

***Towne Park
Community Development District***

Agenda

February 7, 2023

AGENDA

Towne Park

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

January 31, 2023

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

Dear Board Members:

The regular meeting of the Board of Supervisors of **Towne Park Community Development District** will be held **Tuesday, February 7, 2023, 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:

1. Roll Call
2. Public Comment Period
3. New Business
 - A. Discussion of Community Easter Egg Hunt and Activities
 - B. Consideration of Mailbox License Agreement with HOA
5. Approval of Minutes of the January 3, 2023, Board of Supervisors Meeting
6. 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
7. Other Business
8. Supervisors Requests and Audience Comments
9. Public Comments
10. Adjournment

SECTION III

SECTION A

On Jan 16, 2023, at 12:52 PM, Keren FigueroaPagan
<Keren.figueroa15@outlook.com> wrote:

Good morning Tricia,

I was given your contact information by Greg Jones from CDC.

I am a resident here in Riverstone, and I have a passion for brining people together, especially my neighbors.

I would like to host an Easter Egg hunt for the neighborhood on April 1st 2023. I've been told that I need an Event Insurance policy, which I should be able to obtain from an event insurance broker I partner with for events.

Could you please let me know what other information you would need from me and about the event? If you prefer to talk over the phone, my contact information can be found below in my signature.

Thanks, Have a wonderful day!

<image001.png>

V/R

Keren Figueroa

Cell: 773-510-9337

Office: 407-207-0825

Website: <https://kfigueroa-homesales.kw.com>

<image002.jpg>

From: Tricia Adams <tadams@gmscfl.com>
Date: Tuesday, January 17, 2023 at 2:35 PM
To: Keren FigueroaPagan <Keren.figueroa15@outlook.com>
Cc: Brittany Brookes <bbrookes@gmscfl.com>
Subject: TPCDD Re: Riverstone/Townpark Estates: Easter

Good afternoon Keren,


Towne Parke Community Development District ("CDD") is a local unit of special-purpose government created pursuant to Chapter 190, Florida Statutes. The CDD is governed by a Board of Supervisors who have adopted Amenity Policies that guide the use of the recreational facilities such as pools, dog parks, open space/common areas, playgrounds and the Clubhouse, together with their appurtenant facilities, such as parking lots, that are not designed for recreational use. In accordance with the current Amenity Policy, only Patrons (District residents and non-resident patrons who pay the Annual User fee to use the facilities) and their guests may use the Amenities. However, the Amenity Policy does allow for certain community programming events to be made available to the general public on a case-by-case basis as approved by the CDD and subject to payment of any applicable fees and satisfaction of other applicable requirements, including adherence to the Amenity Policies.

The Board of Supervisors may approve certain activities on CDD property, as permitted by the CDD's policies, but the Board is not required to approve events on CDD property, even if the requestor is a resident or patron of the amenity facilities. An organization or individual requesting to host an event on CDD property will be provided a License Agreement authorizing use of CDD property for the event and provide the terms under which the event may be held. The License Agreement may include provisions for liability, indemnification, damage to property, special event oversight, insurance requirements or any other terms deemed appropriate by the Board of Supervisors, in conjunction with the CDD's legal counsel, and would be subject to Board approval at a duly noticed public meeting.

In order for me to present the special event to the Board of Supervisors for consideration, can you please provide the legal name of the entity that would be responsible for the event, confirm the date (April 1, 2023) and provide a time for the event, provide a description of the event and provide the parcels of land that would be used? We have a CDD Board of Supervisors meeting scheduled February 7. If you can provide the details by January 30, I will be happy to present it to the Board and get their approval for a Temporary License Agreement.

All the best,
Tricia L. Adams

District Manager
Governmental Management Services
219 E. Livingston Street
Orlando, FL 32801

From: Keren FigueroaPagan Keren.figueroa15@outlook.com 
Subject: Re: TPCDD Re: Riverstone/Townpark Estates: Easter
Date: January 18, 2023 at 5:07 PM
To: Tricia Adams tadams@gmscfl.com
Cc: Brittany Brookes bbrookes@gmscfl.com, Nicholes Pagan nickpagan@kw.com

KF

Hello Tricia,

Thank you so much for your quick response.

Below are some details about the Easter Egg Hunt I'd like to host:

- Date April 1st
- Time 12pm – 2pm
- Egg Hunt
- Face Painting
- Balloon Animals
- Easter Bunny (This is up in the air, looking for quotes)
- Easter Egg Decorating

I'd like to use the space next to the dog park but am open to any other area you suggest, Preferably a flat space.

