

*Towne Park
Community Development District*

Meeting Agenda

April 12, 2022

AGENDA

Towne Park

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

April 5, 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, April 12, 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 prior to the beginning of the meeting)
3. Approval of Minutes of the February 8, 2022 Board of Supervisors Meeting
4. Consideration of Resolution 2022-02 Approving the Proposed Fiscal Year 2022/2023 Budget and Setting the Public Hearing to Adopt the Budget
5. Consideration of Resident Dock Application
6. Consideration of Resolution 2022-03 Approving the Use of Electronic Documents and Signatures
7. ***CLOSED Session of Board Discussion Regarding Security***
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Consideration of Estimate for Stormwater Management Report Preparation

C. Field Manager's Report

- i. Consideration of Proposals for Bollards at the Back of Phase 3 and 4 (*to be provided under separate cover*)
- ii. Consideration of Proposal for Solar Lights at Phase 5 and 6 Mailboxes (*to be provided under separate cover*)

D. District Manager's Report

- i. Approval of Check Register
- ii. Balance Sheet & Income Statement
- iii. Announcing General Election Qualifying Period (Starting 12:00 PM Monday, June 13, 2022 and Ending 12:00 PM Friday, June 17, 2022)

9. Other Business

10. Supervisors Requests and Audience Comments

11. Adjournment

MINUTES

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

The regular meeting of the Board of Supervisors of the Towne Park Community Development District was held Tuesday, **February 8, 2022** at 1:30 p.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Justin Frye	Vice Chairman
Brad Fritz	Assistant Secretary
Jennifer Tidwell	Assistant Secretary
Greg Jones	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Meredith Hammock <i>via Zoom</i>	KE Law Group
Clayton Smith	GMS

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns noted that no members of the public were present in person, and no members of the public present via Zoom.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the December 14,
2021 Board of Supervisors Meeting**

Ms. Burns presented the minutes of the December 14, 2021 Board of Supervisors meeting and asked for a motion to approve minutes.

On MOTION by Mr. Frye, seconded by Mr. Jones, with all in favor, the Minutes of the December 14, 2021 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS**Acceptance of Resignation from Pool Maintenance Vendor**

Ms. Burns noted that these next two action items work hand in hand. Mr. Smith stated that the current pool vendor asked if they could resign to consolidate their location and were having some serviceability issues. They have recommended another pool vendor that they work closely with who will match the price and are more local to the Lakeland area.

On MOTION by Mr. Frye, seconded by Mr. Fritz, with all in favor, Acceptance of Resignation from Pool Maintenance Vendor, was approved.

FIFTH ORDER OF BUSINESS**Consideration of Proposal for Pool Maintenance Services from Arinton**

The Board discussed the proposal from Arinton and agreed to accept the proposal with the same price as the contract amount with Resort Pools.

On MOTION by Mr. Frye, seconded by Mr. Fritz, with all in favor, the Proposal for Pool Maintenance Services from Arinton, was approved.

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

Ms. Hammock had nothing further for the Board.

B. Engineer

Ms. Burns stated that she did speak to the District engineer, and she reported that he is working on the proposal for the required stormwater report and will be prepared to present it at the next Board meeting.

C. Field Manager's Report

Mr. Smith Presented the field manager's report. Completed items include:

- Entry feature lighting repair
- Amenity sod instillation

- Tree poles along Medulla were removed and will be monitored
- Pressure washing of amenity 1 parking area
- Bike rack installation

i. Consideration of Proposal from SWS for Amenity Security

Mr. Smith presented a proposal from SWS for amenity security cameras. He has worked with them at several Districts, and this is a basic camera set up that allows staff to monitor the cameras remotely. The total is \$5,981.00. Board and staff discussion ensued where they discussed pros and cons and what the cameras will and won't help. Mr. Smith noted that camera signage will be added as well and that tends to help with stopping some of those minor infractions.

On MOTION by Mr. Frye, seconded by Ms. Tidwell, with all in favor, the Proposal from SWS for Amenity Security, was approved.

Ms. Burns gave the Board an update on access cards. The cards that were issued for the system at amenity 1 are different from the system at amenity 2. Everything is configured and the system is working, and they are working on importing the file to the new system. They are trying to avoid having each person test their cards and circumventing that issue before it is a problem. If they do have to test each card, they will set up a time for residents to get their cards working for an approximate 2-week period. The goal is to have the cards ready by the end of March when the weather is warmer.

D. District Manager's Report

i. Approval of the Check Register

Ms. Burns reviewed the check register and noted that it can be found in the agenda package. She asked if anyone had any questions and hearing none, asked for a motion to approve.

On MOTION by Mr. Frye, seconded by Mr. Jones, 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 through December 2021, adding that there was no action required.

SEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

**Supervisors Requests and
Audience comments**

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2022-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Towne Park Community Development District (“**District**”) prior to June 15, 2022, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	Tuesday, July 12, 2022
HOURL:	1:30 PM
LOCATION:	Holiday Inn—Winter Haven 200 Cypress Gardens Blvd. Winter Haven, FL 33880

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

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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.

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

PASSED AND ADOPTED THIS 12TH DAY OF APRIL 2022.

ATTEST:

**TOWNE PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____

Its: _____

Towne Park
Community Development District

Proposed Budget
FY2023



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Towne Park
Community Development District
Proposed Budget
General Fund

	Adopted Budget FY 2022	Actual Thru 2/28/21	Projected Next 7 Months	Total Projected 9/30/22	Proposed Budget FY 2023
Revenues					
Assessments	\$ 860,473	\$ 787,993	\$ 72,480	\$ 860,473	\$ 860,473
Other Income	\$ 2,400	\$ 1,360	\$ 700	\$ 2,060	\$ 2,400
Total Revenues	\$ 862,873	\$ 789,353	\$ 73,180	\$ 862,533	\$ 862,873
Expenditures					
<i>Administrative:</i>					
Supervisor Fees	\$ 12,000	\$ 2,400	\$ 7,000	\$ 9,400	\$ 12,000
Engineering Fees	\$ 10,000	\$ 984	\$ 9,016	\$ 10,000	\$ 10,000
Attorney	\$ 50,000	\$ 7,690	\$ 21,000	\$ 28,690	\$ 40,000
Annual Audit	\$ 7,500	\$ -	\$ 4,000	\$ 4,000	\$ 4,000
Assessment Roll Services	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Reamortization Schedules	\$ 625	\$ 550	\$ -	\$ 550	\$ 625
Arbitrage	\$ 2,700	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 10,000	\$ 4,167	\$ 5,833	\$ 10,000	\$ 10,000
Trustee Fees	\$ 23,867	\$ 19,608	\$ 4,259	\$ 23,867	\$ 23,867
Management Fees	\$ 36,050	\$ 15,021	\$ 21,029	\$ 36,050	\$ 42,500
Information Technology	\$ 1,800	\$ 750	\$ 1,050	\$ 1,800	\$ 1,800
Website Maintenance	\$ 2,400	\$ 500	\$ 700	\$ 1,200	\$ 1,200
Telephone	\$ 200	\$ -	\$ 200	\$ 200	\$ 200
Copies	\$ 500	\$ 346	\$ 292	\$ 637	\$ 800
Insurance	\$ 6,300	\$ 5,907	\$ -	\$ 5,907	\$ 7,088
Printing & Binding	\$ 1,000	\$ 24	\$ 583	\$ 607	\$ 1,000
Legal Advertising	\$ 7,000	\$ 666	\$ 6,334	\$ 7,000	\$ 2,500
Other Current Charges	\$ 5,000	\$ 261	\$ 2,917	\$ 3,177	\$ 3,500
Office Supplies	\$ 200	\$ 12	\$ 117	\$ 128	\$ 200
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 182,317	\$ 64,059	\$ 84,330	\$ 148,389	\$ 166,455
<i>Operations & Maintenance</i>					
Field Expenditures					
Property Insurance	\$ 30,000	\$ 19,771	\$ -	\$ 19,771	\$ 20,258
Field Management	\$ 15,000	\$ 6,250	\$ 8,750	\$ 15,000	\$ 15,450
Landscape Maintenance	\$ 265,000	\$ 103,492	\$ 144,891	\$ 248,384	\$ 263,665
Landscape Enhancements/Replacement	\$ 35,000	\$ 1,725	\$ 20,417	\$ 22,142	\$ 35,000
Pond Maintenance	\$ 32,000	\$ 13,405	\$ 18,767	\$ 32,172	\$ 32,172
Electric	\$ 5,400	\$ 2,211	\$ 3,101	\$ 5,312	\$ 5,400
Streetlighting	\$ 20,000	\$ -	\$ 11,667	\$ 11,667	\$ 20,000
Water & Sewer	\$ 2,500	\$ 442	\$ 616	\$ 1,058	\$ 2,500
Irrigation Repairs	\$ 10,000	\$ 8,563	\$ 5,833	\$ 14,396	\$ 12,500
General Repairs & Maintenance	\$ 15,000	\$ 400	\$ 8,750	\$ 9,150	\$ 15,000
Contingency	\$ 10,000	\$ 2,122	\$ 5,833	\$ 7,955	\$ 10,000
Subtotal Field Expenses	\$ 439,900	\$ 158,381	\$ 228,625	\$ 387,006	\$ 431,945

Towne Park
Community Development District
Proposed Budget
General Fund

	Adopted Budget FY 2022	Actual Thru 2/28/21	Projected Next 7 Months	Total Projected 9/30/22	Proposed Budget FY 2023
<u>Amenity Expenditures</u>					
Electric	\$ 21,000	\$ 4,626	\$ 10,500	\$ 15,126	\$ 18,000
Water	\$ 7,500	\$ 3,906	\$ 3,500	\$ 7,406	\$ 7,500
Internet & Phone	\$ 2,600	\$ 722	\$ 1,834	\$ 2,556	\$ 3,200
Playground & Equipment Lease	\$ 23,593	\$ 9,830	\$ 13,762	\$ 23,593	\$ 23,593
Pool Service Contract	\$ 33,600	\$ 13,750	\$ 19,250	\$ 33,000	\$ 33,000
Janitorial Services	\$ 19,560	\$ 5,713	\$ 13,847	\$ 19,560	\$ 18,500
Security Services	\$ 30,000	\$ 3,596	\$ 19,717	\$ 23,312	\$ 33,800
Pest Control	\$ 4,500	\$ 375	\$ 525	\$ 900	\$ 4,500
Amenity Access Management	\$ 5,000	\$ 2,083	\$ 2,917	\$ 5,000	\$ 5,000
Amenity Repair & Maintenance	\$ 15,000	\$ 2,434	\$ 8,750	\$ 11,184	\$ 15,000
Contingency	\$ 10,000	\$ 2,563	\$ 2,917	\$ 5,479	\$ 5,000
Subtotal Amenity Expenses	\$ 172,353	\$ 49,599	\$ 97,518	\$ 147,117	\$ 167,093
<u>Total Operations & Maintenance</u>	\$ 612,253	\$ 207,980	\$ 326,143	\$ 534,123	\$ 599,038
<u>Other Expenditures</u>					
Transfer Out - Capital Reserve	\$ 68,303	\$ -	\$ 90,000	\$ 90,000	\$ 97,380
<u>Total Other Expenditures</u>	\$ 68,303	\$ -	\$ 90,000	\$ 90,000	\$ 97,380
Total Expenditures	\$ 862,873	\$ 272,039	\$ 500,473	\$ 772,512	\$ 862,873
Excess Revenues/(Expenditures)	\$ -	\$ 517,314	\$ (427,293)	\$ 90,021	\$ -

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
	1450		1450	\$860,473.00		

Towne Park

Community Development District

General Fund Budget

Revenues:

Assessments

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

Other Income

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

Expenditures:

General & Administrative:

Supervisor Fees

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

Engineering Fees

The District's engineer, Rayl 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, KE Law Group, 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 McDirmit Davis for these services.

Assessment Administration

The District has contracted with Governmental Management Services-Central Florida, LLC, 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.

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. Governmental Management Services-Central Florida, LLC, provides these services.

Trustee Fees

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

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

Management Fees

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

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc. Governmental Management Services-Central Florida, LLC, provides these services.

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. Governmental Management Services-Central Florida, LLC, provides these services.

Description	Annually
Website Maintenance – GMS	\$1,200
Total	\$1,200

Telephone

Telephone and fax machine.

Towne Park

Community Development District

General Fund Budget

Copies

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 coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

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 Expenditures

Property Insurance

The District's property insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

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

The District has contracts with Prince & Sons, Inc. to provide landscaping services throughout the District. These services include mowing, edging, trimming, cleanup, detailing and pruning as well as maintenance of the irrigation systems.

Description	Monthly	Annually
Maintenance	\$19,053.33	\$228,640
Mulch		\$29,025
Annuals		\$6,000
Total		\$263,665

Landscape Enhancements/Replacement

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

Pond Maintenance

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

Description	Monthly	Annually
Maintenance – 16 Ponds	\$2,681	\$32,172
Total		\$32,172

Electric

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

Streetlights

Represents the cost to maintain streetlights currently in place within the District Boundaries.

