

***Towne Park
Community Development District***

Agenda

October 4, 2022

AGENDA

Towne Park

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

September 27, 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, October 4, 2022, at 3:00 PM** at the **Towne Park Amenity Center #1, 3883 White Ibis Road, Lakeland, FL 33811.**

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 tadams@gmscfl.com prior to the beginning of the meeting)
3. New Business
 - A. Discussion of Renewal of Security Services Agreement- Securitas Security
4. Approval of Minutes of the September 13, 2022, Board of Supervisors Meeting
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
4. Other Business

5. Supervisors Requests and Audience Comments
6. Adjournment

SECTION III

*Agreement to be provided
separately*

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, **September 13, 2022** at 1:30 p.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida and by Zoom.

Present and constituting a quorum:

Greg Jones	Chairman
Jennifer Tidwell <i>by Zoom</i>	Vice Chairman
Brad Fritz	Assistant Secretary
Zabrina Sides	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Meredith Hammock	District Counsel, KE Law Group
Alan Rayl	District Engineer
Clayton Smith	Field Services Manager, GMS
Residents	

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order and called the roll. There were three Board members present constituting a quorum. Ms. Tidwell attended by Zoom.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams noted that this time was an opportunity for any members of the public to make a statement to the Board of Supervisors. She asked the audience if there was anyone who would like to make a statement to the Board of Supervisors. She noted that no members of the public present in the room or joining via Zoom desired to make a comment. Ms. Adams closed the public comment period.

THIRD ORDER OF BUSINESS**New Business****A. Consideration of Aquatic Maintenance Service Fees**

Ms. Adams presented this agreement to the Board stating that Mr. Smith had been working with The Lake Doctors, Inc. and would take over this presentation. Mr. Smith stated that what was in the agenda package was just an increase letter. He noted that while going through this with them, they found out that there were some ponds that were not in the contract. He stated that the belief was that all those ponds were added during the last time that they did Phase 3 and 4. He explained that at this point they had provided a new proposal to include all 41 ponds within Towne Park under the same exact scope. He read the proposal to Board stating that the total monthly cost would be \$3,688, which would include the rest of the ponds. He noted that The Lake Doctors did a decent job and had been the servicer for quite a while. He added that he had no complaints about their service, but there was opportunity to bid them out to see if they could get a better price. He stated that a lot of aquatic vendors were doing increases since a lot of their products had doubled in price.

Mr. Smith noted that they had some money to free up from some line items in their budget to cover the price. He stated that all their contracts were written with a 30 day out, so if they were not providing good service, then they could bid out the vendor. Mr. Fritz asked what the change was from what they were paying. Mr. Smith responded that it was adding on about \$1,000. Ms. Adams stated that annually the previous price was \$32,172 and was what was budgeted for the upcoming fiscal year. She further explained that with the numbers that Mr. Smith just presented, it would total \$44,256 annually. She stated that in addition to their pond maintenance line item, they also had contingency amounts included with their field services as part of the adopted budget. She explained that they could absorb the price increase within their adopted budget.

Mr. Fritz asked for clarification that this would not meet a threshold where they would have to bid this out. Mr. Smith responded that it did not, and that it was way under that. Mr. Jones asked for clarification of how many ponds were missing before. Mr. Smith responded that they were adding on six ponds and the problem was that ponds in Phases 5 and 6 were quite large, which was where the bigger cost came from. Ms. Adams stated that any action that the Board members took would be subject to District counsel preparing an agreement in favor of the District covering liability issues, E-Verify issues, and any other pertinent issues.

On MOTION by Mr. Jones, seconded by Mr. Fritz, with all in favor, the Aquatic Maintenance Service Fees, was approved.

FOURTH ORDER OF BUSINESS

**Approval of Minutes of the July 12, 2022
Board of Supervisors Meeting**

Ms. Adams presented the minutes of the July 12, 2022 Board of Supervisors meeting and asked for a motion to approve minutes.

On MOTION by Mr. Fritz, seconded by Mr. Jones, with all in favor, the Minutes of the July 12, 2022 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

**Public Hearing to Consider Amenity
Policies and Rates**

A. Open Public Hearing

Ms. Adams stated that at the last Board of Supervisors meeting in July, they approved the scheduling of a public hearing in order to hear rules and rates for use of the amenities and fees to use the amenities. She noted that it had been published in accordance with Florida statutes.

On MOTION by Mr. Jones, seconded by Mr. Fritz, with all in favor, Opening the Public Hearing, was approved.

B. Presentation of Amenity Policies and Rates

Ms. Adams stated that a draft of the amenity policies was included in the agenda package. She noted that it had been updated to include the proposed amenity policies including the dog park, which had not previously been included. She stated that this had also been updated to include the proposed new fees. She explained that the advertised fees had been presented as \$250 for the amenity rental deposit and \$250 for the amenity rental fee. She referred to their previous discussion at the last meeting in which the reason that these increases were being considered was because they employed cleaning services after each rental event. She further explained that they were at a point where the District needed to increase the rental fee in order to provide for the cost of cleaning the facility, and in some cases, they may need to schedule security services. She added that by increasing the fee, it would allow the District to employ custodial services and security services as needed. She stated that the Board had the ability to reduce the fee for use of the amenity rental or for the amenity rental deposit.

Ms. Adams discussed another change which was the administrative form that went along with the amenity rental. She noted that the Board saw this administrative form included for Board

review in prior meeting minutes. She explained that the form did have the renter initial that they had read the amenity policies and that they understood and agreed to abide by said policies. She noted that they had some challenges with residents not understanding that use of the amenity did *not* include use of the pool, so they were going to reiterate that and put that in an overt place on the administrative form. She concluded that this was the only change that staff was suggesting outside of what they were reviewing in the agenda package.

C. Public Comments on Amenity Policies and Rates

Ms. Adams asked if there were any members of the public in the room who would like to make a comment regarding the amenity fees or amenity policies. She noted that they did not have any members of the public in the room or attending via Zoom who wanted to make a comment. She asked if there were any questions from the Board regarding the amenity policies and rates from the Board. Hearing none,

D. Consideration of Resolution 2022-07 Adopting Amended Amenity Policies

Ms. Adams stated that this resolution would adopt the amenity policies that did include progressive discipline for those who failed to abide by the amenity policies, such as verbal warnings, written warnings, and suspension from the amenities. She noted that the resolution also contemplated the amenity rates, which were \$2,500 for annual user fee, \$30 for access card replacements or additional access cards, \$250 for amenity rental deposit, which she explained was a refundable deposit if there were no damages, and \$250 for use of the amenity center one. Ms. Hammock stated that with respect to the amenity rental form, they would update the rate within that rental form when the Board approved the revised policies with the revised rates. Ms. Adams added that the other administrative change would be to add “Does not include use of the pool” on to the amenity rental form.

On MOTION by Mr. Jones, seconded by Mr. Fritz, with all in favor, Resolution 2022-07 Adopting Amended Amenity Policies, was approved.

E. Close Public Hearing

Ms. Adams asked for a motion to close the public hearing.