Of course, this will all be weather permitting.

Thanks Tricia!

V/R
Keren Figueroa
Cell: 773-510-9337
Office: 407-207-0825
Website: <https://kfigueroa-homesales.kw.com>

SECTION B

**NON-EXCLUSIVE LICENSE AGREEMENT BY AND BETWEEN
TOWNE PARK COMMUNITY DEVELOPMENT
DISTRICT AND [HOA] REGARDING
THE USE OF CERTAIN DISTRICT PROPERTY**

THIS LICENSE AGREEMENT (“**Agreement**”) is made and entered into this _____ day of _____, 2023, by and between:

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

[**HOA**], a/n _____, with a mailing address of _____, Florida _____ (the “**Licensee**” and, together with the District, the “**Parties**”).

RECITALS

WHEREAS, the District is a special-purpose unit of local government established pursuant to and governed by Chapter 190, *Florida Statutes*; and

WHEREAS, the District owns, operates, and maintains various parcels of real property within the boundaries of the District, including those identified in **Exhibit A** attached hereto (the “**License Property**”); and

WHEREAS, the Licensee previously installed mailbox kiosks upon the License Property (“**Mailbox Kiosks**”); and

WHEREAS, the District’s Board of Supervisors (“**Board**”) is willing to grant a non-exclusive, revocable license to formally authorize Licensee’s prior installation of the Mailbox Kiosks, provided that such use does not impede the District’s operation of the License Property as a public improvement, such use is in compliance with this Agreement and provided that the Licensee complies with the provisions set forth herein; and

WHEREAS, the District and the Licensee warrant and agree that they have all rights, power, and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which is hereby acknowledged, the Parties agree as follows:

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

2. **GRANT OF LICENSE.** The District hereby grants to Licensee a limited, non-exclusive license over, across, and around the License Property for the sole purpose and as necessary for operating, maintaining, repairing and replacing the Mailbox Kiosks (“**License**”). The License includes rights of ingress and egress, as may be reasonably necessary for the Licensee and its staff, employees and contractors to access the License Property to facilitate such services. In consideration of said use of the License Property, Licensee agrees to the following conditions:

- A. Licensee shall be solely responsible for all maintenance and operation of the Mailbox Kiosks. Any work performed by or on behalf of the Licensee pursuant to this License shall be performed in accordance with all applicable governmental standards and regulations and performed in a good and workmanlike manner. Licensee shall ensure that any District property is kept free of liens and shall immediately discharge any liens that are placed on District property.
- B. Licensee must obtain the District's written approval before making any other changes, modifications, or installations on the License Property. The Licensee's access does not include the use of any other District facilities, including but not limited to the amenity center, pool, restroom facilities or other improvements.
- C. The District's designees for purposes of this Agreement shall be its District Manager. The District reserves all rights and privileges in and to the District's property, including the License Property. This License for the License Property is granted to Licensee in its “as is” condition and without any warranty or representation, express or implied. No other use of, or access to, the District's recreational facilities is permitted without prior written consent of the District through its designee.
- D. Licensee shall use due care to protect the Mailbox Kiosks from damage in the course of exercising the rights granted by the License. Licensee shall be responsible, at its sole cost, for replacing or repairing the Mailbox Kiosks, including without limitation, ongoing maintenance, installation and or removal thereof, including the activities of the Licensee or its contractors, subcontractors, agents, employees or others under Licensee's direction or control.
- E. Licensee remains responsible for the safety and security of all persons operating under this grant of License.
- F. Licensee's use of the License Property shall be contemporaneous with the use of the District's facilities by patrons of the District, and Licensee's use shall not interfere with the operation of the District's facilities as a public improvement except as set forth herein.

- G. The grant of this License is further conditioned on Licensee's compliance at all times with applicable laws, statutes, ordinances, codes, rules, regulations, and requirements of federal, state, county, city and municipal government, and any and all of their departments and bureaus, and all applicable permits and approvals ("**Laws**"). It is Licensee's responsibility to know, understand and follow such Laws.
- H. The District may revoke the License at any time with or without cause.

3. **COVENANTS RUNNING WITH THE LAND; BINDING EFFECT.** The rights and burdens created hereby shall be appurtenant to and shall constitute covenants running with the land, shall bind the Parties or their successors, and shall inure to the Parties' benefit.