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 Expenditures

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 & Phone

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. and WHFS, LLC, for playground & equipment installed in the community.

Pool Service Contract

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

Description	Monthly	Annually
Playground Lease - Navitas	\$1,687	\$20,250
Playground Lease – WHFS	\$278	\$3,343
Total		\$23,593

Janitorial Services

Represents the costs to provide janitorial services for the District's amenity facilities. These services are provided by E & A Cleaning, Inc., at a per clean rate for each amenity facility.

Description	Monthly	Annually
Pool Maintenance – Amenity #1	\$1,300	\$15,600
Pool Maintenance – Amenity #2	\$1,450	\$17,400
Total		\$33,000

Towne Park
Community Development District
General Fund Budget

Security Services

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities.

Pest Control

The District is contracted with Floralawn for pest control treatments to its amenity facilities.

Amenity Access Management

Represents the cost of managing 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.

Contingency

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

Other Expenditures:

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 2022	Actuals Thru 2/28/21	Projected Next 7 Months	Total Projected 9/30/22	Proposed Budget FY 2023
Revenues					
Assessments	\$ 111,715	\$ 102,304	\$ 9,411	\$ 111,715	\$ 111,715
Interest	\$ -	\$ 4	\$ -	\$ 4	\$ -
Carry Forward Surplus	\$ 84,530	\$ 85,556	\$ -	\$ 85,556	\$ 85,756
Total Revenues	\$ 196,245	\$ 187,864	\$ 9,411	\$ 197,275	\$ 197,471
Expenditures					
Interest - 11/1	\$ 41,144	\$ 41,144	\$ -	\$ 41,144	\$ 40,375
Principal - 11/1	\$ 25,000	\$ 25,000	\$ -	\$ 25,000	\$ 30,000
Special Call - 11/1	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
Interest - 5/1	\$ 40,519	\$ -	\$ 40,375	\$ 40,375	\$ 39,625
Total Expenditures	\$ 106,663	\$ 71,144	\$ 40,375	\$ 111,519	\$ 110,000
Excess Revenues/(Expenditures)	\$ 89,582	\$ 116,720	\$ (30,964)	\$ 85,756	\$ 87,471
					Interest - 11/1/23 \$39,625
					Principal - 11/1/23 \$30,000
					<u>\$69,625</u>

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

Date		Balance	Principal		Interest		Total
11/01/22	\$	1,435,000.00	\$	30,000.00	\$	40,375.00	\$ 110,750.00
05/01/23	\$	1,405,000.00	\$	-	\$	39,625.00	
11/01/23	\$	1,405,000.00	\$	30,000.00	\$	39,625.00	\$ 109,250.00
05/01/24	\$	1,375,000.00	\$	-	\$	38,875.00	
11/01/24	\$	1,375,000.00	\$	30,000.00	\$	38,875.00	\$ 107,750.00
05/01/25	\$	1,345,000.00	\$	-	\$	38,125.00	
11/01/25	\$	1,345,000.00	\$	35,000.00	\$	38,125.00	\$ 111,250.00
05/01/26	\$	1,310,000.00	\$	-	\$	37,250.00	
11/01/26	\$	1,310,000.00	\$	35,000.00	\$	37,250.00	\$ 109,500.00
05/01/27	\$	1,275,000.00	\$	-	\$	36,375.00	
11/01/27	\$	1,275,000.00	\$	35,000.00	\$	36,375.00	\$ 107,750.00
05/01/28	\$	1,240,000.00	\$	-	\$	35,500.00	
11/01/28	\$	1,240,000.00	\$	40,000.00	\$	35,500.00	\$ 111,000.00
05/01/29	\$	1,200,000.00	\$	-	\$	34,500.00	
11/01/29	\$	1,200,000.00	\$	40,000.00	\$	34,500.00	\$ 109,000.00
05/01/30	\$	1,160,000.00	\$	-	\$	33,350.00	
11/01/30	\$	1,160,000.00	\$	40,000.00	\$	33,350.00	\$ 106,700.00
05/01/31	\$	1,120,000.00	\$	-	\$	32,200.00	
11/01/31	\$	1,120,000.00	\$	45,000.00	\$	32,200.00	\$ 109,400.00
05/01/32	\$	1,075,000.00	\$	-	\$	30,906.25	
11/01/32	\$	1,075,000.00	\$	45,000.00	\$	30,906.25	\$ 106,812.50
05/01/33	\$	1,030,000.00	\$	-	\$	29,612.50	
11/01/33	\$	1,030,000.00	\$	50,000.00	\$	29,612.50	\$ 109,225.00
05/01/34	\$	980,000.00	\$	-	\$	28,175.00	
11/01/34	\$	980,000.00	\$	55,000.00	\$	28,175.00	\$ 111,350.00
05/01/35	\$	925,000.00	\$	-	\$	26,593.75	
11/01/35	\$	925,000.00	\$	55,000.00	\$	26,593.75	\$ 108,187.50
05/01/36	\$	870,000.00	\$	-	\$	25,012.50	
11/01/36	\$	870,000.00	\$	60,000.00	\$	25,012.50	\$ 110,025.00
05/01/37	\$	810,000.00	\$	-	\$	23,287.50	
11/01/37	\$	810,000.00	\$	60,000.00	\$	23,287.50	\$ 106,575.00
05/01/38	\$	750,000.00	\$	-	\$	21,562.50	
11/01/38	\$	750,000.00	\$	65,000.00	\$	21,562.50	\$ 108,125.00
05/01/39	\$	685,000.00	\$	-	\$	19,693.75	
11/01/39	\$	685,000.00	\$	70,000.00	\$	19,693.75	\$ 109,387.50
05/01/40	\$	615,000.00	\$	-	\$	17,681.25	
11/01/40	\$	615,000.00	\$	75,000.00	\$	17,681.25	\$ 110,362.50
05/01/41	\$	540,000.00	\$	-	\$	15,525.00	

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

Date		Balance	Principal		Interest		Total
11/01/41	\$	540,000.00	\$	80,000.00	\$	15,525.00	\$ 111,050.00
05/01/42	\$	460,000.00	\$	-	\$	13,225.00	
11/01/42	\$	460,000.00	\$	85,000.00	\$	13,225.00	\$ 111,450.00
05/01/43	\$	375,000.00	\$	-	\$	10,781.25	
11/01/43	\$	375,000.00	\$	85,000.00	\$	10,781.25	\$ 106,562.50
05/01/44	\$	290,000.00	\$	-	\$	8,337.50	
11/01/44	\$	290,000.00	\$	90,000.00	\$	8,337.50	\$ 106,675.00
05/01/45	\$	200,000.00	\$	-	\$	5,750.00	
11/01/45	\$	200,000.00	\$	95,000.00	\$	5,750.00	\$ 106,500.00
05/01/46	\$	105,000.00	\$	-	\$	3,018.75	
11/01/46	\$	105,000.00	\$	105,000.00	\$	3,018.75	\$ 111,037.50
				\$ 1,435,000.00	\$ 1,250,300.00	\$	2,725,675.00

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

	Adopted Budget FY 2022	Actuals Thru 2/28/21	Projected Next 7 Months	Total Projected 9/30/22	Proposed Budget FY 2023
Revenues					
Assessments	\$ 130,304	\$ 119,327	\$ 10,976	\$ 130,304	\$ 130,304
Interest	\$ -	\$ 3	\$ -	\$ 3	\$ -
Carry Forward Surplus	\$ 61,580	\$ 63,601	\$ -	\$ 63,601	\$ 72,001
Total Revenues	\$ 191,883	\$ 182,931	\$ 10,976	\$ 193,908	\$ 202,305
Expenditures					
Interest - 11/1	\$ 46,022	\$ 46,022	\$ -	\$ 46,022	\$ 45,384
Special Call - 11/1	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
Interest - 5/1	\$ 46,022	\$ -	\$ 45,884	\$ 45,884	\$ 45,384
Principal - 5/1	\$ 25,000	\$ -	\$ 25,000	\$ 25,000	\$ 30,000
Total Expenditures	\$ 117,044	\$ 51,022	\$ 70,884	\$ 121,906	\$ 120,769
Excess Revenues/(Expenditures)	\$ 74,839	\$ 131,909	\$ (59,908)	\$ 72,001	\$ 81,536
Interest - 11/1/23					\$44,784

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

Date	Balance	Principal	Interest	Total
11/01/22	\$ 1,685,000.00	\$ -	\$ 45,384.38	\$ 116,268.75
05/01/23	\$ 1,685,000.00	\$ 30,000.00	\$ 45,384.38	\$ -
11/01/23	\$ 1,655,000.00	\$ -	\$ 44,784.38	\$ 120,168.75
05/01/24	\$ 1,655,000.00	\$ 30,000.00	\$ 44,784.38	\$ -
11/01/24	\$ 1,625,000.00	\$ -	\$ 44,034.38	\$ 118,818.75
05/01/25	\$ 1,625,000.00	\$ 30,000.00	\$ 44,034.38	\$ -
11/01/25	\$ 1,595,000.00	\$ -	\$ 43,284.38	\$ 117,318.75
05/01/26	\$ 1,595,000.00	\$ 35,000.00	\$ 43,284.38	\$ -
11/01/26	\$ 1,560,000.00	\$ -	\$ 42,409.38	\$ 120,693.75
05/01/27	\$ 1,560,000.00	\$ 35,000.00	\$ 42,409.38	\$ -
11/01/27	\$ 1,525,000.00	\$ -	\$ 41,534.38	\$ 118,943.75
05/01/28	\$ 1,525,000.00	\$ 35,000.00	\$ 41,534.38	\$ -
11/01/28	\$ 1,490,000.00	\$ -	\$ 40,659.38	\$ 117,193.75
05/01/29	\$ 1,490,000.00	\$ 40,000.00	\$ 40,659.38	\$ -
11/01/29	\$ 1,450,000.00	\$ -	\$ 39,584.38	\$ 120,243.75
05/01/30	\$ 1,450,000.00	\$ 40,000.00	\$ 39,584.38	\$ -
11/01/30	\$ 1,410,000.00	\$ -	\$ 38,509.38	\$ 118,093.75
05/01/31	\$ 1,410,000.00	\$ 45,000.00	\$ 38,509.38	\$ -
11/01/31	\$ 1,365,000.00	\$ -	\$ 37,300.00	\$ 120,809.38
05/01/32	\$ 1,365,000.00	\$ 45,000.00	\$ 37,300.00	\$ -
11/01/32	\$ 1,320,000.00	\$ -	\$ 36,090.63	\$ 118,390.63
05/01/33	\$ 1,320,000.00	\$ 50,000.00	\$ 36,090.63	\$ -
11/01/33	\$ 1,270,000.00	\$ -	\$ 34,746.88	\$ 120,837.50
05/01/34	\$ 1,270,000.00	\$ 50,000.00	\$ 34,746.88	\$ -
11/01/34	\$ 1,220,000.00	\$ -	\$ 33,403.13	\$ 118,150.00
05/01/35	\$ 1,220,000.00	\$ 55,000.00	\$ 33,403.13	\$ -
11/01/35	\$ 1,165,000.00	\$ -	\$ 31,925.00	\$ 120,328.13
05/01/36	\$ 1,165,000.00	\$ 55,000.00	\$ 31,925.00	\$ -
11/01/36	\$ 1,110,000.00	\$ -	\$ 30,446.88	\$ 117,371.88
05/01/37	\$ 1,110,000.00	\$ 60,000.00	\$ 30,446.88	\$ -
11/01/37	\$ 1,050,000.00	\$ -	\$ 28,834.38	\$ 119,281.25
05/01/38	\$ 1,050,000.00	\$ 65,000.00	\$ 28,834.38	\$ -
11/01/38	\$ 985,000.00	\$ -	\$ 27,087.50	\$ 120,921.88
05/01/39	\$ 985,000.00	\$ 65,000.00	\$ 27,087.50	\$ -
11/01/39	\$ 920,000.00	\$ -	\$ 25,300.00	\$ 117,387.50
05/01/40	\$ 920,000.00	\$ 70,000.00	\$ 25,300.00	\$ -
11/01/40	\$ 850,000.00	\$ -	\$ 23,375.00	\$ 118,675.00
05/01/41	\$ 850,000.00	\$ 75,000.00	\$ 23,375.00	\$ -
11/01/41	\$ 775,000.00	\$ -	\$ 21,312.50	\$ 119,687.50
05/01/42	\$ 775,000.00	\$ 80,000.00	\$ 21,312.50	\$ -
11/01/42	\$ 695,000.00	\$ -	\$ 19,112.50	\$ 120,425.00
05/01/43	\$ 695,000.00	\$ 85,000.00	\$ 19,112.50	\$ -
11/01/43	\$ 610,000.00	\$ -	\$ 16,775.00	\$ 120,887.50