On MOTION by Mr. Jones, seconded by Ms. Sides, with all in favor, Closing the Public Hearing, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Status of Communication with City of Lakeland Regarding Road Ownership Matters

Ms. Hammock stated that they had an update regarding road and bridge ownership matters. She stated that Mr. Rayl and herself had been working together and were assessing the roadway. She explained that they were working on conveying all of those to Lakeland and the bridge would be a part of that. She explained that until that time, they were still taking care of those roads and bridges.

Mr. Rayl stated that he received the bid for the repair work, which would bring it up to a state where it would be acceptable to the city of Lakeland for them to accept it for ownership and maintenance. Ms. Hammock added that it was an ongoing process and that they were working toward resolution.

Ms. Adams asked if there were any questions regarding the road construction or status of ownership matters. Mr. Jones asked Mr. Rayl if it was from the civil contractor. Mr. Rayl stated that was correct. Mr. Jones asked if they had done an analysis of the road. Mr. Rayl responded no, Faulkner had done a report on the condition and some defects that had been identified. He further explained that this was supposed to be a proposal that addressed the defects in order to bring it up to the standard that the city would find acceptable. Mr. Jones stated that there was a concern because the CDD owned that road and there was a warranty issue to work out with that. He stated that they would be waiting for them to give an update and would go from there.

B. Engineer

Mr. Rayl stated that he had nothing further to review.

C. Field Manager's Report

Mr. Smith presented the field manager's report stating that they repaired the hinges to the Amenity 1 pool fill area. He explained that the entire top was flopping around and had broken off the fill valve. He noted that they did some coping and paver repair, repaired a fence, pressure washed under both overhangs because there were tons of soda and other things spilled all over the floor, they opened the shower and greased some of the parts, they raked up the mulch in the playgrounds, they pressure washed a bunch of the community fences along Medulla, and they pressure washed all the monuments. He noted that they only pressure washed where there was green algae growth. He noted that the no parking signs were down at the tract at the south of Phases 3 and 4 where the emergency access gate was at. He noted that 20 signs were added that basically said "no parking, emergency vehicle access only." He explained that this had been done to try and prevent parking there because there had been a lot of people parking there because they can't get through it. He suggested that it might be something that they needed to add to the policy. Ms. Adams responded to let District management staff have the opportunity to review their current parking policies. She added that if they did need to amend the parking policies, it would require a rule hearing that would need to be publicly noticed. She suggested for them to look at what they had currently and then come back to the Board if the rules needed revisions. Mr. Jones stated that this was something that needed to be addressed because the city of Lakeland fire department had contacted him personally to alert him that there were cars parked there and they needed to be moved. Ms. Adams responded that Mr. Jones brought up a good point, but right now it was a little bit of a gray area. She asked for them to allow staff a little bit more time to review their current parking rules to see if they would recommend amendment or if the situation would be resolved with property conveyance.

i. Review of Landscape Maintenance Agreement Compliance

Ms. Adams stated that by Board member request they had scheduled a review of the Landscape Maintenance Agreement. She noted that the Board had entered into a two-year agreement with the current service provider in March 2022. She stated that the Board was specifically interested in looking at the scope for the contracted services. She added that in relation to some of the resident concerns, there tended to be a lot of pressure on mowing during the summer months. Mr. Smith stated that overall, everyone was given the same scope during their last landscape bid process. He explained that they had received bids from several landscapers and had

picked one of the lower bidders based off the recommendations. He stated that it did allow them to do mulch and annuals, which were all included in the contract. He explained that there were some issues in the beginning of the season with the landscaper as far as getting out there and getting all the ponds mowed on a consistent basis. He further explained that they had some staffing issues, equipment issues, and vandalism issues. He noted that since then, they had been mowing all ponds every week, weather depending. He also added that they had really stepped up and started addressing the issues. He stated that he had asked them to push through the beginning of October. Typically, on September 30th they would start going back to bi-weekly, but he had asked them to push a couple of more weeks into October to try and make up for that. He stated that he was comfortable working with them through the off season to make sure they were ready to go for the next summer season. He noted that should they have similar issues again, then they could consider switching. He stated that they were properly staffed now and were doing much better with the main boulevard turf than the previous landscaper did. Mr. Jones stated that this was signed on March 1, so that would be their annual review. Ms. Adams stated that the initial term of the agreement was two-years, and the Board had the ability to extend that for two additional years. She added that this could be reviewed and discussed at any time by Board members and action could be taken at any meeting. She added that this wouldn't be presented to the Board for consideration for renewal unless the Board requested it before 2024.

Mr. Smith presented the proposals to the Board. He stated that they had a very rough growth season this year with all the rain they were getting. He stated that these proposals were for fill-ins along Medulla, replacing dead trees around ponds, sod along the boulevard, and some amenity enhancements as well. He stated that they had some proposals for community benches also. He explained that there were some areas along Medulla that could benefit from a bench especially toward the front and middle of the community as well as Amenity 1 because it did not have any benches currently around the playground. He noted that he created a proposal for six benches. He discussed the bikes at the exit of Amenity 1. He explained that the bike racks added in Amenity 2 seemed to have resolved the issues, so they were needing addition racks in Amenity 1 as well. He noted that there was a quote to install two more racks in Amenity 1. He added that also requested and in need was to reseal and restripe the amenity parking lot. He explained that in the proposal there was two quotes included.

Mr. Smith further discussed the proposals starting with the landscaping proposals. He noted that they still had \$33,000 left in their landscape line item and that the proposals were way above that. He stated that he didn't recommend spending \$27,000 on replacing all the trees around the ponds because all of them had died. He further explained that the trees were not holding up well along the ponds. He noted that it could be something that they consider doing in the future or they could do a much smaller scale at a time. He stated that he felt like there were more important areas to address now such as the sod along the boulevard toward the front, the amenity centers, and the plant fill-ins along Medulla. He stated that if they took out the quote for the trees, they would end up with about \$45,000. It was clarified that they had \$33,275 in landscape enhancements available. He suggested that to stay within budget, they could do all the bottom four of the proposal, which were probably the ones that would have the most impact and then partial on the sod up to the amount that they had left. Mr. Jones asked about tabling this for another month so that they could look around the neighborhood to see what the major points might be. Mr. Smith responded that the problem with waiting another month was that their fiscal year was going to roll over into October. Ms. Adams added that their fiscal year ended September 30th and that there was some funding available now. She also noted that the expense was actually incurred at the time the work took place. She explained that if the vendor was not able to complete the work by September 30th, it would be impacting next year's budget. She stated that for next year the Board had budgeted \$35,000 for landscape enhancements. Mr. Jones suggested to make a priority list as to some things that they needed to do. He asked, as members, if they could look at the properties together. Ms. Adams stated that individual Board members could meet with the field services manager on site and have discussion with the field services manager. She noted that Board members could not meet together outside of the meeting and that no more than one Board member at a time should meet with staff out of concern regarding Sunshine law. Mr. Smith stated that some of these were proposals that he had been working on for a while. He discussed that the fill-ins at the amenities were new, specifically Amenity 2. He added that unfortunately that landscape did not hold up great because it gets trampled, etc. He recommended to do the two main concerns, which were the plantings along Medulla and the sod because a large portion of the sod died. He stated that Towne Park 1 had needed some stuff for a while. The Board discussed the area which was 22,300 square feet. Mr. Smith stated that there was a large area as you come in and there was another area further down past Dolostone. Ms. Tidwell asked how much it would be if they just did the Medulla