4. **CARE OF PROPERTY.** The Licensee agrees to use all due care to protect the property of the District, its residents, and landowners from damage, and to require any participants to do the same. The Licensee agrees that it shall assume responsibility for any and all damage to the District's License Property and other property as a result of the Licensee's use under this Agreement and other damage, other than ordinary wear and tear, which may be attributable to an act or omission by the Licensee or its agent. In the event that any damage to the District's License Property or lands occurs, the District shall notify the Licensee of such damage. The Licensee agrees that the District may make whatever arrangements the District, in its sole discretion, deems necessary to promptly make any such repairs as are necessary to preserve the health, safety, and welfare of the District's lands, facilities, residents and landowners. The Licensee agrees to reimburse the District for any such repairs within thirty (30) days of receipt of an invoice from the District reflecting the cost of the repairs made under this Paragraph. Further, the Licensee shall be solely responsible for the cleaning of the District's License Property following each instance of use in a manner which restores the License Property to the same or a higher degree of cleanliness as they were in prior to use.

5. **SUSPENSION, REVOCATION AND TERMINATION.** The District and Licensee acknowledge and agree that the License granted herein is a mere privilege and may be suspended, terminated or revoked immediately upon written notice, with or without cause, by either party. In the event this License is revoked or terminated pursuant to its terms, Licensee must expeditiously restore the District property to its same or better condition. Licensee shall not be entitled to any payment of damages for termination or revocation whatsoever by the District – this grant of License is a mere privilege and not a right. The failure of any party hereto to enforce any provision of this Agreement shall not be construed to be a waiver of such or any other provision, nor in any way to affect the validity of all or any part of this Agreement or the right of such party thereafter to enforce each and every provision. No waiver of any breach shall be held to constitute a waiver of any other or subsequent breach.

6. **INDEMNITY; LIMITATIONS ON GOVERNMENTAL LIABILITY.** The Licensee hereby agrees to defend, indemnify and hold the District harmless from and against any and all claims, demands, losses, damages, liabilities, and expenses, and all suits, actions and judicial decrees (all costs including, without limitation, expert witness fees, paralegal fees, and reasonable attorneys' fees for the District's legal counsel of choice, whether at trial or on appeal), arising from personal

injury, death, or property damage resulting in any manner whatsoever from use of the License by the Licensee, its staff, agents, participants, guests, or invitees. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

7. **RECOVERY OF COSTS AND FEES.** In the event either party to this Agreement is required to enforce this Agreement by court proceedings or otherwise, the prevailing party shall be entitled to recover from the other party all fees and costs incurred, including reasonable attorneys' fees and costs.

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

9. **AMENDMENT.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the Parties to the Agreement.

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

11. **CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties agree that venue for any dispute arising hereunder shall be in a court of jurisdiction in Polk County, Florida.

12. **NOTICES.** Any notice, demand, request or communication required or permitted hereunder ("Notice" or "Notices") shall be in writing and sent by hand delivery, United States certified mail, or by recognized overnight delivery service, addressed as follows:

If to the District:

Towne Park
Community Development District
c/o Governmental Management Services – Central
Florida, LLC
219 East Livingston Street
Orlando, Florida 32801
Attn: District Manager

With a copy to:

KE Law Group, PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303
Attn: District Counsel

If to the Licensee:

Attn: _____

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

13. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

14. **PUBLIC RECORDS.** Licensee understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Licensee agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Licensee acknowledges that the designated public records custodian for the District is **Governmental Management Services – Central Florida, LLC (“Public Records Custodian”)**. Among other requirements and to the extent applicable by law, Licensee shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Licensee does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Licensee’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Licensee, Licensee shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF LICENSEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO LICENSEE’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC

**RECORDS AT (407) 841-5524, RECORDREQUEST@GMSCFL.COM,
AND 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 3201.**

15. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

[signatures on following page]

DRAFT

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

**TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT**

Chairman/Vice-Chairman, Board of Supervisors

[HOA]

Signature

By: _____

Its: _____

Exhibit A: License Property

Exhibit A
License Property

The Mail Kiosks are located at the following locations:

1. The median located within Sandhill Crane Drive, being identified as “Tract B” according to that certain plat entitled *Towne Park Estates Phase 2A* recorded in Plat Book 163, Pages 47-54, in the public records of Polk County, Florida.
2. The parking lot of the District’s amenity center located at 3883 White Ibis Road, Lakeland, Florida 33811, being identified as “Tract D” according to that certain plat entitled *Towne Park Estates Phase 2A* recorded in Plat Book 163, Pages 47-54, in the public records of Polk County, Florida.
3. The parking lot of the District’s amenity center located at 3334 Medulla Road, Lakeland, Florida 33811, being identified as “Tract J” according to that certain plat entitled *Riverstone Phase 2* recorded in Plat Book 177, Pages 25-32, in the public records of Polk County, Florida.
4. The property adjacent to the property located at 6292 Dolostone Drive, Lakeland, Florida 33811, being identified as “Tract B” according to that certain plat entitled *Riverstone Phase 3 & 4* recorded in Plat Book 180, Pages 48-56, in the public records of Polk County, Florida.
5. The property adjacent to the property located at 5631 Siltstone Street, Lakeland, Florida 33811, being identified as “Tract C” according to that certain plat entitled *Riverstone Phase 5 & 6* recorded in Plat Book 185, Pages 26-36, in the public records of Polk County, Florida.

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, **January 3, 2023** at 3:00 p.m. at the Towne Park Amenity Center #1, 3883 White Ibis Road, Lakeland, Florida and by Zoom.

Present and constituting a quorum:

Greg Jones
Jennifer Tidwell
Roger Runyon
Zabrina Sides
Tom Zimmerman

Chairman
Vice Chairperson
Assistant Secretary
Assistant Secretary
Appointed as Assistant Secretary

Also present were:

Tricia Adams
Meredith Hammock
Alan Rayl
Clayton Smith

District Manager, GMS
District Counsel, KE Law Group
District Engineer
Field Services Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams 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. Adams noted that this time was an opportunity for any members of the public to make a statement to the Board of Supervisors.

Resident Sandra Stidham expressed her concern over the lack of lighting at night that made her feel unsafe.

THIRD ORDER OF BUSINESS**Organizational Matters****A. Acceptance of Resignation of Brad Fritz**

Ms. Adams noted that they had received a letter of resignation from Brad Fritz, adding that he had a seat that expires in November 2024. Ms. Adams asked for a motion to accept the resignation.

On MOTION by Mr. Jones, seconded by Ms. Tidwell, with all in favor, the Resignation of Brad Fritz, was approved.

B. Appointment of Individual to Fulfill the Board Vacancy of Seat 1 with a Term Ending November 2024

Mr. Jones nominated resident Tom Zimmerman to fill the vacancy. Ms. Adams asked for a motion to approve the appointment of Mr. Zimmerman to Seat #1 with a term expiring in November 2024.

On MOTION by Mr. Jones, seconded by Ms. Tidwell, with all in favor, Appointment of Tom Zimmerman to Seat #1, was approved.

C. Administration of Oaths to Newly Appointed Supervisor

Ms. Adams a duly authorized Florida notary swore in Mr. Tom Zimmerman and delivered the oath of office. She added that she had administrative documents for him to complete and a financial disclosure form to file with Polk Supervisor of Elections Office.

Ms. Hammock went over several laws that were required to be followed as a member of the Board of Supervisors, including Florida Ethics laws and Sunshine laws. She added that any information regarding the District that would be discussed in a noticed Board meeting should not be discussed with other Board members under any circumstances outside of a meeting. She also spoke about District records being public records.

D. Consideration of Resolution 2023-02 Electing Officers

Ms. Adams noted that the Board had previously elected the Greg Jones as Chairman, Jennifer Tidwell as Vice Chair, with the remaining Board Members serving as Assistant Secretaries. The Board decided to appoint Mr. Zimmerman as an Assistant Secretary, and Ms. Adams asked for a motion to approve.

On MOTION by Mr. Jones, seconded by Ms. Sides, with all in favor, Resolution 2023-02 Electing Officers with Greg Jones Serving as Chair, Jennifer Tidwell Serving as Vice Chair, the Remaining Board Members Serving as Assistant Secretaries including Tom Zimmerman, Jill Burns Serving as Secretary, Tricia Adams Serving as Assistant Secretary, George Flint Serving as Treasurer, and Katie Costa Serving as Assistant Treasurer, was approved.