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

Date		Balance		Prinicipal		Interest		Total	
05/01/44	\$	610,000.00	\$	90,000.00	\$	16,775.00	\$	-	
11/01/44	\$	520,000.00	\$	-	\$	14,300.00	\$	121,075.00	
05/01/45	\$	520,000.00	\$	90,000.00	\$	14,300.00	\$	-	
11/01/45	\$	430,000.00	\$	-	\$	11,825.00	\$	116,125.00	
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	
				\$	1,685,000.00	\$	1,580,887.50	\$	3,336,771.88

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

	Adopted Budget FY 2022	Actuals Thru 2/28/21	Projected Next 7 Months	Total Projected 9/30/22	Proposed Budget FY 2023
Revenues					
Assessments	\$ 525,011	\$ 480,786	\$ 44,226	\$ 525,011	\$ 525,011
Interest	\$ -	\$ 12	\$ -	\$ 12	\$ -
Carry Forward Surplus	\$ 220,388	\$ 227,575	\$ -	\$ 227,575	\$ 233,736
Total Revenues	\$ 745,400	\$ 708,373	\$ 44,226	\$ 752,598	\$ 758,747
Expenditures					
Interest - 11/1	\$ 197,000	\$ 197,000	\$ -	\$ 197,000	\$ 194,463
Special Call - 11/1	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
Interest - 5/1	\$ 197,000	\$ -	\$ 196,863	\$ 196,863	\$ 194,463
Principal - 5/1	\$ 120,000	\$ -	\$ 120,000	\$ 120,000	\$ 125,000
Total Expenditures	\$ 514,000	\$ 202,000	\$ 316,863	\$ 518,863	\$ 513,925
Excess Revenues/(Expenditures)	\$ 231,400	\$ 506,373	\$ (272,637)	\$ 233,736	\$ 244,822
				Interest - 11/1/23	\$191,963

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

Date	Balance	Principal	Interest	Total
11/01/22	\$ 7,220,000.00	\$ -	\$ 194,462.50	\$ 511,325.00
05/01/23	\$ 7,220,000.00	\$ 125,000.00	\$ 194,462.50	\$ -
11/01/23	\$ 7,095,000.00	\$ -	\$ 191,962.50	\$ 511,425.00
05/01/24	\$ 7,095,000.00	\$ 130,000.00	\$ 191,962.50	\$ -
11/01/24	\$ 6,965,000.00	\$ -	\$ 188,712.50	\$ 510,675.00
05/01/25	\$ 6,965,000.00	\$ 135,000.00	\$ 188,712.50	\$ -
11/01/25	\$ 6,830,000.00	\$ -	\$ 185,337.50	\$ 509,050.00
05/01/26	\$ 6,830,000.00	\$ 145,000.00	\$ 185,337.50	\$ -
11/01/26	\$ 6,685,000.00	\$ -	\$ 181,712.50	\$ 512,050.00
05/01/27	\$ 6,685,000.00	\$ 150,000.00	\$ 181,712.50	\$ -
11/01/27	\$ 6,535,000.00	\$ -	\$ 177,962.50	\$ 509,675.00
05/01/28	\$ 6,535,000.00	\$ 160,000.00	\$ 177,962.50	\$ -
11/01/28	\$ 6,375,000.00	\$ -	\$ 173,962.50	\$ 511,925.00
05/01/29	\$ 6,375,000.00	\$ 170,000.00	\$ 173,962.50	\$ -
11/01/29	\$ 6,205,000.00	\$ -	\$ 169,393.75	\$ 513,356.25
05/01/30	\$ 6,205,000.00	\$ 175,000.00	\$ 169,393.75	\$ -
11/01/30	\$ 6,030,000.00	\$ -	\$ 164,690.63	\$ 509,084.38
05/01/31	\$ 6,030,000.00	\$ 185,000.00	\$ 164,690.63	\$ -
11/01/31	\$ 5,845,000.00	\$ -	\$ 159,718.75	\$ 509,409.38
05/01/32	\$ 5,845,000.00	\$ 195,000.00	\$ 159,718.75	\$ -
11/01/32	\$ 5,650,000.00	\$ -	\$ 154,478.13	\$ 509,196.88
05/01/33	\$ 5,650,000.00	\$ 210,000.00	\$ 154,478.13	\$ -
11/01/33	\$ 5,440,000.00	\$ -	\$ 148,834.38	\$ 513,312.50
05/01/34	\$ 5,440,000.00	\$ 220,000.00	\$ 148,834.38	\$ -
11/01/34	\$ 5,220,000.00	\$ -	\$ 142,921.88	\$ 511,756.25
05/01/35	\$ 5,220,000.00	\$ 230,000.00	\$ 142,921.88	\$ -
11/01/35	\$ 4,990,000.00	\$ -	\$ 136,740.63	\$ 509,662.50
05/01/36	\$ 4,990,000.00	\$ 245,000.00	\$ 136,740.63	\$ -
11/01/36	\$ 4,745,000.00	\$ -	\$ 130,156.25	\$ 511,896.88
05/01/37	\$ 4,745,000.00	\$ 260,000.00	\$ 130,156.25	\$ -
11/01/37	\$ 4,485,000.00	\$ -	\$ 123,168.75	\$ 513,325.00
05/01/38	\$ 4,485,000.00	\$ 270,000.00	\$ 123,168.75	\$ -
11/01/38	\$ 4,215,000.00	\$ -	\$ 115,912.50	\$ 509,081.25
05/01/39	\$ 4,215,000.00	\$ 285,000.00	\$ 115,912.50	\$ -
11/01/39	\$ 3,930,000.00	\$ -	\$ 108,075.00	\$ 508,987.50
05/01/40	\$ 3,930,000.00	\$ 305,000.00	\$ 108,075.00	\$ -
11/01/40	\$ 3,625,000.00	\$ -	\$ 99,687.50	\$ 512,762.50
05/01/41	\$ 3,625,000.00	\$ 320,000.00	\$ 99,687.50	\$ -
11/01/41	\$ 3,305,000.00	\$ -	\$ 90,887.50	\$ 510,575.00
05/01/42	\$ 3,305,000.00	\$ 340,000.00	\$ 90,887.50	\$ -
11/01/42	\$ 2,965,000.00	\$ -	\$ 81,537.50	\$ 512,425.00
05/01/43	\$ 2,965,000.00	\$ 355,000.00	\$ 81,537.50	\$ -
11/01/43	\$ 2,610,000.00	\$ -	\$ 71,775.00	\$ 508,312.50

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

Date		Balance		Prinicipal		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	
				\$	7,220,000.00	\$	6,765,331.25	\$	14,302,193.75

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

	Adopted Budget FY 2022	Actuals Thru 2/28/21	Projected Next 7 Months	Total Projected 9/30/22	Proposed Budget FY 2023
Revenues					
Assessments	\$ 335,844	\$ 307,553	\$ 28,291	\$ 335,844	\$ 335,844
Interest	\$ -	\$ 8	\$ -	\$ 8	\$ -
Carry Forward Surplus	\$ 140,744	\$ 142,811	\$ -	\$ 142,811	\$ 146,019
Total Revenues	\$ 476,588	\$ 450,372	\$ 28,291	\$ 478,663	\$ 481,863
Expenditures					
Interest - 11/1	\$ 118,282	\$ 118,822	\$ -	\$ 118,822	\$ 117,159
Interest - 5/1	\$ 118,822	\$ -	\$ 118,822	\$ 118,822	\$ 117,159
Principal - 5/1	\$ 95,000	\$ -	\$ 95,000	\$ 95,000	\$ 100,000
Total Expenditures	\$ 332,104	\$ 118,822	\$ 213,822	\$ 332,644	\$ 334,319
Excess Revenues/(Expenditures)	\$ 144,484	\$ 331,550	\$ (185,531)	\$ 146,019	\$ 147,544
Interest - 11/1/23					\$115,409

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

Date		Balance		Principal		Interest		Total
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
		\$ 5,295,000.00	\$ 4,156,106.25	\$ 9,664,928.13

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

	Adopted Budget FY 2022	Actuals Thru 2/28/21	Projected Next 7 Months	Total Projected 9/30/22	Proposed Budget FY 2023
Revenues					
Assessments	\$ 228,506	\$ 206,527	\$ 21,979	\$ 228,506	\$ 225,524
Interest	\$ -	\$ 5	\$ -	\$ 5	\$ -
Carry Forward Surplus	\$ 115,247	\$ 128,773	\$ -	\$ 128,773	\$ 87,052
Total Revenues	\$ 343,753	\$ 335,305	\$ 21,979	\$ 357,284	\$ 312,577
Expenditures					
Interest - 11/1	\$ 80,616	\$ 80,616	\$ -	\$ 80,616	\$ 78,438
Special Call - 11/1	\$ -	\$ 45,000	\$ -	\$ 45,000	\$ -
Interest - 5/1	\$ 80,616	\$ -	\$ 79,616	\$ 79,616	\$ 78,438
Principal - 5/1	\$ 65,000	\$ -	\$ 65,000	\$ 65,000	\$ 70,000
Total Expenditures	\$ 226,233	\$ 125,616	\$ 144,616	\$ 270,232	\$ 226,876
Excess Revenues/(Expenditures)	\$ 117,521	\$ 209,689	\$ (122,636)	\$ 87,052	\$ 85,701
				Interest - 11/1/23	\$77,169

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

Date		Balance		Principal		Interest		Total
11/01/22	\$	3,540,000.00	\$	-	\$	78,437.50	\$	223,053.13
05/01/23	\$	3,540,000.00	\$	70,000.00	\$	78,437.50	\$	-
11/01/23	\$	3,470,000.00	\$	-	\$	77,168.75	\$	225,606.25
05/01/24	\$	3,470,000.00	\$	70,000.00	\$	77,168.75	\$	-
11/01/24	\$	3,400,000.00	\$	-	\$	75,900.00	\$	223,068.75
05/01/25	\$	3,400,000.00	\$	75,000.00	\$	75,900.00	\$	-
11/01/25	\$	3,325,000.00	\$	-	\$	74,540.63	\$	225,440.63
05/01/26	\$	3,325,000.00	\$	75,000.00	\$	74,540.63	\$	-
11/01/26	\$	3,250,000.00	\$	-	\$	73,040.63	\$	222,581.25
05/01/27	\$	3,250,000.00	\$	80,000.00	\$	73,040.63	\$	-
11/01/27	\$	3,170,000.00	\$	-	\$	71,440.63	\$	224,481.25
05/01/28	\$	3,170,000.00	\$	80,000.00	\$	71,440.63	\$	-
11/01/28	\$	3,090,000.00	\$	-	\$	69,840.63	\$	221,281.25
05/01/29	\$	3,090,000.00	\$	85,000.00	\$	69,840.63	\$	-
11/01/29	\$	3,005,000.00	\$	-	\$	68,140.63	\$	222,981.25
05/01/30	\$	3,005,000.00	\$	90,000.00	\$	68,140.63	\$	-
11/01/30	\$	2,915,000.00	\$	-	\$	66,340.63	\$	224,481.25
05/01/31	\$	2,915,000.00	\$	90,000.00	\$	66,340.63	\$	-
11/01/31	\$	2,825,000.00	\$	-	\$	64,540.63	\$	220,881.25
05/01/32	\$	2,825,000.00	\$	95,000.00	\$	64,540.63	\$	-
11/01/32	\$	2,730,000.00	\$	-	\$	62,426.88	\$	221,967.50
05/01/33	\$	2,730,000.00	\$	100,000.00	\$	62,426.88	\$	-
11/01/33	\$	2,630,000.00	\$	-	\$	60,201.88	\$	222,628.75
05/01/34	\$	2,630,000.00	\$	105,000.00	\$	60,201.88	\$	-
11/01/34	\$	2,525,000.00	\$	-	\$	57,865.63	\$	223,067.50
05/01/35	\$	2,525,000.00	\$	110,000.00	\$	57,865.63	\$	-
11/01/35	\$	2,415,000.00	\$	-	\$	55,418.13	\$	223,283.75
05/01/36	\$	2,415,000.00	\$	115,000.00	\$	55,418.13	\$	-
11/01/36	\$	2,300,000.00	\$	-	\$	52,859.38	\$	223,277.50
05/01/37	\$	2,300,000.00	\$	120,000.00	\$	52,859.38	\$	-
11/01/37	\$	2,180,000.00	\$	-	\$	50,189.38	\$	223,048.75
05/01/38	\$	2,180,000.00	\$	125,000.00	\$	50,189.38	\$	-
11/01/38	\$	2,055,000.00	\$	-	\$	47,408.13	\$	222,597.50
05/01/39	\$	2,055,000.00	\$	130,000.00	\$	47,408.13	\$	-
11/01/39	\$	1,925,000.00	\$	-	\$	44,515.63	\$	221,923.75
05/01/40	\$	1,925,000.00	\$	135,000.00	\$	44,515.63	\$	-
11/01/40	\$	1,790,000.00	\$	-	\$	41,393.75	\$	220,909.38
05/01/41	\$	1,790,000.00	\$	145,000.00	\$	41,393.75	\$	-
11/01/41	\$	1,645,000.00	\$	-	\$	38,040.63	\$	224,434.38
05/01/42	\$	1,645,000.00	\$	150,000.00	\$	38,040.63	\$	-
11/01/42	\$	1,495,000.00	\$	-	\$	34,571.88	\$	222,612.50
05/01/43	\$	1,495,000.00	\$	155,000.00	\$	34,571.88	\$	-
11/01/43	\$	1,340,000.00	\$	-	\$	30,987.50	\$	220,559.38