section and not go past Dolostone. Mr. Smith responded that he would have to get with the vendor specifically on that, but he could have them reduce it. Ms. Adams stated that the Board was able to take action, but they would need to take public comment on this matter because it wasn't explicitly included in the agenda package published on the website seven days in advance of the meeting. She explained that they could approve a motion to approve the instillation of sod at \$1.20 per square foot up to a certain area that they had identified as a geographic location. The Board discussed all their options, they are considering a partial for line item #1 for the Medulla sod area, in full for line item #5, and in full for line item #6. Ms. Adams ask if there were any members of the public who would like to make comment regarding landscape improvements. Hearing no interest from any member of the public to make comment, Ms. Adams asked the Board if they would like to consider a motion to approve the landscape proposed projects: item #1 a partial sod for Medulla at \$1.20 per square foot, item #5 the east side of Medulla replacing plants and shrubs, and item #6 replacing shrubs on the right side of Medulla.

On MOTION by Mr. Fritz, seconded by Mr. Jones, with all in favor, the Landscape Proposed Projects – Sod at \$1.20 Per Square Foot on Medulla Road to Dolostone Drive, Planting on Medulla Road NTE FY 2022 Adopted Budget (#5 as Presented, #6 as Presented, and Partial #1 as Presented), was approved.
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Mr. Smith noted that last year when GMS took over, they had no money to do much of any landscape enhancements. He further explained that was why they worked with the previous landscaper to have them do every other week mows during the summer, but that meant that they didn't have money for mulch or anything else. He stated that the Board was selecting the new landscaper, which saved money in their landscape contract to have two rotations of mulch and all their annual changes included in the contract amount. He explained that was why they could take the \$35,000 each year and dedicate it specifically to enhancements because of the landscape that was chosen. He noted that with the previous landscaper, they would not have had the ability to do that, and they would have had the \$35,000 entirely consumed by annual mulching. He explained that they had about 480 yards going back in March and now they will have another grouping of yards going. He noted that they would get another mulching refresh in November. He stated that the annuals were also changed out and were due at the end of this month.

Mr. Smith presented the next proposal to the Board, which was from George's Paving, Inc. He stated that it was a seal and topcoat for the Amenity 1 parking lot. He noted that for \$2,100 they would sweep it, clean it, and do two sealed topcoats over it. He stated that he had worked with this company before and that they were the best company by far that he had worked with that does this. He noted that it usually held up for multiple years. He discussed that they had money in the general amenity and maintenance line items as well as the amenity contingency for services such as this. Ms. Adams stated that for the current year, they had budgeted \$15,000 for repair and maintenance. She noted that the time that these financials were published was the end of July and they had only spent \$9,600, so there was about \$5,500. She also stated that in that line item there was also a contingency of \$10,000 under amenity expenditures and as of July, they had spent around \$5,300, so there was approximately \$4,600 in that. Mr. Fritz noted that the six benches were probably not as necessary as the bike racks. Ms. Adams asked if the bench was cast aluminum powder coated in that proposal. Mr. Smith responded yes. Ms. Adams responded that it would be a durable capital equipment item and that they did have a reserve fund that was established this current year. She added that the Board was scheduled a transfer out of \$68,000 into the capital reserve fund. She explained that this type of durable equipment would be considered a capital expenditure, so they did have the funding available. Mr. Jones noted that the benches and especially the bike racks were something that was imperative and was a great thing for the community. After Board discussion, they decided on six benches, and they would assess the location individually and then decide together of the best placement for these benches. Ms. Adams asked the members of the public if they would like to make a comment. Hearing none, she turned it over to the Board members asking for a motion to approve the purchase of the benches and bike racks as presented.

On MOTION by Mr. Jones, seconded by Ms. Sides, with all in favor, Benches and Bike Rack Proposal as Presented, was approved.

Mr. Jones brought the discussion back to the resealing of the parking lot. He asked if this would come out of the repair budget. Mr. Smith responded yes.

On MOTION by Mr. Jones, seconded by Mr. Fritz, with all in favor, George's Proposal Reseal, Topcoat, and Striping Amenity #1 Parking Lot as Presented, was approved.

ii. Discussion of Pool Maintenance Schedule

Mr. Smith stated that when the current vendor started, they were only doing three days. He noted that they bumped up to four days, which was still not quite enough. Now, they have increased again to six days until October 1. He noted that they would go back down to the three days and the price would back down as well. He stated that overall, they had some issues with the service as far as chlorine levels and other things going on. He noted that the vendors were responsive, and they had sent videos. He explained that from the videos that they sent, he felt like the chlorine was a little lower than he had asked it to be. He noted that there was some concern about the vendor being able to operate the systems there as he had taken pictures of systems on alarm mode several times at the amenities. He explained that the vendor seemed to be staying right on the edge of compliant right now, and they had not had the health department ding them for anything. He added that anytime the health department had come out, they were within compliance range. He discussed that to give them some options, he reached out to the previous pool vendor, and they had provided them with another proposal basically for the \$3,500 per month. He also noted that they would remain at \$3,500 per month for the whole year. He noted that their current vendor's amount would go down, but there were concerns about their service. He explained that he had worked with the other pool vendor on quite a few pools, and they never had an issue with them. He further explained that they know how to work these systems and that they work with them actively. He explained that the other pool vendor didn't believe that they needed six times at that pool in order to manage it properly, so what they proposed was three times during the off season and up to four times in the busy season as needed. He noted that typically it would stay three, but if they determined that it was a busy weekend, then they would send out for an extra day under the contract. He stated that it would remain at what they were paying now, but they had only been paying \$3,500 for a month.

Ms. Adams referred to page 93 of the agenda package, which showed a scope that the Board approved back in February. She stated that they had a current agreement with A&R pools and that agreement could be terminated with a 30-day notice if the Board would like to enter into an agreement with a different vendor. Mr. Jones stated that the current pool service had not been up to par and his recommendation was to give them a 30-day notice and move on to another vendor.

He also stated that the previous vendor had a great resume, great recommendations, they had used them before, and they were in many other developments and did a great job. He added that it was a great service for a great product. Ms. Adams noted that there were some typos on the proposal that was presented to the Board that identified the organization as an HOA, but they would get these items cleaned up. She stated that any action that the Board takes would be subject to District counsel preparing an agreement in favor of the District. She explained that they could take one motion to terminate the Pool Service Maintenance Agreement with Arrington and to enter into a new agreement with Resort Pool Services as presented. Mr. Jones stated that it would increase the \$3,500 for the entire year. He asked where they were going to go with adjusting. Ms. Adams responded that the Board adopted a budget with \$36,000 for pool maintenance services, so they would have to identify some contingency funding. She noted that there was \$5,000 in contingency and there was \$15,000 in amenity repair and maintenance budget for the upcoming year. Ms. Tindall asked if it would be an increase of \$6,000 over the budgeted total. Ms. Adams responded that was correct.