FOURTH ORDER OF BUSINESS

New Business

A. Consideration of Contract Agreement with Polk County Property Appraiser

Ms. Adams presented the contract agreement, noting that it was an annual agreement that put the CDD assessments on the tax roll. She added that the CDD fees were collected as a non-ad valorem assessment on the tax bill. She also noted that the county charged a 1% collection fee and that the District benefited from the service. She asked for a motion to approve.

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

B. Consideration of 2023 Data Sharing Agreement with Polk County Property Appraiser

Ms. Adams noted that the County provided the agreement to the District each year because there were certain classifications of citizens that could have exemptions from their records being released to the public. She explained that the agreement was in place so that the District kept records for exempt individuals exempt from disclosure. She asked for a motion to approve.

On MOTION by Mr. Jones, seconded by Ms. Tidwell, with all in favor, the 2023 Data Sharing Agreement with Polk County Property Appraiser, was approved.

C. Consideration of Temporary Group Fitness Instruction Agreement

Ms. Adams presented the agreement, noting that there was a resident of the District who approached the Board with the concept of having group fitness classes at the facility, and that the Board had been in favor of the concept. The Board had directed District Counsel to prepare an agreement with certain provisions that had been discussed at the previous month's meeting.

Ms. Hammock presented the agreement, noting that the classes would be \$10 per person, and that the participants could include both residents and non-residents. The Board discussed a possible schedule, with feedback from residents stating that they would prefer early morning at 6:15 a.m. on Tuesday, Wednesday, Thursday, and Friday, or early evening 6:15 p.m. on Monday, Tuesday, Wednesday, and Thursday. She also added that the fees collected by the instructor would be \$120 for 12 sessions, with 20% of it coming back to the District on a monthly basis. She also added that there was a waiver included in the agenda packet that participants would be required to sign.

The Board decided to approve the agreement, and Ms. Adams asked for a motion to approve.

On MOTION by Mr. Jones, seconded by Ms. Sides, with all in favor, the Temporary Group Fitness Instruction Agreement, was approved in substantial form.

D. Ratification of Temporary License Agreement with First Step Marketing (Holiday Event)

Ms. Adams presented the license agreement, noting that there had been an opportunity for a holiday gift wrap event with First Step Marketing, and District Counsel had prepared a temporary license agreement. The event had taken place on December 23rd, and the vendor was pleased. She asked for any questions, and hearing none, asked for a motion to ratify the license agreement.

On MOTION by Mr. Jones, seconded by Ms. Tidwell, with all in favor, the Temporary License Agreement with First Step Marketing (Holiday Event), was ratified.

FIFTH ORDER OF BUSINESS

Approval of Minutes of the December 6, 2022 Board of Supervisors Meeting

Ms. Adams presented the minutes of the December 6, 2022 Board of Supervisors meeting and asked for a motion to approve the minutes.

On MOTION by Ms. Tidwell, seconded by Ms. Sides, with all in favor, the Minutes of the December 6, 2022 Board of Supervisors Meeting, were approved.

SIXTH ORDER OF BUSINESS**Staff Reports****A. Attorney****i. Status of Roadway Conveyance**

Ms. Hammock noted that a meeting had been held with Faulkner Engineering Group, which had previously provided a report of certain roadways within the District, and they would be responding to the city's punch list of items that were sent to the District. She added that it would address any areas where they believed there could be warranty repair, and that the vendor who did the construction on the roadways agreed as well. She also noted that any areas where there was ongoing construction that caused damage to the roadways would be repaired by the builders, and that they had received confirmation in writing from that of that occurring. She added that the city may come in and do their own boring testing at some point in time.

Ms. Hammock added that Mr. Smith would be going through with Mr. Tindall to repair anything regarding damaged sidewalks.

Mr. Jones asked if the punch list had been circulated to the Board, and Ms. Adams responded that she had not. Ms. Hammock added that she would keep updating the Board if she got any more information in between Board meetings.

B. Engineer

Mr. Scheerer presented the Engineer's report, noting that they were reducing the number of items that the District would get attached to as far as repairs going on. This included both the sidewalks and the trails with all the other items being addressed between the contractor and the builders. He explained that this was better for the District because the City of Lakeland was taking over them for ownership and maintenance.

He noted that he had nothing further for the Board but would be happy to answer any questions.