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

Date		Balance		Prinicipal		Interest		Total
05/01/44	\$	1,340,000.00	\$	165,000.00	\$	30,987.50	\$	-
11/01/44	\$	1,175,000.00	\$	-	\$	27,171.88	\$	223,159.38
05/01/45	\$	1,175,000.00	\$	175,000.00	\$	27,171.88	\$	-
11/01/45	\$	1,000,000.00	\$	-	\$	23,125.00	\$	225,296.88
05/01/46	\$	1,000,000.00	\$	180,000.00	\$	23,125.00	\$	-
11/01/46	\$	820,000.00	\$	-	\$	18,962.50	\$	222,087.50
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
			\$	3,540,000.00	\$	2,788,257.50	\$	6,472,873.13

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

	Adopted Budget FY 2022	Actuals Thru 2/28/21	Projected Next 7 Months	Total Projected 9/30/22	Proposed Budget FY 2023
Revenues					
Assessments	\$ 399,907	\$ 366,237	\$ 33,671	\$ 399,907	\$ 399,925
Interest	\$ -	\$ 8	\$ -	\$ 8	\$ -
Carry Forward Surplus	\$ 130,174	\$ 130,175	\$ -	\$ 130,175	\$ 129,741
Total Revenues	\$ 530,082	\$ 496,420	\$ 33,671	\$ 530,091	\$ 529,667
Expenditures					
Interest - 11/1	\$ 130,172	\$ 130,172	\$ -	\$ 130,172	\$ 128,334
Interest - 5/1	\$ 130,172	\$ -	\$ 130,172	\$ 130,172	\$ 128,334
Principal - 5/1	\$ 140,000	\$ -	\$ 140,000	\$ 140,000	\$ 145,000
Total Expenditures	\$ 400,344	\$ 130,172	\$ 270,172	\$ 400,344	\$ 401,669
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ (6)	\$ -	\$ (6)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ (6)	\$ -	\$ (6)	\$ -
Excess Revenues/(Expenditures)	\$ 129,738	\$ 366,242	\$ (236,501)	\$ 129,741	\$ 127,998

Interest - 11/1/23 \$126,431

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

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

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

Date	Balance	Prinicpal	Interest	Total
05/01/44	\$ 2,720,000.00	\$ 295,000.00	\$ 54,400.00	\$ -
11/01/44	\$ 2,425,000.00	\$ -	\$ 48,500.00	\$ 397,900.00
05/01/45	\$ 2,425,000.00	\$ 305,000.00	\$ 48,500.00	\$ -
11/01/45	\$ 2,120,000.00	\$ -	\$ 42,400.00	\$ 395,900.00
05/01/46	\$ 2,120,000.00	\$ 320,000.00	\$ 42,400.00	\$ -
11/01/46	\$ 1,800,000.00	\$ -	\$ 36,000.00	\$ 398,400.00
05/01/47	\$ 1,800,000.00	\$ 330,000.00	\$ 36,000.00	\$ -
11/01/47	\$ 1,470,000.00	\$ -	\$ 29,400.00	\$ 395,400.00
05/01/48	\$ 1,470,000.00	\$ 345,000.00	\$ 29,400.00	\$ -
11/01/48	\$ 1,125,000.00	\$ -	\$ 22,500.00	\$ 396,900.00
05/01/49	\$ 1,125,000.00	\$ 360,000.00	\$ 22,500.00	\$ -
11/01/49	\$ 765,000.00	\$ -	\$ 15,300.00	\$ 397,800.00
05/01/50	\$ 765,000.00	\$ 375,000.00	\$ 15,300.00	\$ -
11/1/50	\$ 390,000.00	\$ -	\$ 7,800.00	\$ 398,100.00
5/1/51	\$ 390,000.00	\$ 390,000.00	\$ 7,800.00	\$ 397,800.00
		\$ 6,950,000.00	\$ 4,705,600.00	\$ 11,925,771.88

Towne Park
Community Development District
Proposed Budget
Capital Reserve Fund

	Proposed Budget FY 2022	Actuals Thru 2/28/21	Projected Next 7 Months	Total Projected 9/30/22	Proposed Budget FY 2023
<u>Revenues</u>					
Interest	\$ -	\$ -	\$ -	\$ -	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 90,000
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ 90,000
<u>Expenditures</u>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Other Financing Sources/(Uses)</u>					
Transfer In/(Out)	\$ 68,303	\$ -	\$ 90,000	\$ 90,000	\$ 97,380
Total Other Financing Sources/(Uses)	\$ 68,303	\$ -	\$ 90,000	\$ 90,000	\$ 97,380
Excess Revenues/(Expenditures)	\$ 68,303	\$ -	\$ 90,000	\$ 90,000	\$ 187,380

SECTION V

Highland Community Management

STRUCTURAL ALTERATION APPLICATION

OWNER'S NAME: Arthur C. Lamb DATE: 3/9/22

ADDRESS: 5251 White Egret Lakeland FL PHONE: [REDACTED]

EMAIL ADDRESS: basslamb@yahoo SUBDIVISION: Twin Park II

DESCRIBE IN DETAIL, TYPE OF ALTERATION: I am requesting approval to build a 6x10 wooden dock on the pond directly behind my house. The color of the dock will be natural wood. I will be building the dock with the help of a neighbor who built his dock on the pond in 2020. The dock will include No trespassing signs and motion detector lights.
(IF MORE SPACE IS REQUIRED, PLEASE ATTACH TO THIS FORM. THANK YOU)

PLEASE INCLUDE THE FOLLOWING ITEMS ALONG WITH THIS APPLICATION:

- **A picture of the structure you will be installing to include the materials, color and dimensions**
- **A copy of the contractor's estimate to confirm the structure to be installed**
- **A sketch of the proposed installation to be done on a survey of your lot**

**Any missing documents can delay the review of your application.*

If approval is granted, it is not to be construed to cover approval of any County or City Code Requirements. A building permit from the appropriate building department is needed on most property alterations and/or improvements. The Architectural Review Committee shall have no liability or obligation to determine whether such improvement, alteration and addition comply with any applicable law, rule, regulation, code or ordinance.

Homeowner Signature: Arthur C. Lamb Date: 3/9/22

____ Approved
____ Approved with changes (see attached)
____ Denied: see reasons

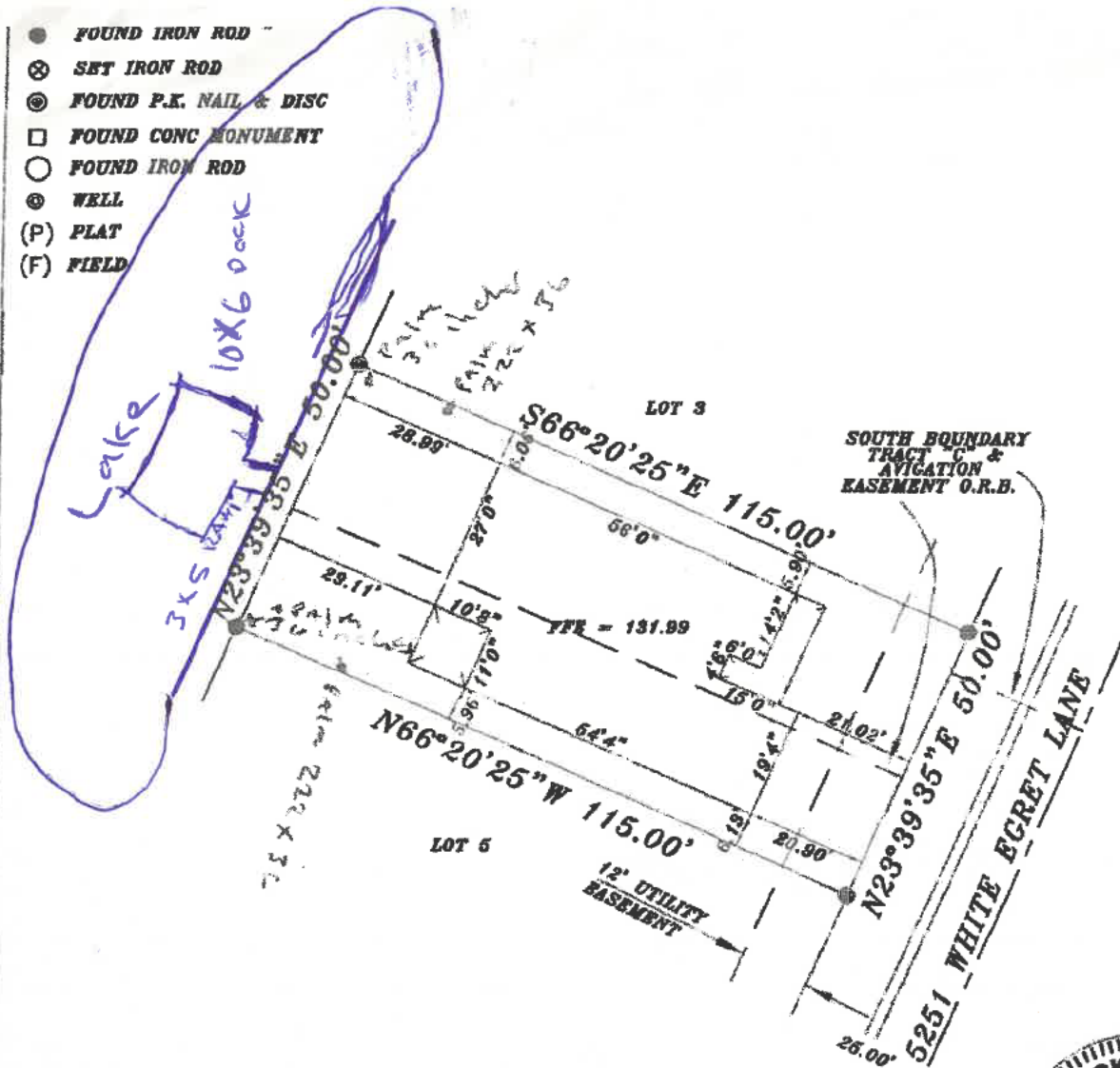
HOA Signature: _____ Date: _____

***Please return form by email: admin@hcmanagement.org**

- FOUND IRON ROD
- ⊗ SET IRON ROD
- ⊙ FOUND P.K. NAIL & DISC
- FOUND CONC MONUMENT
- FOUND IRON ROD
- ⊙ WELL
- (P) PLAT
- (F) FIELD



SCALE 1"=30'



CERTIFIED TO:

ARTHUR CLIFTON LAMB AND KIMBERLY LAMB
MIDFLORIDA CREDIT UNION
HIGHLAND HOLDINGS INC
INNOVATIVE TITLE LLC
FIRST AMERICAN TITLE INSURANCE CO.



