>
<b>Fund Balance - Beginning</b>	<b>\$ 84,530</b>		<b>\$ 197,006</b>	
<b>Fund Balance - Ending</b>	<b>\$ 89,582</b>		<b>\$ 196,249</b>	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/21	Thru 12/31/21	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 130,304	\$ 82,096	\$ 82,096	\$ -
Interest	\$ -	\$ -	\$ 2	\$ 2
<b>Total Revenues</b>	<b>\$ 130,304</b>	<b>\$ 82,096</b>	<b>\$ 82,098</b>	<b>\$ 2</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 46,022	\$ 46,022	\$ 46,022	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 5,000	\$ (5,000)
Principal - 5/1	\$ 25,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 46,022	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 117,044</b>	<b>\$ 46,022</b>	<b>\$ 51,022</b>	<b>\$ (5,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 13,260</b>		<b>\$ 31,076</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 61,580</b>		<b>\$ 124,276</b>	
<b>Fund Balance - Ending</b>	<b>\$ 74,839</b>		<b>\$ 155,352</b>	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/21	Thru 12/31/21	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 525,011	\$ 330,777	\$ 330,777	\$ -
Interest	\$ -	\$ -	\$ 7	\$ 7
<b>Total Revenues</b>	<b>\$ 525,011</b>	<b>\$ 330,777</b>	<b>\$ 330,784</b>	<b>\$ 7</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 197,000	\$ 197,000	\$ 197,000	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 5,000	\$ (5,000)
Principal - 5/1	\$ 120,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 197,000	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 514,000</b>	<b>\$ 197,000</b>	<b>\$ 202,000</b>	<b>\$ (5,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 11,011</b>		<b>\$ 128,784</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 220,388</b>		<b>\$ 484,391</b>	
<b>Fund Balance - Ending</b>	<b>\$ 231,400</b>		<b>\$ 613,175</b>	



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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/21	Thru 12/31/21	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 335,844	\$ 211,594	\$ 211,594	\$ -
Interest	\$ -	\$ -	\$ 5	\$ 5
<b>Total Revenues</b>	<b>\$ 335,844</b>	<b>\$ 211,594</b>	<b>\$ 211,599</b>	<b>\$ 5</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 118,282	\$ 118,822	\$ 118,822	\$ -
Principal - 5/1	\$ 95,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 118,822	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 332,104</b>	<b>\$ 118,822</b>	<b>\$ 118,822</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 3,740</b>		<b>\$ 92,777</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 140,744</b>		<b>\$ 310,733</b>	
<b>Fund Balance - Ending</b>	<b>\$ 144,484</b>		<b>\$ 403,510</b>	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/21	Thru 12/31/21	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 228,506	\$ 142,089	\$ 142,089	\$ -
Interest	\$ -	\$ -	\$ 3	\$ 3
<b>Total Revenues</b>	<b>\$ 228,506</b>	<b>\$ 142,089</b>	<b>\$ 142,092</b>	<b>\$ 3</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 80,616	\$ 80,616	\$ 80,616	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 45,000	\$ (45,000)
Principal - 5/1	\$ 65,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 80,616	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 226,233</b>	<b>\$ 80,616</b>	<b>\$ 125,616</b>	<b>\$ (45,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 2,274</b>		<b>\$ 16,476</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 115,247</b>		<b>\$ 241,576</b>	
<b>Fund Balance - Ending</b>	<b>\$ 117,521</b>		<b>\$ 258,052</b>	

**Towne Park**  
**Community Development District**  
**Debt Service Fund Series 2020 - 3D**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2021**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/21	Thru 12/31/21	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 399,907	\$ 251,968	\$ 251,968	\$ -
Interest	\$ -	\$ -	\$ 5	\$ 5
<b>Total Revenues</b>	<b>\$ 399,907</b>	<b>\$ 251,968</b>	<b>\$ 251,973</b>	<b>\$ 5</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 130,172	\$ 130,172	\$ 130,172	\$ -
Principal - 5/1	\$ 140,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 130,172	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 400,344</b>	<b>\$ 130,172</b>	<b>\$ 130,172</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (436)</b>		<b>\$ 121,801</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (4)	\$ (4)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (4)</b>	<b>\$ (4)</b>
<b>Net Change in Fund Balance</b>	<b>\$ (436)</b>		<b>\$ 121,797</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 130,174</b>		<b>\$ 330,178</b>	
<b>Fund Balance - Ending</b>	<b>\$ 129,738</b>		<b>\$ 451,976</b>	