On MOTION by Mr. Jones, seconded by Mr. Fritz, with all in favor, Pool Services Proposal – Terminate Pool Services with Arrington/A&R Pools and Engage Resort Pools, was approved.

D. District Manager's Report

i. Approval of the Check Register

Ms. Adams reviewed the check register and noted that it could be found in the agenda package. She stated that it was from August 3, 2022 through September 6, 2022 and was \$87,775.03. She added that behind the check register was a check run summary. She asked if anyone had any questions. Hearing none, she asked for a motion to approve.

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

ii. Balance Sheet and Income Statement

Ms. Adams stated that the unaudited financial statements were included in the agenda packet for review through the end of July, adding that there was no action required from the Board. She noted that on page 103 of the agenda packet it included the cash balances for the general fund.

She reviewed the next column, which was the debt service fund that was managed by the trustee. She noted that the capital projects fund was related to the construction projects. She added that in future meetings, they would see the reserve fund that the Board established this year and the transfer out that was scheduled to go in before the end of the fiscal year. She further explained that they would see that reserve fund also established. She reviewed over the next few pages, which showed the spending to date relative to the adopted budget. She noted that they were under in every area for their prorated expenses, so this Board had done a great job with controlling expenses.

iii. Review of Contracted Security Services

Ms. Adams stated that by a Board member request, they provided a copy of the Security Service Agreement to Board members under separate cover. She explained that certain agreements were exempt from public records request as it related to the Districts security services, location of the security cameras, scheduling for security staff, etc. She explained that the Board had recently entered into an agreement for a hybrid approach to security services with patrols of the amenities occurring certain days of the week and staffing of the amenities occurring certain days of the week during what would be considered peak use hours. She turned this presentation over to the Board for discussion or she gave the option to bring this discussion back to next month's Board meeting. Mr. Jones suggested that they bring this discussion back to the next Board meeting.

iv. Approval of Fiscal Year 2023 Meeting Schedule

Ms. Adams stated that this was the last meeting of the current fiscal year. She noted that Board members had requested a meeting location closer to their community and that they had found one really close -- at Amenity Center 1. She explained that in the future, the Board would be meeting at the amenity center. She also noted that they were moving the date of the meeting, so it didn't conflict with other meetings. It will be the first Tuesday of the month rather than the second Tuesday. She noted that their next meeting would be October 4, 2022 at 3:00 p.m. at the Towne Park Amenity Center. She also noted that there were two meetings that were schedule for 6:00 p.m., which was required by the local government. She explained that they tried to schedule the budget meetings where they consider their proposed budget and then their budget adoption at the 6:00 p.m. times. She further explained that their July meeting date would fall on the second Tuesday of the month at 6:00 p.m. due to the Fourth of July holiday.

On MOTION by Mr. Jones, seconded by Ms. Sides, with all in favor, the Fiscal Year 2023 Meeting Schedule, was approved.

SEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

**Supervisors Requests and
Audience comments**

Resident (Cassandra) asked what had been done or what was going to be done at the mailbox for 5 and 6. Ms. Adams noted that this was not a Q&A with the Board, but they would be happy to have their field operations manager reach out to her. She added that she had Cassandra's contact details, so she would provide that to Mr. Smith. She gave the Board the option to address the question now or outside of the meeting. The Board decided to address the audience's question outside of the meeting.

NINTH ORDER OF BUSINESS

Adjournment

Ms. Adams adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

SECTION C

***To be provided under separate
cover***

SECTION D

SECTION 1

Towne Park

Community Development District

Summary of Operating Checks

September 7, 2022 to September 26, 2022

Bank	Date	Check No.'s	Amount
General Fund	9/7/22	414-419	\$ 14,429.99
	9/14/22	420-426	\$ 27,568.40
	9/21/22	427-429	\$ 32,133.00
			<hr/>
			\$ 74,131.39
			<hr/>
			\$ 74,131.39

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
9/07/22	00083	9/01/22 12033	202209 330-53800-48000		*	3,500.00	
			POOL MAINT SEPT 22				
				ARINTON			3,500.00 000414
9/07/22	00085	8/30/22 102562	202208 330-53800-47500		*	510.00	
			INSTALL DDNS/REPAIR VIEW				
				CURRENT DEMANDS			510.00 000415
9/07/22	00077	8/28/22 78877	202208 330-53800-47000		*	750.00	
			CLEANUPS AFTER EVENTS				
				E&A CLEANING CO			750.00 000416
9/07/22	00087	8/31/22 10950098	202208 330-53800-34500		*	1,832.96	
			SECURITY SVCS AUG 22				
				SECURITAS SECURITY SERVICES			1,832.96 000417
9/07/22	00024	9/02/22 29977B	202209 320-53800-46400		*	2,681.00	
			POND MAINT SEPT 22				
				THE LAKE DOCTORS			2,681.00 000418
9/07/22	00035	9/07/22 09072022	202209 300-20700-10000		*	333.27	
			ASSESSMENT TSFR S2016 2A				
		9/07/22 09072022	202209 300-20700-10000		*	388.73	
			ASSESSMENT TSFR S2018 2B				
		9/07/22 09072022	202209 300-20700-10000		*	1,566.24	
			ASSESSMENT TSFR S2018 3A				
		9/07/22 09072022	202209 300-20700-10000		*	1,001.91	
			ASSESSMENT TSFR S2019 3B				
		9/07/22 09072022	202209 300-20700-10000		*	672.80	
			ASSESSMENT TSFR S2019 3C				
		9/07/22 09072022	202209 300-20700-10000		*	1,193.08	
			ASSESSMENT TSFR S2020 3D				
				US BANK AS TRUSTEE FOR TOWNE PARK			5,156.03 000419
9/14/22	00054	9/13/22 BF091320	202209 310-51300-11000		*	200.00	
			BOS MEETING 9/13/22				
				BRADLEY JAMES FRITZ			200.00 000420
9/14/22	00040	9/01/22 97	202209 310-51300-34000		*	3,004.17	
			MANAGEMENT FEES SEPT 22				
		9/01/22 97	202209 310-51300-35200		*	100.00	
			WEBSITE ADMIN SEPT 22				
		9/01/22 97	202209 310-51300-35100		*	150.00	
			INFORMATION TECH SEPT 22				
		9/01/22 97	202209 310-51300-31300		*	833.33	
			DISSEMINATION SVC SEPT 22				