LEGAL DESCRIPTION: LOT 4, BLOCK 5 OF TOWNE PARK ESTATES II AS RECORDED IN PLAT BOOK 163, PAGES 47 - 54; OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA



NORTH POINT

LAND SURVEYING, INC. LB # 6892
2910 WINTER LAKE ROAD
P.O. BOX 804, LAKELAND, FL. 33802
TEL (863)648-2363 FAX (863)648-5263

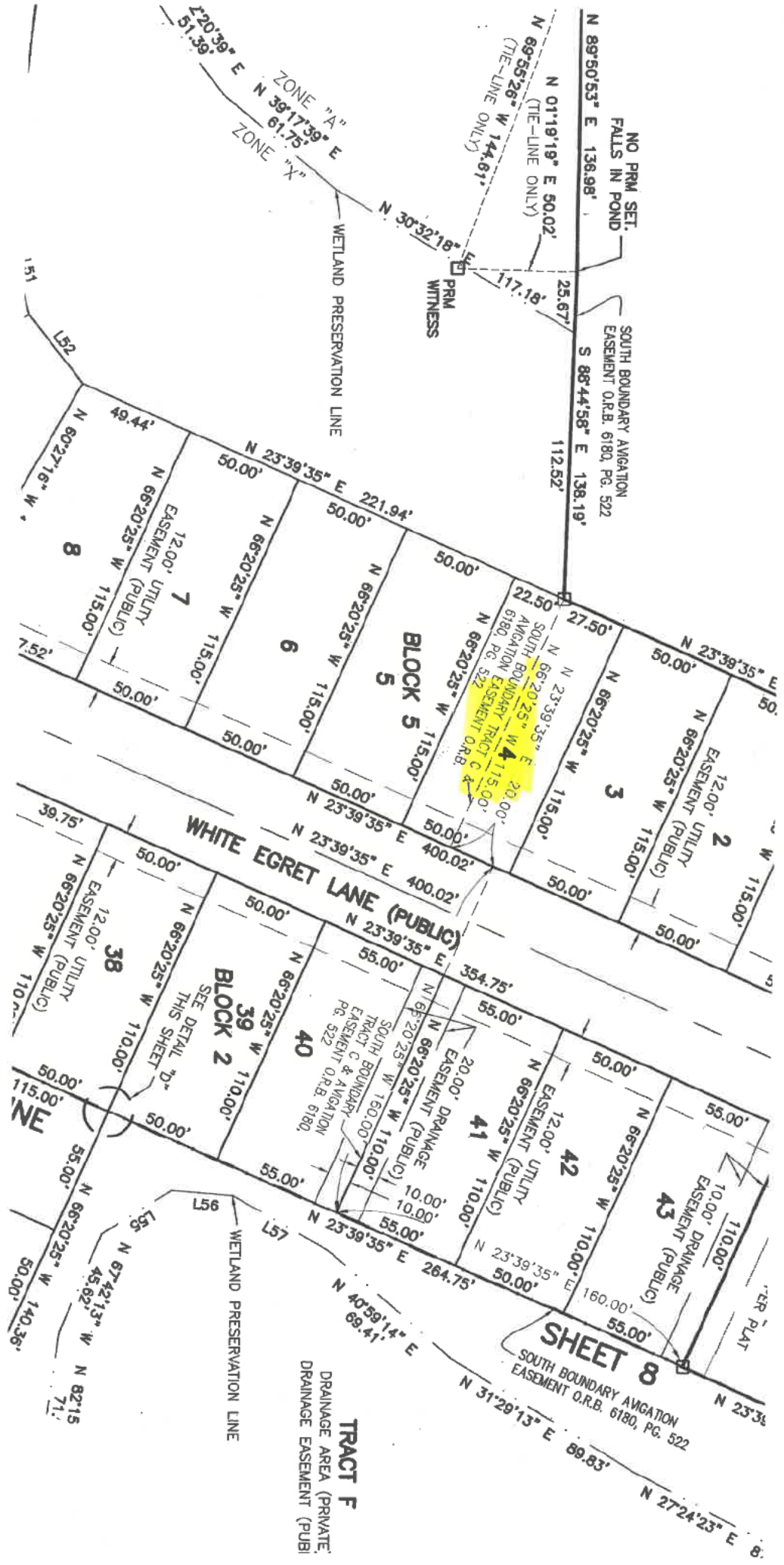
I HEREBY CERTIFY THAT THE ABOVE DEPICTS THE RESULT OF A SURVEY MADE UNDER MY DIRECTION AND THAT THE DATA IS CORRECT TO THE BEST OF MY KNOWLEDGE. THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET BY FLORIDA CHAPTER 5J-17, F.A.C., PURSUANT TO SECTION 472.027, FLORIDA STATUTES

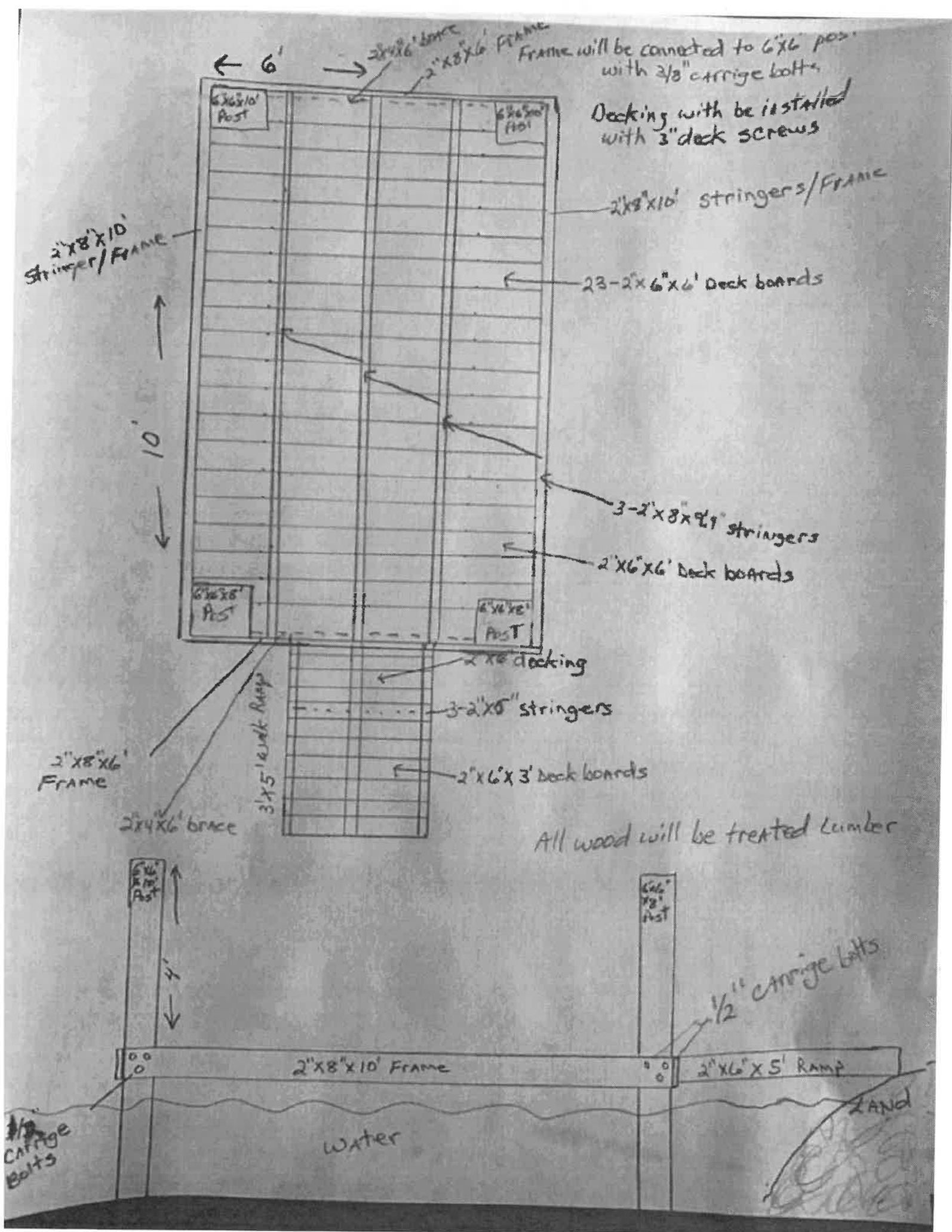
LOT SURVEY PATRICK J. O'LEARY DATE 06-08-18

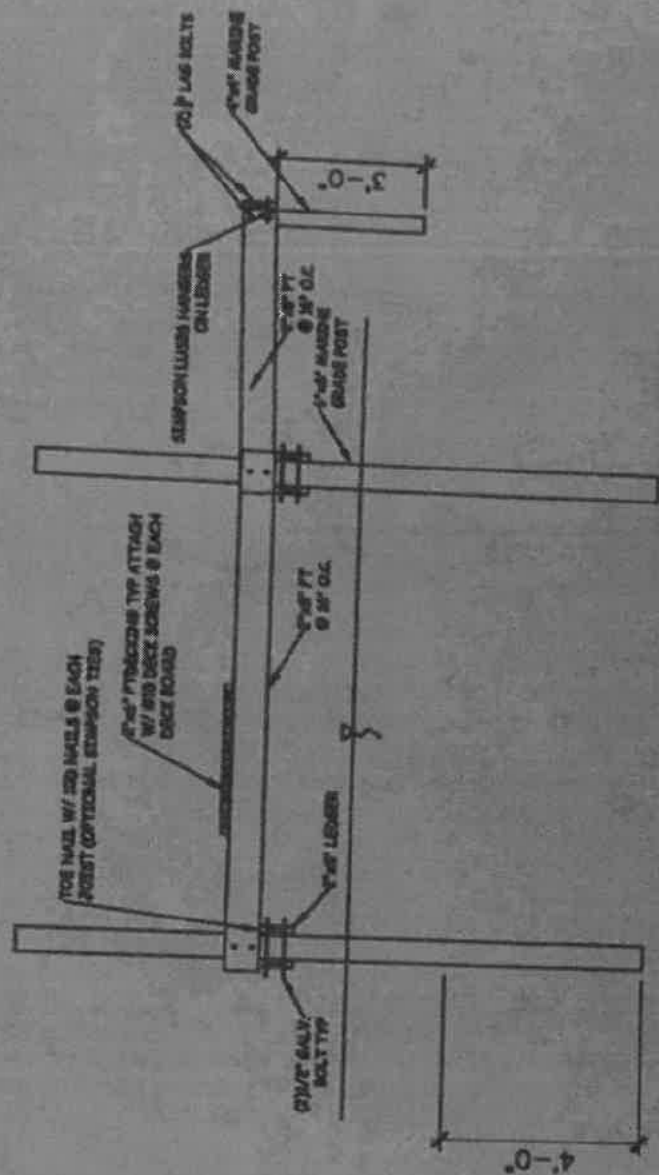
FOUNDATION SURVEY PATRICK J. O'LEARY DATE 07-17-18

FINAL SURVEY DATE

PATRICK J. O'LEARY PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REG. # 5130
NOT VALID WITHOUT A RAISED OR ELECTRONIC SEAL







(b) Development. Conducting thereon its business of completing the development and disposing of the same by sale, lease or otherwise. However, any and all Work described herein and proposed to be performed must be performed in accordance with the provisions of the A.R.B. Guidelines.

(c) Signs. Maintaining such signs as may be reasonably necessary or convenient in connection with the development or the sale, lease or other transfer of Homes and/or Lots.

Declarant's rights under this Article III may be assigned by Declarant to Builder in whole or in part and on an exclusive or non-exclusive basis.

Section 50: INGRESS AND EGRESS. Each Lot Owner shall have a perpetual, unrestricted easement over, across and through the Common Property for the purpose of ingress to and egress from his Lot, subject only to the right of the Association to impose reasonable and non-discriminatory Rules and Regulations governing the manner in which such easement is exercised, which easement shall be appurtenant to and pass with ownership to each Lot.

Section 51: CONTINUOUS MAINTENANCE OF EASEMENTS BY THE CDD. The CDD shall be responsible for the continuous maintenance of the easements and rights-of-way of the drainage system located on the Property. This obligation shall run with the land as do other provisions of this Declaration, and any Lot Owner may enforce this covenant and will be entitled to costs and fees, pursuant to Article XIV, Section 1 hereof, which result from such enforcement.

Section 52: RESTRICTIONS ON USE OF LAKES, WATERWAYS, WETLANDS, OR OTHER BODIES OF WATER. With respect to any lakes, waterways, wetlands or other bodies of water located on the Property, no Lot Owner, Resident, guest or any temporary occupant of a Home shall: (i) disturb, remove, alter or in any way disrupt vegetation thereon; or (ii) connect to any lake, waterway, wetland or other body of water through the use of a well, pump, ditch or other system of any nature for any purpose, including, but not limited to, lawn irrigation, lawn maintenance, water features or for any other use. In addition, no Lot Owner, Resident or any temporary occupant of a Home shall dig a well on any Lot for any purpose, including but not limited to, lawn irrigation, lawn maintenance, water features or for any other use. The provisions of this Section shall not apply to Declarant or Builder. No amendment to this Section shall be effective without the express prior written consent of Declarant.

(a) Boats. No Boats or watercraft with gasoline powered engines shall be permitted on any lake, pond or water way within the property. Watercraft shall be limited to paddle boats, canoes or boats powered with electric trolling motors.

(b) Docks. Shall be subject to any government agency regulatory requirements but shall be limited as follows:

- Maximum width 6'
- Maximum length 30', as measured from rear property line.
- No canopy or covered deck.

- All material shall be new and designed for this use.
- All construction shall be performed in a workman like manor.

Section 53: AVIGATION AGREEMENT. The parties acknowledge that these lots are subject to the terms and conditions of an Avigation Agreement with the City of Lakeland, which is dated March 20, 2017, and recorded March 24, 2017 in Official Records Book 10100, Pages 510-514, public records of Polk County, Florida, the terms of which are hereby incorporated by reference. Generally, those terms provide that owners of the subject waives any and all claims relating to or resulting from noise incidental to the use and operation of the airport.

ARTICLE IV ARCHITECTURAL CONTROLS

Section 1: A.R.B. GUIDELINES. The A.R.B. has adopted, and shall adopt from time to time, restrictions and guidelines that shall apply to each and every Lot and Home now or hereafter located on a Lot within the Community, which restrictions and guidelines may change from time to time ("A.R.B. Guidelines"). Lot Owners may contact the Association to obtain a copy of the A.R.B. Guidelines.