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

	Series		Series		Series		Series		Series		
	2016 - 2A		2018 - 2B		2019 - 3B		2019 - 3C		2020 - 3D		Total
<b><u>Revenues</u></b>											
Developer Contributions	\$	-	\$	-	\$	-	\$	10,250	\$	-	\$ 10,250
Interest	\$	-	\$	-	\$	3	\$	0	\$	0	\$ 3
<b>Total Revenues</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>3</b>	<b>\$</b>	<b>10,250</b>	<b>\$</b>	<b>0</b>	<b>\$ 10,253</b>
<b><u>Expenditures:</u></b>											
Capital Outlay	\$	-	\$	-	\$	-	\$	11,750	\$	-	\$ 11,750
<b>Total Expenditures</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>11,750</b>	<b>\$</b>	<b>-</b>	<b>\$ 11,750</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>3</b>	<b>\$</b>	<b>(1,500)</b>	<b>\$</b>	<b>0</b>	<b>\$ (1,497)</b>
<b><u>Other Financing Sources/(Uses)</u></b>											
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-	\$	4	\$ 4
<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>4</b>	<b>\$ 4</b>
<b>Net Change in Fund Balance</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>3</b>	<b>\$</b>	<b>(1,500)</b>	<b>\$</b>	<b>4</b>	<b>\$ (1,493)</b>
<b>Fund Balance - Beginning</b>	<b>\$</b>	<b>0</b>	<b>\$</b>	<b>69</b>	<b>\$</b>	<b>153,595</b>	<b>\$</b>	<b>2,500</b>	<b>\$</b>	<b>-</b>	<b>\$ 156,164</b>
<b>Fund Balance - Ending</b>	<b>\$</b>	<b>0</b>	<b>\$</b>	<b>69</b>	<b>\$</b>	<b>153,598</b>	<b>\$</b>	<b>1,000</b>	<b>\$</b>	<b>4</b>	<b>\$ 154,671</b>

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - Tax Roll	\$ -	\$ 9,711	\$ 532,423	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 542,133
Assessments - Direct Bill	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 500	\$ 450	\$ (150)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800
<b>Total Revenues</b>	<b>\$ 500</b>	<b>\$ 10,161</b>	<b>\$ 532,273</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 542,933</b>
<b>Expenditures:</b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$ 600	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600
Engineering Fees	\$ 338	\$ -	\$ 408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 746
Attorney	\$ 2,303	\$ -	\$ 2,988	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,291
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Roll Services	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Reamortization Schedules	\$ 550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 550
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 833	\$ 833	\$ 833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Trustee Fees	\$ 13,256	\$ -	\$ 291	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,547
Management Fees	\$ 3,004	\$ 3,004	\$ 3,004	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,013
Information Technology	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 116	\$ 47	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 166
Insurance	\$ 5,907	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,907
Printing & Binding	\$ 6	\$ 12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18
Legal Advertising	\$ 666	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 666
Other Current Charges	\$ 98	\$ 37	\$ 38	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 173
Office Supplies	\$ 4	\$ 3	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 33,107</b>	<b>\$ 4,186</b>	<b>\$ 8,816</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 46,109</b>

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><i>Operations &amp; Maintenance</i></b>													
<b>Field Expenditures</b>													
Property Insurance	\$ 19,771	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	19,771
Field Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,750
Landscape Maintenance	\$ 21,774	\$ 20,698	\$ 20,699	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	63,171
Landscape Enhancements/Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pond Maintenance	\$ 2,681	\$ 2,681	\$ 2,681	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,043
Electric	\$ 499	\$ 590	\$ 359	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,448
Streetlighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Water & Sewer	\$ 92	\$ 104	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	278
Irrigation Repairs	\$ 1,730	\$ 2,089	\$ 3,581	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,400
General Repairs & Maintenance	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	400
Contingency	\$ -	\$ 1,693	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,693
<b>Subtotal Field Expenditures</b>	<b>\$ 48,196</b>	<b>\$ 29,106</b>	<b>\$ 28,652</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>105,954</b>
<b>Amenity Expenditures</b>													
Electric	\$ 814	\$ 2,399	\$ 177	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,390
Water	\$ 208	\$ 497	\$ 2,636	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,341
Internet & Phone	\$ 115	\$ 115	\$ 115	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	345
Playground & Equipment Lease	\$ 1,966	\$ 1,966	\$ 1,966	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,898
Pool Service Contract	\$ 2,750	\$ 2,750	\$ 2,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,250
Janitorial Services	\$ 1,188	\$ 939	\$ 1,005	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,132
Security Services	\$ -	\$ 4	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7
Pest Control	\$ -	\$ 75	\$ 75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	150
Amenity Access Management	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,250
Amenity Repair & Maintenance	\$ -	\$ -	\$ 194	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	194
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Subtotal Amenity Expenditures</b>	<b>\$ 7,458</b>	<b>\$ 9,162</b>	<b>\$ 9,338</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>25,958</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 55,654</b>	<b>\$ 38,268</b>	<b>\$ 37,991</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>131,912</b>
<b>Total Expenditures</b>	<b>\$ 88,761</b>	<b>\$ 42,453</b>	<b>\$ 46,807</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>178,021</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (88,261)</b>	<b>\$ (32,293)</b>	<b>\$ 485,466</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>364,913</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<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>Net Change in Fund Balance</b>	<b>\$ (88,261)</b>	<b>\$ (32,293)</b>	<b>\$ 485,466</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>364,913</b>