TWPK TOWNE PARK CDD CWRIGHT

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	...
		9/01/22	97	202209	330-57200-11000					*	416.67		
			AMENITY ACCESS SEPT 22										
		9/01/22	97	202209	310-51300-51000					*	1.77		
			OFFICE SUPPLIES SEPT 22										
		9/01/22	97	202209	310-51300-42000					*	33.63		
			POSTAGE SEPT 22										
		9/01/22	97	202209	310-51300-42500					*	.60		
			COPIES SEPT 22										
		9/01/22	98	202209	320-53800-12000					*	1,250.00		
			FIELD MGMT SEPT 22										
		9/01/22	98	202209	320-53800-49000					*	439.40		
			GEN MAINTENANCE SEPT 22										
									GOVERNMENTAL MANAGEMENT SERVICES-CF			6,229.57	000421
9/14/22	00080	9/13/22	GJ091320	202209	310-51300-11000					*	200.00		
			BOS MEETING 9/13/22										
									GREGORY M. JONES			200.00	000422
9/14/22	00055	9/13/22	JT091320	202209	310-51300-11000					*	200.00		
			BOS MEETING 9/13/22										
									JENNIFER TIDWELL			200.00	000423
9/14/22	00068	9/09/22	4022	202208	310-51300-31500					*	1,485.50		
			GENERAL COUNSEL AUG 22										
									KE LAW GROUP, PLLC			1,485.50	000424
9/14/22	00082	9/01/22	6837	202209	320-53800-46200					*	19,053.33		
			LANDSCAPE MAINT SEPT 22										
									PRINCE & SONS INC.			19,053.33	000425
9/14/22	00088	9/13/22	ZS091320	202209	310-51300-11000					*	200.00		
			BOS MEETING 9/13/22										
									ZABRINA SIDES			200.00	000426
9/21/22	00010	9/12/22	16843	202209	300-15500-10000					*	3,528.00		
			FY23 GENERAL LIABILITY										
		9/12/22	16843	202209	300-15500-10000					*	23,405.00		
			FY23 PROPERTY INSURANCE										
									EGIS INSURANCE ADVISORS LLC			26,933.00	000427
9/21/22	00040	9/15/22	99	202209	300-15500-10000					*	5,000.00		
			ASSESSMENT ROLL CERT FY23										
									GOVERNMENTAL MANAGEMENT SERVICES-CF			5,000.00	000428
9/21/22	00076	8/31/22	21-188-1	202208	310-51300-31100					*	200.00		
			ENGINEER SVCS AUG 22										
									RAYL ENGINEERING & SURVEYING LLC			200.00	000429
									TOTAL FOR BANK A		74,131.39		
									TWPK TOWNE PARK CDD CWRIGHT				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
TOTAL FOR REGISTER						74,131.39	

TWPK TOWNE PARK CDD CWRIGHT

SECTION 2

Towne Park
Community Development District

Unaudited Financial Reporting
August 31, 2022



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Series 2016 - 2A Debt Service Fund</u>
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
August 31, 2022

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
<u>Cash:</u>				
Operating Account	\$ 366,582	\$ -	\$ -	\$ 366,582
Capital Projects Account	\$ -	\$ -	\$ 975	\$ 975
<u>Investments:</u>				
<u>Series 2016 - 2A</u>				
Reserve	\$ -	\$ 111,450	\$ -	\$ 111,450
Revenue	\$ -	\$ 85,705	\$ -	\$ 85,705
Prepayment	\$ -	\$ 338	\$ -	\$ 338
<u>Series 2018 - 2B</u>				
Reserve	\$ -	\$ 60,538	\$ -	\$ 60,538
Revenue	\$ -	\$ 72,555	\$ -	\$ 72,555
Prepayment	\$ -	\$ 138	\$ -	\$ 138
Construction	\$ -	\$ -	\$ 69	\$ 69
<u>Series 2018 - 3A</u>				
Reserve	\$ -	\$ 256,678	\$ -	\$ 256,678
Revenue	\$ -	\$ 235,892	\$ -	\$ 235,892
Prepayment	\$ -	\$ 138	\$ -	\$ 138
<u>Series 2019 - 3B</u>				
Reserve	\$ -	\$ 167,922	\$ -	\$ 167,922
Revenue	\$ -	\$ 147,398	\$ -	\$ 147,398
Construction	\$ -	\$ -	\$ 134,003	\$ 134,003
<u>Series 2019 - 3C</u>				
Reserve	\$ -	\$ 112,803	\$ -	\$ 112,803
Revenue	\$ -	\$ 81,811	\$ -	\$ 81,811
Prepayment	\$ -	\$ 3,161	\$ -	\$ 3,161
<u>Series 2020 - 3D</u>				
Reserve	\$ -	\$ 200,003	\$ -	\$ 200,003
Revenue	\$ -	\$ 130,977	\$ -	\$ 130,977
Construction	\$ -	\$ -	\$ 348	\$ 348
Deposits	\$ 4,500	\$ -	\$ -	\$ 4,500
Due from General Fund	\$ -	\$ 5,156	\$ 25	\$ 5,181
Prepaid Expenses	\$ 37,756	\$ -	\$ -	\$ 37,756
Total Assets	\$ 408,838	\$ 1,672,662	\$ 135,420	\$ 2,216,919
Liabilities:				
Accounts Payable	\$ 4,778	\$ -	\$ -	\$ 4,778
Due to Capital Projects	\$ 25	\$ -	\$ -	\$ 25
Due to Debt Service	\$ 5,156	\$ -	\$ -	\$ 5,156
Total Liabilities	\$ 9,959	\$ -	\$ -	\$ 9,959
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 37,756	\$ -	\$ -	\$ 37,756
Restricted for:				
Debt Service - Series 2016 - 2A	\$ -	\$ 197,826	\$ -	\$ 197,826
Debt Service - Series 2018 - 2B	\$ -	\$ 133,619	\$ -	\$ 133,619
Debt Service - Series 2018 - 3A	\$ -	\$ 494,274	\$ -	\$ 494,274
Debt Service - Series 2019 - 3B	\$ -	\$ 316,322	\$ -	\$ 316,322
Debt Service - Series 2019 - 3C	\$ -	\$ 198,449	\$ -	\$ 198,449
Debt Service - Series 2020 - 3D	\$ -	\$ 332,173	\$ -	\$ 332,173
Capital Projects	\$ -	\$ -	\$ 135,420	\$ 135,420
Assigned for:				
Unassigned	\$ 361,123	\$ -	\$ -	\$ 361,123
Total Fund Balances	\$ 398,879	\$ 1,672,662	\$ 135,420	\$ 2,206,960
Total Liabilities & Fund Balance	\$ 408,838	\$ 1,672,662	\$ 135,420	\$ 2,216,919

Towne Park
Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/22	Thru 08/31/22	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 860,473	\$ 860,473	\$ 865,214	\$ 4,741
Other Income	\$ 2,400	\$ 2,400	\$ 4,080	\$ 1,680
Total Revenues	\$ 862,873	\$ 862,873	\$ 869,294	\$ 6,421
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ 4,000	\$ 7,000
Engineering Fees	\$ 10,000	\$ 9,167	\$ 7,763	\$ 1,404
Attorney	\$ 50,000	\$ 45,833	\$ 15,310	\$ 30,524
Annual Audit	\$ 7,500	\$ 7,500	\$ 4,000	\$ 3,500
Assessment Roll Services	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Reamortization Schedules	\$ 625	\$ 625	\$ 550	\$ 75
Arbitrage	\$ 2,700	\$ -	\$ -	\$ -
Dissemination	\$ 10,000	\$ 9,167	\$ 9,167	\$ -
Trustee Fees	\$ 23,867	\$ 23,867	\$ 21,615	\$ 2,252
Management Fees	\$ 36,050	\$ 33,046	\$ 33,046	\$ (0)
Information Technology	\$ 1,800	\$ 1,650	\$ 1,650	\$ -
Website Maintenance	\$ 2,400	\$ 2,200	\$ 1,000	\$ 1,200
Telephone	\$ 200	\$ 183	\$ -	\$ 183
Postage & Delivery	\$ 500	\$ 500	\$ 948	\$ (448)
Insurance	\$ 6,300	\$ 6,300	\$ 5,907	\$ 393
Printing & Binding	\$ 1,000	\$ 917	\$ 196	\$ 720
Legal Advertising	\$ 7,000	\$ 6,417	\$ 1,974	\$ 4,442
Other Current Charges	\$ 5,000	\$ 4,583	\$ 501	\$ 4,083
Office Supplies	\$ 200	\$ 183	\$ 53	\$ 131
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 182,317	\$ 168,312	\$ 112,854	\$ 55,459