Section 2: APPROVAL OF PLANS; ARCHITECTURAL REVIEW BOARD. For the purpose of further insuring the development of the Community as a residential area of the highest quality and standards, and in order that all improvements on each Lot and with regard to a Home (including landscaping) shall present an attractive and pleasing appearance from all side of view, the A.R.B., consisting of not less than three (3) nor more than five (5) members appointed by the Board, shall have the exclusive power and discretion to control and approve all of the improvements on each Lot in the manner and to the extent set forth herein.

(a) Notwithstanding any provision to the contrary, Declarant shall be entitled to appoint all members of the A.R.B. until such time as Declarant no longer owns any portion of the Property. Upon such time as Declarant no longer owns any portion of the Property, the members of the A.R.B. shall be appointed by the Board.

(b) No Home, building, fence, wall, mail box, utility yard, driveway, walkway, deck, sign (including "For Sale" signs), recreation equipment, patio, swimming pool, spa, landscaping or other structure or improvement, regardless of size or purpose, whether attached to or detached from the Home, shall be commenced, placed, erected, or allowed to remain on any Lot, nor shall any modification, addition to, or exterior change or alteration thereto be made, unless and until a request therefor has been submitted to and approved in writing by the A.R.B.

(c) The A.R.B. is authorized, but shall not be obligated, to require that the applicant for such approval include together with the request therefor such plans, specifications, drawings, information and materials as the A.R.B. may request in order

SECTION VI

RESOLUTION 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR AND AUTHORIZING THE USE OF ELECTRONIC DOCUMENTS AND SIGNATURES; ADOPTING AND IMPLEMENTING ELECTRONIC DOCUMENT CONTROL PROCESSES AND PROCEDURES; PROVIDING FOR SEVERABILITY AND 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*, and situated within the City of Lakeland, Polk County, Florida; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to construct, install, operate, and/or maintain systems and facilities for certain basic infrastructure; and

WHEREAS, Chapter 190, *Florida Statutes* authorizes the District Board of Supervisors, to enter into various contracts for the purposes set forth therein; and

WHEREAS, the District Board of Supervisors finds that it is the interest of the District and its residents to reduce waste, costs, and to enhance services; and

WHEREAS, the District Board of Supervisors recognizes that the Florida Legislature, through the passage of The Electronic Signature Act of 1996, intended to, among other goals, facilitate economic development and efficient delivery of government services by means of reliable electronic messages and foster the development of electronic commerce through the use of electronic signatures to lend authenticity and integrity to writings in any electronic medium; and

WHEREAS, the District Board of Supervisors wishes to further these goals through the use of electronic documents and signatures.

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

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

SECTION 2. FORCE AND EFFECT OF ELECTRONIC DOCUMENTS AND SIGNATURES. Unless otherwise provided by law, electronic documents and signatures submitted to and on behalf of the District may be used for all purposes and shall have the same force and effect as printed documents and manual signatures.

SECTION 3. AUTHORIZING UTILIZATION OF ELECTRONIC SIGNATURES AND DOCUMENTS. All contractors and personnel associated with the District are hereby authorized and encouraged to utilize electronic documents and signatures when reasonably practicable and as permitted by law. The District Manager is authorized and directed to obtain the provision of electronic document services or platforms offered by nationally recognized third party vendors that increase the efficiency of the District's operations.

SECTION 4. CONTROLS PROCESSES AND PROCEDURES. The District Board of Supervisors hereby authorizes and directs the District Manager to create control processes and procedures consistent with Florida Law to ensure adequate integrity, security, confidentiality, and auditability of all transactions conducted using electronic commerce.

SECTION 5. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 12th day of April 2022.

ATTEST:

**TOWNE PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair

SECTION VII

*Closed Board
Discussion*

SECTION VIII

SECTION B

SECTION 1

April 6, 2022

Mr. Rennie Heath, Chairman
Towne Park CDD
c/o Ms. Jillian Burns
District Manager
219 East Livingston Street
Orlando, Florida 32801
Phone: 407-841-5524
Fax: 407-839-1526



**Re: Towne Park CDD Stormwater Needs Analysis
RES # 21-188**

Dear Mr. Heath,

Rayl Engineering and Surveying, LLC ("Consultant") is pleased to submit this letter agreement ("Agreement") to the Towne Park CDD ("Client") for Professional services for the project referenced above. Our scope of services, fee, and schedule are shown below.

Task 1 Stormwater Needs Analysis: The Consultant will prepare a Stormwater Needs Analysis to enable the District to comply with the new Chapter No. 2021-194, Laws of Florida (HB 53, 2021 Session). This section requires all local governments (including CDDs) with wastewater or stormwater management systems to create a 20-year needs analysis, including a description of the system, the number of future residents served, revenues and expenditures, maintenance costs, etc., and transmit the analysis to the Legislature's Office of Economic and Demographic Research (EDR) by June 2022.

To that end, the Consultant will prepare the required Stormwater Needs Assessment in a format that will comply with the provisions of the new statute and submit same to the EDR on behalf of the District. Updating of the District's Assessment will be an ongoing activity, as the statute requires the document to be revisited and updated every 5 years. This agreement will cover the preparation and submittal of the initial document. Future occurrences will be addressed in separate proposals.

Additional Services:

We present this as a comprehensive proposal, however, we remain available to provide Additional Services, as requested. If not provided for as a Lump Sum Fee Task, these Additional Services will be billed at our then current hourly rates, a copy of which are attached, and may include but are not limited to:

- Civil Engineering Design or Permitting Services, not specified above, including utilities, SWFWMD ERP, Polk County, and FDOT permitting.
- Coordination or meetings not described above, including but not limited to additional meetings with the Client, other Consultants, Applicants or their representatives, Attorneys, or Regulatory Officials or staff.
- Land surveying services, including boundary, topographic, as-built surveying, or construction staking.
- Construction services, including pre-construction meeting(s), observation, or inspections.

A copy of the hourly rate schedule is attached to this proposal and is included by reference.

Services Not Included:

- Geotechnical Engineering, testing, or materials certification services
- Environmental Assessments
- Payment of application, connection, permitting, or any other project related fees
- Traffic studies
- NPDES permitting
- Land Use/Zoning changes/PD Modifications and public hearings
- Landscape Architecture or Irrigation design services
- Final Platting

**Schedule:**

The Consultant will commence work immediately upon receipt of this signed Agreement.

Fee and Billing:

Task 1: All services will be performed at our then current hourly rates, not to exceed \$10,000 without additional authorization.

All direct project reimbursable expenses such as overnight mail and copying/printing costs will be billed at 1.15 times their actual cost. Mileage will be billed for all project related travel.

The Client is responsible for all recording, application, impact, connection, or permitting fees, if applicable.

Invoices will be issued monthly and will represent the progress of the work completed at the time of the issuance of the invoice. Invoices are due and payable upon receipt and are considered past due if outstanding over 25 days.

The Client will receive invoices via email. If an original (via mail) copy is desired, please provide a mailing address in the space located below the Authorization to Proceed.

Authorization to Proceed:

This Agreement is subject only to the attached Terms and Conditions, receipt of which is hereby acknowledged. By signing below, the Client is authorizing the Consultant to proceed with the services outlined herein, for the stated fees, subject to those Terms and Conditions.



Rayl Engineering and Surveying, LLC appreciates the opportunity to be of service to you. If you have any questions, please contact us.

Sincerely,

A handwritten signature in blue ink, appearing to be "Alan L. Rayl".

Alan L. Rayl, PE, PSM (FL, GA, IN; FL)
Rayl Engineering and Surveying, LLC

Attachments: Hourly Rate Schedule, Terms and Conditions

Client Authorization

Accepted by: _____ Date: _____

Printed Name/Title: _____

SECTION C

Towne Park CDD

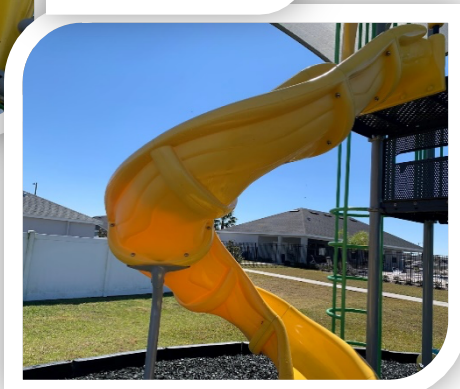
Field Management Report



April 12, 2022
Clayton Smith
Field Services Manager
GMS

Complete

Playground Pressure Washing



- ✚ Amenity 1 playground was pressure washed.
- ✚ The equipment had accumulated algae in some locations.
- ✚ The slides, and all other portions were cleaned.

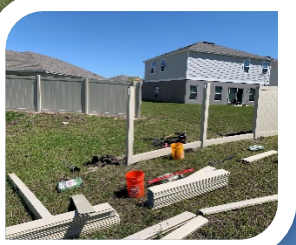
Amenity 1 Sidewalk Pressure washing

- ✚ Pressure washing of amenity 1 sidewalks was completed.
- ✚ Sidewalks were pressured washing inside and outside the amenity area.



Complete

Warranty Fence Replacement



- ✚ The fence section that was stolen was replaced.
- ✚ Old concrete had to be removed.
- ✚ All posts were set in new concrete.

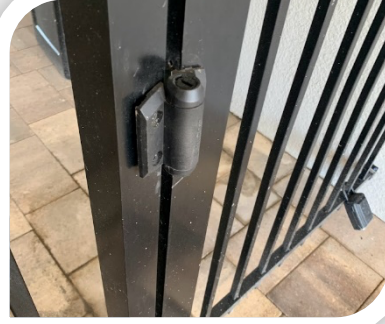
Mulch and Annuals

- ✚ Annuals were replaced at the front on both sides.
- ✚ 430 yards of mulch were added per the contracted amount.
- ✚ The mulch is usually added in May but it was moved up because the property hadn't been mulched in some time.
- ✚ Additional mulch in November.



Completed

Gate Repair and Amenity Clean-up



- Gate hinges were repaired.
- Slow closer was damaged and has been Replaced.
- Tidied up pool pump area.

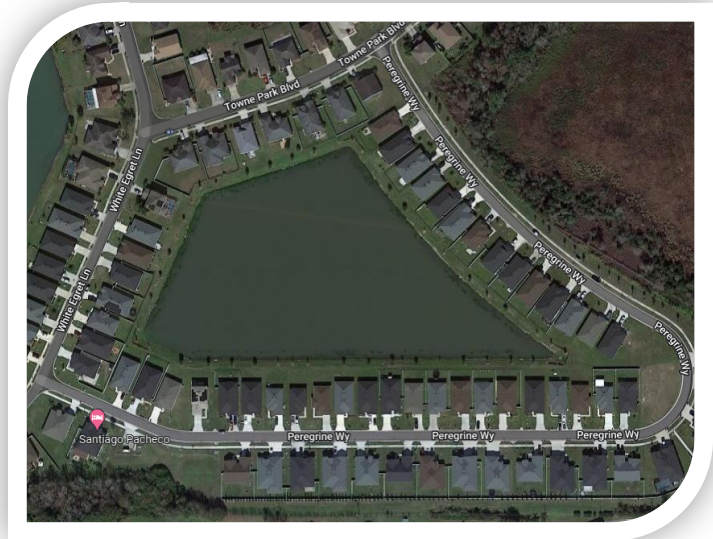
- Reset parking stops that had been dislodged.
- Added longer screws to amenity 2 door hinge.
- Repaired bathroom partition that was coming out of the wall.



In Progress

Insect Management

- ✚ Some resident complaints regarding insect activity.
- ✚ The insects appear to be midges.
- ✚ Working on a one-time treatment.
- ✚ Recommend fish stocking.
- ✚ This service can be provided at \$140 per acre.



- ✚ 1000 Gambusia and 500 grass shrimp per acre for effective management.
- ✚ Recommended to stock a few ponds in the vicinity of the amenities and other problem ponds.

Upcoming

Phase 3 and 4 Bollards



- Additional bollards needed along the sidewalk at phase 3 and 4.
- Vehicles can pass through currently which is damaging the landscape area.
- Proposals pending.