**Towne Park**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2022**

Gross Assessments	\$ 925,245.00	\$ 120,123.23	\$ 140,111.40	\$ 564,528.08	\$ 361,122.13	\$ 242,499.36	\$ 430,027.32	\$ 2,783,656.52
Net Assessments	\$ 860,477.85	\$ 111,714.60	\$ 130,303.60	\$ 525,011.11	\$ 335,843.58	\$ 225,524.40	\$ 399,925.41	\$ 2,588,800.56

**ON ROLL ASSESSMENTS**

							33.24%	4.32%	5.03%	20.28%	12.97%	8.71%	15.45%	100.00%
<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Discount/Penalty</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&amp;M Portion</i>	<i>2016 2-A Debt Service</i>	<i>Series 2018 2-B Service</i>	<i>Series 2018 3-A Service</i>	<i>Series 2019 3-B Service</i>	<i>Series 2019 3-C Service</i>	<i>Series 2020 3-D Service</i>	<i>Total</i>
11/19/21	ACH	\$15,235.97	(\$609.42)	(\$292.53)	\$0.00	\$14,334.02	\$4,764.41	\$618.56	\$721.49	\$2,906.95	\$1,859.54	\$1,248.71	\$2,214.36	\$14,334.02
11/30/21	ACH	\$15,817.38	(\$632.66)	(\$303.69)	\$0.00	\$14,881.03	\$4,946.22	\$642.16	\$749.02	\$3,017.89	\$1,930.51	\$1,296.37	\$2,298.86	\$14,881.03
12/14/21	ACH	\$134,426.29	(\$5,376.58)	(\$2,580.99)	\$0.00	\$126,468.72	\$42,036.28	\$5,457.51	\$6,365.63	\$25,647.97	\$16,406.71	\$11,017.37	\$19,537.25	\$126,468.72
12/17/21	ACH	\$1,444,843.00	(\$57,791.05)	(\$27,741.04)	\$0.00	\$1,359,310.91	\$451,814.22	\$58,658.39	\$68,418.99	\$275,669.49	\$176,342.61	\$118,416.92	\$209,990.29	\$1,359,310.91
12/27/21	1% Fee Adj	(\$27,836.57)	0	\$0.00	\$0.00	(\$27,836.57)	(\$9,252.47)	(\$1,201.23)	(\$1,401.11)	(\$5,645.28)	(\$3,611.22)	(\$2,424.99)	(\$4,300.27)	(\$27,836.57)
12/31/21	ACH	\$152,498.01	-5677.89	(\$2,936.40)	\$0.00	\$143,883.72	\$47,824.76	\$6,209.02	\$7,242.18	\$29,179.75	\$18,665.95	\$12,534.49	\$22,227.57	\$143,883.72
<b>TOTAL</b>		<b>\$ 1,734,984.08</b>	<b>\$ (70,087.60)</b>	<b>\$ (33,854.65)</b>	<b>\$ -</b>	<b>\$ 1,631,041.83</b>	<b>\$ 542,133.42</b>	<b>\$ 70,384.41</b>	<b>\$ 82,096.20</b>	<b>\$ 330,776.77</b>	<b>\$ 211,594.10</b>	<b>\$ 142,088.87</b>	<b>\$ 251,968.06</b>	<b>\$ 1,631,041.83</b>

<b>63%</b>	<b>Net Percent Collected</b>
<b>\$ 957,758.73</b>	<b>Balance Remaining to Collect</b>