Towne Park
Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2022

	Adopted Budget	Prorated Budget Thru 08/31/22	Actual Thru 08/31/22	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 30,000	\$ 30,000	\$ 16,810	\$ 13,190
Field Management	\$ 15,000	\$ 13,750	\$ 13,750	\$ -
Landscape Maintenance	\$ 265,000	\$ 242,917	\$ 237,162	\$ 5,754
Landscape Enhancements/Replacement	\$ 35,000	\$ 32,083	\$ 1,725	\$ 30,358
Pond Maintenance	\$ 32,000	\$ 29,333	\$ 29,491	\$ (158)
Electric	\$ 5,400	\$ 4,950	\$ 4,134	\$ 816
Streetlighting	\$ 20,000	\$ 18,333	\$ -	\$ 18,333
Water & Sewer	\$ 2,500	\$ 2,292	\$ 1,661	\$ 631
Irrigation Repairs	\$ 10,000	\$ 10,000	\$ 11,667	\$ (1,667)
General Repairs & Maintenance	\$ 15,000	\$ 13,750	\$ 3,791	\$ 9,959
Contingency	\$ 10,000	\$ 9,167	\$ 9,568	\$ (401)
Subtotal Field Expenditures	\$ 439,900	\$ 406,575	\$ 329,759	\$ 76,816
Amenity Expenditures				
Electric	\$ 21,000	\$ 19,250	\$ 13,519	\$ 5,731
Water	\$ 7,500	\$ 6,875	\$ 8,165	\$ (1,290)
Internet & Phone	\$ 2,600	\$ 2,383	\$ 1,956	\$ 427
Playground & Equipment Lease	\$ 23,593	\$ 21,627	\$ 21,627	\$ 0
Pool Service Contract	\$ 33,600	\$ 30,800	\$ 32,060	\$ (1,260)
Janitorial Services	\$ 19,560	\$ 17,930	\$ 17,922	\$ 8
Security Services	\$ 30,000	\$ 27,500	\$ 20,077	\$ 7,423
Pest Control	\$ 4,500	\$ 4,125	\$ 375	\$ 3,750
Amenity Access Management	\$ 5,000	\$ 4,583	\$ 4,583	\$ (0)
Amenity Repair & Maintenance	\$ 15,000	\$ 13,750	\$ 11,014	\$ 2,736
Contingency	\$ 10,000	\$ 9,167	\$ 5,335	\$ 3,832
Subtotal Amenity Expenditures	\$ 172,353	\$ 157,990	\$ 136,633	\$ 21,357
Total Operations & Maintenance	\$ 612,253	\$ 564,565	\$ 466,393	\$ 98,173
Total Expenditures	\$ 794,570	\$ 732,878	\$ 579,246	\$ 153,631
Excess (Deficiency) of Revenues over Expenditures	\$ 68,303		\$ 290,048	
<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	\$ -		\$ 290,048	
Fund Balance - Beginning	\$ -		\$ 108,831	
Fund Balance - Ending	\$ -		\$ 398,879	

Towne Park
Community Development District
Debt Service Fund Series 2016 - 2A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/22	Thru 08/31/22	Variance
Revenues:				
Assessments - Tax Roll	\$ 111,715	\$ 111,715	\$ 112,329	\$ 614
Interest	\$ -	\$ -	\$ 8	\$ 8
Total Revenues	\$ 111,715	\$ 111,715	\$ 112,338	\$ 623
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	\$ 40,519	\$ 40,375	\$ 144
Total Expenditures	\$ 106,663	\$ 106,663	\$ 111,519	\$ (4,856)
Excess (Deficiency) of Revenues over Expenditures	\$ 5,053		\$ 819	\$ 5,479
Fund Balance - Beginning	\$ 84,530		\$ 197,006	
Fund Balance - Ending	\$ 89,582		\$ 197,826	

Towne Park
Community Development District
Debt Service Fund Series 2018 - 2B
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/22	Thru 08/31/22	Variance
Revenues:				
Assessments - Tax Roll	\$ 130,304	\$ 130,304	\$ 131,021	\$ 717
Interest	\$ -	\$ -	\$ 229	\$ 229
Total Revenues	\$ 130,304	\$ 130,304	\$ 131,249	\$ 946
Expenditures:				
Interest - 11/1	\$ 46,022	\$ 46,022	\$ 46,022	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 5,000	\$ (5,000)
Principal - 5/1	\$ 25,000	\$ 25,000	\$ 25,000	\$ -
Interest - 5/1	\$ 46,022	\$ 46,022	\$ 45,884	\$ 138
Total Expenditures	\$ 117,044	\$ 117,044	\$ 121,906	\$ (4,862)
Excess (Deficiency) of Revenues over Expenditures	\$ 13,260		\$ 9,343	
Fund Balance - Beginning	\$ 61,580		\$ 124,276	
Fund Balance - Ending	\$ 74,839		\$ 133,619	

Towne Park
Community Development District
Debt Service Fund Series 2018 - 3A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/22	Thru 08/31/22	Variance
Revenues:				
Assessments - Tax Roll	\$ 525,011	\$ 525,011	\$ 527,901	\$ 2,890
Interest	\$ -	\$ -	\$ 844	\$ 844
Total Revenues	\$ 525,011	\$ 525,011	\$ 528,745	\$ 3,734
Expenditures:				
Interest - 11/1	\$ 197,000	\$ 197,000	\$ 197,000	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 5,000	\$ (5,000)
Principal - 5/1	\$ 120,000	\$ 120,000	\$ 120,000	\$ -
Interest - 5/1	\$ 197,000	\$ 197,000	\$ 196,863	\$ 138
Total Expenditures	\$ 514,000	\$ 514,000	\$ 518,863	\$ (4,863)
Excess (Deficiency) of Revenues over Expenditures	\$ 11,011		\$ 9,883	
Fund Balance - Beginning	\$ 220,388		\$ 484,391	
Fund Balance - Ending	\$ 231,400		\$ 494,274	