Phase 5 and 6 Mailbox Solar Lights

- Request to add solar lights to mailboxes in phase 5&6.
- Similar solar lights to those added at Amenity 2.
- Proposal pending



Conclusion

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

Respectfully,
Clayton Smith

SECTION 1

*Item will be
provided under
separate cover.*

SECTION 2

*Item will be
provided under
separate cover.*

SECTION D

SECTION 1

Towne Park

Community Development District

Summary of Operating Checks

February 28, 2022 to April 5, 2022

Bank	Date	Check No.'s	Amount
General Fund	3/1/22	306-309	\$ 359,912.14
	3/14/22	310-315	\$ 32,671.01
	3/17/22	316-321	\$ 5,948.28
	3/31/22	322	\$ 4,400.00
	4/1/22	323	\$ 100.00
			<hr/>
			\$ 403,031.43
			<hr/>
			\$ 403,031.43

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
3/01/22	00077	2/20/22 78374	202203 330-53800-47000		*	855.00	
		MONTHLY CLEANING MAR 22					
		2/20/22 78374	202203 330-53800-47000		*	375.00	
		DOGGIE STATIONS CLEANING					
				E&A CLEANING CO			1,230.00 000306
3/01/22	00076	1/31/22 21-188-3	202201 310-51300-31100		*	138.50	
		ENGINEER SERVICES JAN 22					
				RAYL ENGINEERING & SURVEYING LLC			138.50 000307
3/01/22	00071	2/11/22 15574	202202 330-53800-47500		*	975.00	
		REPLACE 15 BROKEN TILES					
				RESORT POOL SERVICES DBA			975.00 000308
3/01/22	00035	3/01/22 03012022	202203 300-20700-10000		*	23,112.37	
		FY22 S2016 2A DS ASSESS					
		3/01/22 03012022	202203 300-20700-10000		*	26,958.21	
		FY22 S2018 2B DS ASSESS					
		3/01/22 03012022	202203 300-20700-10000		*	108,618.32	
		FY22 S2018 3A DS ASSESS					
		3/01/22 03012022	202203 300-20700-10000		*	69,481.89	
		FY22 S2019 3B DS ASSESS					
		3/01/22 03012022	202203 300-20700-10000		*	46,658.22	
		FY22 S2019 3C DS ASSESS					
		3/01/22 03012022	202203 300-20700-10000		*	82,739.63	
		FY22 S2020 3D DS ASSESS					
				US BANK AS TRUSTEE FOR TOWNE PARK			357,568.64 000309
3/14/22	00081	3/03/22 00102317	202203 320-53800-49000		*	525.00	
		MOSQUITO MGMT SERVICE-3/3					
				CLARKE ENVIRONMENTAL MOSQUITO MGMT			525.00 000310
3/14/22	00013	2/25/22 11550	202201 320-53800-47300		*	1,162.69	
		IRRIGATION REPAIRS-JAN 22					
				FLORALAWN			1,162.69 000311
3/14/22	00040	2/28/22 75	202112 320-53800-49000		*	428.40	
		HANGING/REMOVAL OF LIGHTS					
		2/28/22 76	202112 330-57200-49000		*	355.00	
		AMENITY GENERAL MAINT-DEC					
		2/28/22 77	202201 330-53800-47500		*	920.00	
		AMENITY GENERAL MAINT					
		2/28/22 78	202201 330-57200-49000		*	2,207.74	
		INSTALL 2 BIKE RACK					
		3/01/22 73	202203 310-51300-34000		*	3,004.17	
		MANAGEMENT FEES MAR 22					

TWPK TOWNE PARK CDD CWRIGHT

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		3/01/22 73	202203 310-51300-35200		*	100.00	
		WEBSITE ADMIN MAR 22					
		3/01/22 73	202203 310-51300-35100		*	150.00	
		INFO TECHNOLOGY MAR					
		3/01/22 73	202203 310-51300-31300		*	833.33	
		DISSEMINATION MAR 22					
		3/01/22 73	202203 330-57200-11000		*	416.67	
		AMENITY ACCESS MAR 22					
		3/01/22 73	202203 310-51300-51000		*	3.61	
		OFFICE SUPPLIES					
		3/01/22 73	202203 310-51300-42000		*	30.25	
		POSTAGE					
		3/01/22 73	202203 310-51300-42500		*	8.40	
		COPIES					
				GOVERNMENTAL MANAGEMENT SERVICES-CF			8,457.57 000312
3/14/22 00082		3/01/22 5494	202203 320-53800-46200		*	19,053.33	
		LANDSCAPE MAINT - MAR 22					
		3/04/22 5541	202203 320-53800-47300		*	65.42	
		IRR. REPAIR LATERAL BREAK					
				PRINCE & SONS INC.			19,118.75 000313
3/14/22 00060		3/11/22 20241938	202203 330-53800-34500		*	726.00	
		60% DEP-REPL DOOR CONTROL					
				SOUTHEAST WIRING SOLUTIONS INC			726.00 000314
3/14/22 00024		3/01/22 641141	202203 320-53800-46400		*	2,681.00	
		MNTHLY WATER MGMT SERVICE					
				THE LAKE DOCTORS			2,681.00 000315
3/17/22 00083		3/01/22 11569	202203 330-53800-48000		*	2,750.00	
		MTHLY POOL SERVICE-MAR 22					
				ARINTON			2,750.00 000316
3/17/22 00077		3/14/22 11049	202203 330-53800-47000		*	53.95	
		REPL 60 GAL CAN LINERS					
				E&A CLEANING CO			53.95 000317
3/17/22 00040		3/01/22 74	202203 320-53800-12000		*	1,250.00	
		FIELD MANAGEMENT MAR 22					
		3/01/22 74	202203 320-53800-49000		*	122.33	
		MAINTENANCE MATERIAL					
				GOVERNMENTAL MANAGEMENT SERVICES-CF			1,372.33 000318
3/17/22 00068		3/11/22 1673	202202 310-51300-31500		*	1,393.50	
		GENERAL COUNSEL - FEB 22					
				KE LAW GROUP, PLLC			1,393.50 000319
				TWPK TOWNE PARK CDD CWRIGHT			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/17/22	00076	2/28/22 21-188-4	202202 310-51300-31100	ENGINEER SERVICES - FEB22	*	100.00	
				RAYL ENGINEERING & SURVEYING LLC			100.00 000320
3/17/22	00064	3/17/22 03172022	202203 300-15500-10000	EQUIPMENT LEASE - APR 22	*	278.50	
				WHFS, LLC			278.50 000321
3/31/22	00060	3/30/22 20242051	202203 330-53800-34500	ACCESS CONTROL CARDS	*	4,400.00	
				SOUTHEAST WIRING SOLUTIONS INC			4,400.00 000322
4/01/22	00084	3/31/22 03312022	202203 300-36900-10000	REFUND-REC CENTER RENTAL	*	100.00	
				ELIZABETH VANDESANDE			100.00 000323
TOTAL FOR BANK A						403,031.43	
TOTAL FOR REGISTER						403,031.43	

TWPK TOWNE PARK CDD CWRIGHT

SECTION 2

Towne Park
Community Development District

Unaudited Financial Reporting
February 28, 2022



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5	<u>Series 2018 - 2B Debt Service Fund</u>
6	<u>Series 2018 - 3A Debt Service Fund</u>
7	<u>Series 2019 - 3B Debt Service Fund</u>
8	<u>Series 2019 - 3C Debt Service Fund</u>
9	<u>Series 2020 - 3D Debt Service Fund</u>
10	<u>Combined Capital Projects Funds</u>
11-12	<u>Month to Month</u>
13	<u>Assessment Receipt Schedule</u>

Towne Park
Community Development District
Combined Balance Sheet
February 28, 2022

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
<u>Cash:</u>				
Operating Account	\$ 1,216,911	\$ -	\$ -	\$ 1,216,911
Capital Projects Account	\$ -	\$ -	\$ 1,000	\$ 1,000
<u>Investments:</u>				
<u>Series 2016 - 2A</u>				
Reserve	\$ -	\$ 111,450	\$ -	\$ 111,450
Revenue	\$ -	\$ 78,254	\$ -	\$ 78,254
Prepayment	\$ -	\$ 338	\$ -	\$ 338
<u>Series 2018 - 2B</u>				
Reserve	\$ -	\$ 60,675	\$ -	\$ 60,675
Revenue	\$ -	\$ 87,436	\$ -	\$ 87,436
Construction	\$ -	\$ -	\$ 69	\$ 69
<u>Series 2018 - 3A</u>				
Reserve	\$ -	\$ 256,816	\$ -	\$ 256,816
Revenue	\$ -	\$ 327,185	\$ -	\$ 327,185
<u>Series 2019 - 3B</u>				
Reserve	\$ -	\$ 167,922	\$ -	\$ 167,922
Revenue	\$ -	\$ 216,925	\$ -	\$ 216,925
Construction	\$ -	\$ -	\$ 153,600	\$ 153,600
<u>Series 2019 - 3C</u>				
Reserve	\$ -	\$ 112,803	\$ -	\$ 112,803
Revenue	\$ -	\$ 129,560	\$ -	\$ 129,560
Prepayment	\$ -	\$ 3,156	\$ -	\$ 3,156
<u>Series 2020 - 3D</u>				
Reserve	\$ -	\$ 200,003	\$ -	\$ 200,003
Revenue	\$ -	\$ 229,744	\$ -	\$ 229,744
Capital Interest	\$ -	\$ 2	\$ -	\$ 2
Construction	\$ -	\$ -	\$ 571	\$ 571
Deposits	\$ 4,500	\$ -	\$ -	\$ 4,500
Due from General Fund	\$ -	\$ 589,884	\$ -	\$ 589,884
Prepaid Expenses	\$ 2,299	\$ -	\$ -	\$ 2,299
Total Assets	\$ 1,223,710	\$ 2,572,152	\$ 155,239	\$ 3,951,100
Liabilities:				
Accounts Payable	\$ 7,681	\$ -	\$ -	\$ 7,681
Due to Debt Service	\$ 589,884	\$ -	\$ -	\$ 589,884
Total Liabilities	\$ 597,565	\$ -	\$ -	\$ 597,565
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 2,299	\$ -	\$ -	\$ 2,299
Restricted for:				
Debt Service - Series 2016 - 2A	\$ -	\$ 228,170	\$ -	\$ 228,170
Debt Service - Series 2018 - 2B	\$ -	\$ 192,584	\$ -	\$ 192,584
Debt Service - Series 2018 - 3A	\$ -	\$ 763,189	\$ -	\$ 763,189
Debt Service - Series 2019 - 3B	\$ -	\$ 499,472	\$ -	\$ 499,472
Debt Service - Series 2019 - 3C	\$ -	\$ 322,492	\$ -	\$ 322,492
Debt Service - Series 2020 - 3D	\$ -	\$ 566,245	\$ -	\$ 566,245
Capital Projects	\$ -	\$ -	\$ 155,239	\$ 155,239
Assigned for:				
Unassigned	\$ 623,846	\$ -	\$ -	\$ 623,846
Total Fund Balances	\$ 626,145	\$ 2,572,152	\$ 155,239	\$ 3,353,536
Total Liabilities & Fund Balance	\$ 1,223,710	\$ 2,572,152	\$ 155,239	\$ 3,951,100

Towne Park

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/22	Thru 02/28/22	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 860,473	\$ 787,993	\$ 787,993	\$ -
Other Income	\$ 2,400	\$ 1,000	\$ 1,360	\$ 360
Total Revenues	\$ 862,873	\$ 788,993	\$ 789,353	\$ 360
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 2,400	\$ 2,600
Engineering Fees	\$ 10,000	\$ 4,167	\$ 984	\$ 3,182
Attorney	\$ 50,000	\$ 20,833	\$ 7,690	\$ 13,143
Annual Audit	\$ 7,500	\$ -	\$ -	\$ -
Assessment Roll Services	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Reamortization Schedules	\$ 625	\$ 550	\$ 550	\$ -
Arbitrage	\$ 2,700	\$ -	\$ -	\$ -
Dissemination	\$ 10,000	\$ 4,167	\$ 4,167	\$ -
Trustee Fees	\$ 23,867	\$ 19,608	\$ 19,608	\$ -
Management Fees	\$ 36,050	\$ 15,021	\$ 15,021	\$ (0)
Information Technology	\$ 1,800	\$ 750	\$ 750	\$ -
Website Maintenance	\$ 2,400	\$ 1,000	\$ 500	\$ 500
Telephone	\$ 200	\$ 83	\$ -	\$ 83
Postage & Delivery	\$ 500	\$ 500	\$ 346	\$ 154
Insurance	\$ 6,300	\$ 5,907	\$ 5,907	\$ -
Printing & Binding	\$ 1,000	\$ 417	\$ 24	\$ 393
Legal Advertising	\$ 7,000	\$ 2,917	\$ 666	\$ 2,251
Other Current Charges	\$ 5,000	\$ 2,083	\$ 261	\$ 1,823
Office Supplies	\$ 200	\$ 83	\$ 12	\$ 72
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 182,317	\$ 88,261	\$ 64,059	\$ 24,201

Towne Park
Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/22	Thru 02/28/22	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 30,000	\$ 30,000	\$ 19,771	\$ 10,229
Field Management	\$ 15,000	\$ 6,250	\$ 6,250	\$ -
Landscape Maintenance	\$ 265,000	\$ 110,417	\$ 103,492	\$ 6,924
Landscape Enhancements/Replacement	\$ 35,000	\$ 14,583	\$ 1,725	\$ 12,858
Pond Maintenance	\$ 32,000	\$ 13,333	\$ 13,405	\$ (72)
Electric	\$ 5,400	\$ 2,250	\$ 2,211	\$ 39
Streetlighting	\$ 20,000	\$ 8,333	\$ -	\$ 8,333
Water & Sewer	\$ 2,500	\$ 1,042	\$ 442	\$ 600
Irrigation Repairs	\$ 10,000	\$ 4,167	\$ 8,563	\$ (4,396)
General Repairs & Maintenance	\$ 15,000	\$ 6,250	\$ 400	\$ 5,850
Contingency	\$ 10,000	\$ 4,167	\$ 2,122	\$ 2,045
Subtotal Field Expenditures	\$ 439,900	\$ 200,792	\$ 158,381	\$ 42,411
Amenity Expenditures				
Electric	\$ 21,000	\$ 8,750	\$ 4,626	\$ 4,124
Water	\$ 7,500	\$ 3,125	\$ 3,906	\$ (781)
Internet & Phone	\$ 2,600	\$ 1,083	\$ 722	\$ 361
Playground & Equipment Lease	\$ 23,593	\$ 9,830	\$ 9,830	\$ 0
Pool Service Contract	\$ 33,600	\$ 14,000	\$ 13,750	\$ 250
Janitorial Services	\$ 19,560	\$ 8,150	\$ 5,713	\$ 2,437
Security Services	\$ 30,000	\$ 12,500	\$ 3,596	\$ 8,904
Pest Control	\$ 4,500	\$ 1,875	\$ 375	\$ 1,500
Amenity Access Management	\$ 5,000	\$ 2,083	\$ 2,083	\$ (0)
Amenity Repair & Maintenance	\$ 15,000	\$ 6,250	\$ 2,434	\$ 3,816
Contingency	\$ 10,000	\$ 4,167	\$ 2,563	\$ 1,604
Subtotal Amenity Expenditures	\$ 172,353	\$ 71,814	\$ 49,599	\$ 22,215
Total Operations & Maintenance	\$ 612,253	\$ 272,605	\$ 207,980	\$ 64,626
Total Expenditures	\$ 794,570	\$ 360,866	\$ 272,039	\$ 88,827
Excess (Deficiency) of Revenues over Expenditures	\$ 68,303		\$ 517,314	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out) - Capital Reserve	\$ (68,303)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (68,303)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 517,314	
Fund Balance - Beginning	\$ -		\$ 108,831	
Fund Balance - Ending	\$ -		\$ 626,145	

Towne Park
Community Development District
Debt Service Fund Series 2016 - 2A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/22	Thru 02/28/22	Variance
Revenues:				
Assessments - Tax Roll	\$ 111,715	\$ 102,304	\$ 102,304	\$ -
Interest	\$ -	\$ -	\$ 4	\$ 4
Total Revenues	\$ 111,715	\$ 102,304	\$ 102,308	\$ 4
Expenditures:				
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	\$ -	\$ -	\$ -
Total Expenditures	\$ 106,663	\$ 66,144	\$ 71,144	\$ (5,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 5,053		\$ 31,164	\$ 5,004
Fund Balance - Beginning	\$ 84,530		\$ 197,006	
Fund Balance - Ending	\$ 89,582		\$ 228,170	

Towne Park
Community Development District
Debt Service Fund Series 2018 - 2B
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/22	Thru 02/28/22	Variance
Revenues:				
Assessments - Tax Roll	\$ 130,304	\$ 119,327	\$ 119,327	\$ -
Interest	\$ -	\$ -	\$ 3	\$ 3
Total Revenues	\$ 130,304	\$ 119,327	\$ 119,330	\$ 3
Expenditures:				
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	\$ -	\$ -	\$ -
Total Expenditures	\$ 117,044	\$ 46,022	\$ 51,022	\$ (5,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 13,260		\$ 68,308	
Fund Balance - Beginning	\$ 61,580		\$ 124,276	
Fund Balance - Ending	\$ 74,839		\$ 192,584	

Towne Park
Community Development District
Debt Service Fund Series 2018 - 3A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/22	Thru 02/28/22	Variance
Revenues:				
Assessments - Tax Roll	\$ 525,011	\$ 480,786	\$ 480,786	\$ -
Interest	\$ -	\$ -	\$ 12	\$ 12
Total Revenues	\$ 525,011	\$ 480,786	\$ 480,797	\$ 12
Expenditures:				
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	\$ -	\$ -	\$ -
Total Expenditures	\$ 514,000	\$ 197,000	\$ 202,000	\$ (5,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 11,011		\$ 278,797	
Fund Balance - Beginning	\$ 220,388		\$ 484,391	
Fund Balance - Ending	\$ 231,400		\$ 763,189	

Towne Park
Community Development District
Debt Service Fund Series 2019 - 3B
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/22	Thru 02/28/22	Variance
Revenues:				
Assessments - Tax Roll	\$ 335,844	\$ 307,553	\$ 307,553	\$ -
Interest	\$ -	\$ -	\$ 8	\$ 8
Total Revenues	\$ 335,844	\$ 307,553	\$ 307,561	\$ 8
Expenditures:				
Interest - 11/1	\$ 118,282	\$ 118,822	\$ 118,822	\$ -
Principal - 5/1	\$ 95,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 118,822	\$ -	\$ -	\$ -
Total Expenditures	\$ 332,104	\$ 118,822	\$ 118,822	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 3,740		\$ 188,739	
Fund Balance - Beginning	\$ 140,744		\$ 310,733	
Fund Balance - Ending	\$ 144,484		\$ 499,472	

Towne Park
Community Development District
Debt Service Fund Series 2019 - 3C
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/22	Thru 02/28/22	Variance
Revenues:				
Assessments - Tax Roll	\$ 228,506	\$ 206,527	\$ 206,527	\$ -
Interest	\$ -	\$ -	\$ 5	\$ 5
Total Revenues	\$ 228,506	\$ 206,527	\$ 206,532	\$ 5
Expenditures:				
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	\$ -	\$ -	\$ -
Total Expenditures	\$ 226,233	\$ 80,616	\$ 125,616	\$ (45,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 2,274		\$ 80,916	
Fund Balance - Beginning	\$ 115,247		\$ 241,576	
Fund Balance - Ending	\$ 117,521		\$ 322,492	

Towne Park
Community Development District
Debt Service Fund Series 2020 - 3D
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/22	Thru 02/28/22	Variance
Revenues:				
Assessments - Tax Roll	\$ 399,907	\$ 366,237	\$ 366,237	\$ -
Interest	\$ -	\$ -	\$ 8	\$ 8
Total Revenues	\$ 399,907	\$ 366,237	\$ 366,245	\$ 8
Expenditures:				
Interest - 11/1	\$ 130,172	\$ 130,172	\$ 130,172	\$ -
Principal - 5/1	\$ 140,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 130,172	\$ -	\$ -	\$ -
Total Expenditures	\$ 400,344	\$ 130,172	\$ 130,172	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (436)		\$ 236,073	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (6)	\$ (6)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (6)	\$ (6)
Net Change in Fund Balance	\$ (436)		\$ 236,067	
Fund Balance - Beginning	\$ 130,174		\$ 330,178	
Fund Balance - Ending	\$ 129,738		\$ 566,245	

Towne Park
Community Development District
Capital Projects Funds
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2022

	Series	Series	Series	Series	Series	
	2016 - 2A	2018 - 2B	2019 - 3B	2019 - 3C	2020 - 3D	Total
<u>Revenues</u>						
Developer Contributions	\$ -	\$ -	\$ -	\$ 10,250	\$ 3,607	\$ 13,857
Interest	\$ -	\$ -	\$ 4	\$ 0	\$ 0	\$ 5
Total Revenues	\$ -	\$ -	\$ 4	\$ 10,250	\$ 3,607	\$ 13,862
<u>Expenditures:</u>						
Capital Outlay	\$ -	\$ -	\$ -	\$ 11,750	\$ 3,043	\$ 14,793
Total Expenditures	\$ -	\$ -	\$ -	\$ 11,750	\$ 3,043	\$ 14,793
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 4	\$ (1,500)	\$ 565	\$ (931)
<u>Other Financing Sources/(Uses)</u>						
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ 6	\$ 6
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ 6	\$ 6
Net Change in Fund Balance	\$ -	\$ -	\$ 4	\$ (1,500)	\$ 571	\$ (925)
Fund Balance - Beginning	\$ 0	\$ 69	\$ 153,595	\$ 2,500	\$ -	\$ 156,164
Fund Balance - Ending	\$ 0	\$ 69	\$ 153,600	\$ 1,000	\$ 571	\$ 155,239

Towne Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 9,711	\$ 532,423	\$ 130,197	\$ 115,662	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 787,993
Other Income	\$ 500	\$ 450	\$ (150)	\$ 110	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,360
Total Revenues	\$ 500	\$ 10,161	\$ 532,273	\$ 130,307	\$ 116,112	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 789,353
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 600	\$ -	\$ 1,000	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,400
Engineering Fees	\$ 338	\$ -	\$ 408	\$ 139	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 984
Attorney	\$ 2,303	\$ -	\$ 2,988	\$ 1,006	\$ 1,394	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,690
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Roll Services	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Reamortization Schedules	\$ 550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 550
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,167
Trustee Fees	\$ 13,256	\$ -	\$ 291	\$ 6,061	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,608
Management Fees	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,021
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 116	\$ 47	\$ 4	\$ 165	\$ 14	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 346
Insurance	\$ 5,907	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,907
Printing & Binding	\$ 6	\$ 12	\$ -	\$ 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24
Legal Advertising	\$ 666	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 666
Other Current Charges	\$ 98	\$ 37	\$ 38	\$ 41	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 261
Office Supplies	\$ 4	\$ 3	\$ 0	\$ 3	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 33,107	\$ 4,186	\$ 8,816	\$ 11,508	\$ 6,443	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 64,059

Towne Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations & Maintenance</i>													
Field Expenditures													
Property Insurance	\$ 19,771	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	19,771
Field Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,250
Landscape Maintenance	\$ 20,698	\$ 20,698	\$ 20,699	\$ 20,699	\$ 20,698	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	103,492
Landscape Enhancements/Replacement	\$ 1,000	\$ -	\$ -	\$ 725	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,725
Pond Maintenance	\$ 2,681	\$ 2,681	\$ 2,681	\$ 2,681	\$ 2,681	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,405
Electric	\$ 499	\$ 590	\$ 359	\$ 405	\$ 358	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,211
Streetlighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Water & Sewer	\$ 92	\$ 104	\$ 83	\$ 83	\$ 81	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	442
Irrigation Repairs	\$ 1,730	\$ 2,089	\$ 3,581	\$ 1,163	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,563
General Repairs & Maintenance	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	400
Contingency	\$ -	\$ 1,693	\$ 428	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,122
Subtotal Field Expenditures	\$ 48,121	\$ 29,106	\$ 29,081	\$ 27,005	\$ 25,068	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	158,381
Amenity Expenditures													
Electric	\$ 814	\$ 2,399	\$ 177	\$ 623	\$ 613	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,626
Water	\$ 208	\$ 497	\$ 2,636	\$ 324	\$ 242	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,906
Internet & Phone	\$ 115	\$ 115	\$ 115	\$ 262	\$ 115	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	722
Playground & Equipment Lease	\$ 1,966	\$ 1,966	\$ 1,966	\$ 1,966	\$ 1,966	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,830
Pool Service Contract	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,750
Janitorial Services	\$ 1,188	\$ 939	\$ 1,005	\$ 1,351	\$ 1,230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,713
Security Services	\$ -	\$ 4	\$ 4	\$ -	\$ 3,589	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,596
Pest Control	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	375
Amenity Access Management	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,083
Amenity Repair & Maintenance	\$ -	\$ -	\$ 194	\$ 1,264	\$ 975	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,434
Contingency	\$ -	\$ -	\$ 355	\$ 2,208	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,563
Subtotal Amenity Expenditures	\$ 7,533	\$ 9,162	\$ 9,693	\$ 11,239	\$ 11,972	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	49,599
Total Operations & Maintenance	\$ 55,654	\$ 38,268	\$ 38,774	\$ 38,244	\$ 37,040	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	207,980
Total Expenditures	\$ 88,761	\$ 42,453	\$ 47,590	\$ 49,752	\$ 43,483	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	272,039
Excess (Deficiency) of Revenues over Expenditures	\$ (88,261)	\$ (32,293)	\$ 484,683	\$ 80,555	\$ 72,630	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	517,314

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&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
01/18/22	ACH	\$414,935.05	-15233.86	(\$7,994.02)	\$0.00	\$391,707.17	\$130,197.49	\$16,903.35	\$19,716.03	\$79,438.57	\$50,815.94	\$34,123.73	\$60,512.06	\$391,707.17
02/18/22	ACH	\$368,879.84	-13800.62	(\$7,101.58)	\$0.00	\$347,977.64	\$115,662.46	\$15,016.29	\$17,514.97	\$70,570.18	\$45,142.94	\$30,314.21	\$53,756.59	\$347,977.64
TOTAL		\$ 2,518,798.97	\$ (99,122.08)	\$ (48,950.25)	\$ -	\$ 2,370,726.64	\$ 787,993.37	\$ 102,304.05	\$ 119,327.20	\$ 480,785.52	\$ 307,552.98	\$ 206,526.81	\$ 366,236.71	\$ 2,370,726.64

92%	Net Percent Collected
\$ 218,073.92	Balance Remaining to Collect