Towne Park
Community Development District
Debt Service Fund Series 2019 - 3B
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/22	Thru 08/31/22	Variance
Revenues:				
Assessments - Tax Roll	\$ 335,844	\$ 335,844	\$ 337,692	\$ 1,848
Interest	\$ -	\$ -	\$ 541	\$ 541
Total Revenues	\$ 335,844	\$ 335,844	\$ 338,233	\$ 2,389
Expenditures:				
Interest - 11/1	\$ 118,282	\$ 118,282	\$ 118,822	\$ (540)
Principal - 5/1	\$ 95,000	\$ 95,000	\$ 95,000	\$ -
Interest - 5/1	\$ 118,822	\$ 118,822	\$ 118,822	\$ -
Total Expenditures	\$ 332,104	\$ 332,104	\$ 332,644	\$ (540)
Excess (Deficiency) of Revenues over Expenditures	\$ 3,740		\$ 5,589	
Fund Balance - Beginning	\$ 140,744		\$ 310,733	
Fund Balance - Ending	\$ 144,484		\$ 316,322	

Towne Park
Community Development District
Debt Service Fund Series 2019 - 3C
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/22	Thru 08/31/22	Variance
Revenues:				
Assessments - Tax Roll	\$ 228,506	\$ 228,506	\$ 226,766	\$ (1,741)
Interest	\$ -	\$ -	\$ 339	\$ 339
Total Revenues	\$ 228,506	\$ 228,506	\$ 227,105	\$ (1,402)
Expenditures:				
Interest - 11/1	\$ 80,616	\$ 80,616	\$ 80,616	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 45,000	\$ (45,000)
Principal - 5/1	\$ 65,000	\$ 65,000	\$ 65,000	\$ -
Interest - 5/1	\$ 80,616	\$ 80,616	\$ 79,616	\$ 1,001
Total Expenditures	\$ 226,233	\$ 226,233	\$ 270,232	\$ (43,999)
Excess (Deficiency) of Revenues over Expenditures	\$ 2,274		\$ (43,127)	
Fund Balance - Beginning	\$ 115,247		\$ 241,576	
Fund Balance - Ending	\$ 117,521		\$ 198,449	

Towne Park
Community Development District
Debt Service Fund Series 2020 - 3D
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/22	Thru 08/31/22	Variance
Revenues:				
Assessments - Tax Roll	\$ 399,907	\$ 399,907	\$ 402,127	\$ 2,219
Interest	\$ -	\$ -	\$ 566	\$ 566
Total Revenues	\$ 399,907	\$ 399,907	\$ 402,693	\$ 2,785
Expenditures:				
Interest - 11/1	\$ 130,172	\$ 130,172	\$ 130,172	\$ -
Principal - 5/1	\$ 140,000	\$ 140,000	\$ 140,000	\$ -
Interest - 5/1	\$ 130,172	\$ 130,172	\$ 130,172	\$ -
Total Expenditures	\$ 400,344	\$ 400,344	\$ 400,344	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (436)		\$ 2,349	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (354)	\$ (354)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (354)	\$ (354)
Net Change in Fund Balance	\$ (436)		\$ 1,995	
Fund Balance - Beginning	\$ 130,174		\$ 330,178	
Fund Balance - Ending	\$ 129,738		\$ 332,173	

Towne Park
Community Development District
Capital Projects Funds
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2022

	Series	Series	Series	Series	Series	
	2016 - 2A	2018 - 2B	2019 - 3B	2019 - 3C	2020 - 3D	Total
<u>Revenues</u>						
Developer Contributions	\$ -	\$ -	\$ -	\$ 12,160	\$ 12,307	\$ 24,467
Interest	\$ -	\$ 0	\$ 254	\$ 0	\$ 1	\$ 255
Total Revenues	\$ -	\$ 0	\$ 254	\$ 12,160	\$ 12,308	\$ 24,722
<u>Expenditures:</u>						
Capital Outlay	\$ -	\$ -	\$ 19,846	\$ 13,660	\$ 12,314	\$ 45,820
Total Expenditures	\$ -	\$ -	\$ 19,846	\$ 13,660	\$ 12,314	\$ 45,820
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 0	\$ (19,592)	\$ (1,500)	\$ (6)	\$ (21,098)
<u>Other Financing Sources/(Uses)</u>						
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ 354	\$ 354
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ 354	\$ 354
Net Change in Fund Balance	\$ -	\$ 0	\$ (19,592)	\$ (1,500)	\$ 348	\$ (20,744)
Fund Balance - Beginning	\$ 0	\$ 69	\$ 153,595	\$ 2,500	\$ -	\$ 156,164
Fund Balance - Ending	\$ 0	\$ 69	\$ 134,003	\$ 1,000	\$ 348	\$ 135,420

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	\$ 14,472	\$ 32,692	\$ 26,839	\$ 651	\$ 2,567	\$ -	\$ -	\$ 865,214
Other Income	\$ 500	\$ 450	\$ (150)	\$ 110	\$ 450	\$ 230	\$ 430	\$ 600	\$ 650	\$ 350	\$ 460	\$ -	\$ 4,080
Total Revenues	\$ 500	\$ 10,161	\$ 532,273	\$ 130,307	\$ 116,112	\$ 14,702	\$ 33,122	\$ 27,439	\$ 1,301	\$ 2,917	\$ 460	\$ -	\$ 869,294
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 600	\$ -	\$ 1,000	\$ -	\$ 800	\$ -	\$ 800	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ 4,000
Engineering Fees	\$ 338	\$ -	\$ 408	\$ 139	\$ 100	\$ 1,183	\$ 1,645	\$ 766	\$ 2,541	\$ 445	\$ 200	\$ -	\$ 7,763
Attorney	\$ 2,303	\$ -	\$ 2,988	\$ 1,006	\$ 1,394	\$ 789	\$ 1,402	\$ 114	\$ 1,524	\$ 2,305	\$ 1,486	\$ -	\$ 15,310
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000	\$ -	\$ -	\$ -	\$ 4,000
Assessment Roll Services	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Reamortization Schedules	\$ 550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 550
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ -	\$ 9,167
Trustee Fees	\$ 13,256	\$ -	\$ 291	\$ 6,061	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,007	\$ -	\$ -	\$ 21,615
Management Fees	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ -	\$ 33,046
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ 1,650
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ 1,000
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 116	\$ 47	\$ 4	\$ 165	\$ 14	\$ 30	\$ 18	\$ 447	\$ 33	\$ 36	\$ 39	\$ -	\$ 948
Insurance	\$ 5,907	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,907
Printing & Binding	\$ 6	\$ 12	\$ -	\$ 6	\$ -	\$ 8	\$ 0	\$ 142	\$ -	\$ -	\$ 22	\$ -	\$ 196
Legal Advertising	\$ 666	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ 220	\$ 638	\$ -	\$ -	\$ -	\$ 1,974
Other Current Charges	\$ 98	\$ 37	\$ 38	\$ 41	\$ 46	\$ 32	\$ 39	\$ 39	\$ 40	\$ 51	\$ 40	\$ -	\$ 501
Office Supplies	\$ 4	\$ 3	\$ 0	\$ 3	\$ 1	\$ 4	\$ 1	\$ 28	\$ 2	\$ 2	\$ 5	\$ -	\$ 53
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 33,107	\$ 4,186	\$ 8,816	\$ 11,508	\$ 6,443	\$ 6,133	\$ 8,443	\$ 5,843	\$ 12,865	\$ 9,732	\$ 5,778	\$ -	\$ 112,854

Towne Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Property Insurance	\$ 19,771	\$ -	\$ -	\$ -	\$ -	\$ -	(2,961)	\$ -	\$ -	\$ -	\$ -	\$ -	16,810
Field Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	13,750
Landscape Maintenance	\$ 20,698	\$ 20,698	\$ 20,699	\$ 20,699	\$ 20,698	\$ 19,053	\$ 38,403	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ -	237,162
Landscape Enhancements/Replacement	\$ 1,000	\$ -	\$ -	\$ 725	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,725
Pond Maintenance	\$ 2,681	\$ 2,681	\$ 2,681	\$ 2,681	\$ 2,681	\$ 2,681	\$ 2,681	\$ 2,681	\$ 2,681	\$ 2,681	\$ 2,681	\$ -	29,491
Electric	\$ 499	\$ 590	\$ 359	\$ 405	\$ 358	\$ 514	\$ 456	\$ 160	\$ 329	\$ 304	\$ 159	\$ -	4,134
Streetlighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Water & Sewer	\$ 92	\$ 104	\$ 83	\$ 83	\$ 81	\$ 844	\$ 80	\$ 81	\$ 75	\$ 71	\$ 69	\$ -	1,661
Irrigation Repairs	\$ 1,730	\$ 2,089	\$ 3,581	\$ 1,163	\$ -	\$ 602	\$ -	\$ -	\$ 1,346	\$ 154	\$ 1,002	\$ -	11,667
General Repairs & Maintenance	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ 1,195	\$ -	\$ -	\$ 2,196	\$ -	\$ -	\$ -	3,791
Contingency	\$ -	\$ 1,693	\$ 428	\$ -	\$ -	\$ 3,702	\$ -	\$ -	\$ 3,744	\$ -	\$ -	\$ -	9,568
Subtotal Field Expenditures	\$ 48,121	\$ 29,106	\$ 29,081	\$ 27,005	\$ 25,068	\$ 29,841	\$ 39,910	\$ 23,226	\$ 30,674	\$ 23,514	\$ 24,214	\$ -	329,759
Amenity Expenditures													
Electric	\$ 814	\$ 2,399	\$ 177	\$ 623	\$ 613	\$ 2,029	\$ 524	\$ 1,912	\$ 1,434	\$ 1,265	\$ 1,729	\$ -	13,519
Water	\$ 208	\$ 497	\$ 2,636	\$ 324	\$ 242	\$ 189	\$ 317	\$ 973	\$ 634	\$ 799	\$ 1,347	\$ -	8,165
Internet & Phone	\$ 115	\$ 115	\$ 115	\$ 262	\$ 115	\$ 267	\$ 120	\$ 267	\$ 193	\$ 120	\$ 267	\$ -	1,956
Playground & Equipment Lease	\$ 1,966	\$ 1,966	\$ 1,966	\$ 1,966	\$ 1,966	\$ 1,966	\$ 1,966	\$ 1,966	\$ 1,966	\$ 1,966	\$ 1,966	\$ -	21,627
Pool Service Contract	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750	\$ 3,310	\$ 3,000	\$ 3,000	\$ 3,500	\$ -	32,060
Janitorial Services	\$ 1,188	\$ 939	\$ 1,005	\$ 1,351	\$ 1,230	\$ 1,284	\$ 1,230	\$ 2,934	\$ 1,472	\$ 2,792	\$ 2,497	\$ -	17,922
Security Services	\$ -	\$ 4	\$ 4	\$ -	\$ 5,981	\$ 5,610	\$ 1,317	\$ -	\$ 2,258	\$ 3,071	\$ 1,833	\$ -	20,077
Pest Control	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	375
Amenity Access Management	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	4,583
Amenity Repair & Maintenance	\$ -	\$ -	\$ 194	\$ 1,264	\$ 2,829	\$ 350	\$ 1,440	\$ 1,024	\$ 754	\$ 1,786	\$ 1,373	\$ -	11,014
Contingency	\$ -	\$ -	\$ 355	\$ 2,448	\$ 1,182	\$ -	\$ -	\$ -	\$ 1,350	\$ -	\$ -	\$ -	5,335
Subtotal Amenity Expenditures	\$ 7,533	\$ 9,162	\$ 9,693	\$ 11,479	\$ 17,400	\$ 14,862	\$ 10,081	\$ 12,803	\$ 13,477	\$ 15,216	\$ 14,928	\$ -	136,633
Total Operations & Maintenance	\$ 55,654	\$ 38,268	\$ 38,774	\$ 38,484	\$ 42,468	\$ 44,703	\$ 49,990	\$ 36,029	\$ 44,151	\$ 38,730	\$ 39,142	\$ -	466,393
Total Expenditures	\$ 88,761	\$ 42,453	\$ 47,590	\$ 49,992	\$ 48,911	\$ 50,836	\$ 58,433	\$ 41,872	\$ 57,016	\$ 48,462	\$ 44,920	\$ -	579,246
Excess (Deficiency) of Revenues over Expenditures	\$ (88,261)	\$ (32,293)	\$ 484,683	\$ 80,315	\$ 67,202	\$ (36,134)	\$ (25,311)	\$ (14,433)	\$ (55,714)	\$ (45,545)	\$ (44,460)	\$ -	290,048

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
03/16/22	ACH	\$44,876.21	-448.74	(\$888.55)	\$0.00	\$43,538.92	\$14,471.67	\$1,878.84	\$2,191.47	\$8,829.73	\$5,648.28	\$3,792.91	\$6,726.02	\$43,538.92
04/19/22	ACH	\$100,450.56	-87.85	(\$2,007.25)	\$0.00	\$98,355.46	\$32,691.85	\$4,244.33	\$4,950.58	\$19,946.58	\$12,759.60	\$8,568.28	\$15,194.24	\$98,355.46
05/17/22	ACH	\$82,393.51	\$0.00	(\$1,647.87)	\$0.00	\$80,745.64	\$26,838.62	\$3,484.42	\$4,064.22	\$16,375.29	\$10,475.08	\$7,034.19	\$12,473.82	\$80,745.64
06/14/22	ACH	\$2,000.04	\$0.00	(\$40.00)	\$0.00	\$1,960.04	\$651.49	\$84.58	\$98.66	\$397.50	\$254.27	\$170.75	\$302.79	\$1,960.04
07/01/22	ACH	\$7,880.67	\$0.00	(\$157.61)	\$0.00	\$7,723.06	\$2,567.03	\$333.27	\$388.73	\$1,566.24	\$1,001.91	\$672.80	\$1,193.08	\$7,723.06
TOTAL		\$ 2,756,399.96	\$ (99,658.67)	\$ (53,691.53)	\$ -	\$ 2,603,049.76	\$ 865,214.03	\$ 112,329.49	\$ 131,020.86	\$ 527,900.86	\$ 337,692.12	\$ 226,765.74	\$ 402,126.66	\$ 2,603,049.76

101%	Net Percent Collected
\$ -	Balance Remaining to Collect