C. Field Manager's Report**i. Update on Stormwater Pond Erosion Repair Schedule**

Mr. Smith presented the Field Manager's report, noting that completed items included the repairing of the clubhouse door handle, the installation of bike racks outside the amenity facility. He added that fence repairs were being completed, and the pond erosion repair would be completed by the middle of February. Discussion ensued regarding the repair of dredge sox, as well as if the

location of the dock that was in the area would be in the way of maintenance and repair. A solution came up of doing rip rap and adding sod to solve the problem of having to move the dock, but it was turned down due to that solution not being long-lasting. The Board decided that they would not commence the project before the full Board had reviewed all the solutions of the dock area.

Mr. Smith noted that he would contact the owner of the dock once he obtained more information about the condition of the dock as well as if it was going to be in the way of dredge repair, and then they would proceed afterward.

Ms. Adams asked if the Board wanted to delegate authority to the Chairman to approve a solution for the dock area, and they agreed to direct staff to work with supervisor Runyon as it related to the lake bank restoration project.

Mr. Smith also noted that they had installed solar lighting on all of the mailboxes, adding that they would be repairing one that was damaged in the storm. He also added that the cost would be approximately \$600 to be installed. The Board directed staff to include a proposal in the next agenda.

D. District Manager's Report

i. Approval of the Check Register

Ms. Adams reviewed the check register found in the agenda package. She stated that it was from November 29, 2022 through December 23, 2022 and was \$101,841.72. She added that behind the check register was a check run summary. She asked if anyone had any questions, and Mr. Jones asked about the last item on the check register, which was a "life ring rope" and asked if had been stolen or lost.

Mr. Tindall responded that Simon had replaced it, Mr. Jones noted for the record that these were \$150 and expressed concern about people taking them in community, as it was the fourth one that they had to replace.

Ms. Adams noted that life rings were something that was required by the state, and that they had to replace them if they went missing.

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

ii. Balance Sheet and Income Statement

Ms. Adams reviewed the unaudited financial statements that were included in the agenda packet through the end of November. She added that the District's actual spending was well within the prorated budget. She noted that there was no action required from the Board.

SEVENTH ORDER OF BUSINESS**Other Business**

Ms. Adams asked for any 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**Public Comments**

Resident expressed his concern about people walking around and behind houses to get to the ponds to catch fish. Ms. Adams noted that the stormwater ponds were part of the amenity policies that the Board adopted, and the Board had allowed fishing at the CDD ponds. She added that there were Districts that did not allow recreational activities and only treated them as a utility, but that many Districts did allow for bank fishing, catch and release, etcetera.

Ms. Hammock added that the catch and release policy that was allowed by the District stated that any easements in residential lots were not for accessing for fishing, but instead only for maintenance. She noted that if anyone was cutting through private property to get to those ponds, that homeowners call the Lakeland Police Department.

Mr. Runyon noted that there weren't enough signs around the pond areas that state that the fishing was for residents only, as well as that there are no signs that say "catch and release" only.

Ms. Adams responded that the signage that was currently out there was likely what was required by local law enforcement in order to address trespassers. She also added that they could put more signs out if the Board directed, but installing many signs in an area can be considered sign pollution. She suggested that they could also communicate about the amenity policies by utilizing the CDD messaging system. She also added that there were agencies that regulated hunting and fishing laws, so if there were any violations of state law, they could be called on to address the issue.

Mr. Runyon brought up the issue of trespassing again, noting that there were no signs stating, "No trespassing", and asked that they put up a sign that says, "Residents only", however

Ms. Hammock noted that non-residents who paid the amenity fees were allowed to use the amenities, therefore the terminology may become confusing. She also added that she usually only saw “catch and release only” signs in other Districts.

The Board decided to authorize staff to bring back a proposal to propose language for signs to be put up, as well as to replace the signs with new ones that had additional terminology.

Ms. Adams clarified that in the next agenda packet with the Field Manager’s report, they would include proposed verbiage and locations for the Board to consider the fishing policies. She also noted that she would check with the Lakeland Police Department to make sure they were complying with regulations as it related to the ability to get rid of trespassers.

The Board also decided to send out a copy of the amenity policies regarding fishing to remind residents of the rules and policies regarding that, as well as to include a link regarding pool policies.

TENTH ORDER OF BUSINESS**Adjournment**

Ms. Adams adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION VI

SECTION C



Towne Park CDD

Field Management Report



February 7th, 2023

Clayton Smith – Field Services
Manager

GMS

Completed

Fences



- ✚ Damaged and fallen over fencing from the storms have been repaired.
- ✚ Fences in common areas and at the amenity were repaired.
- ✚ Submitted to insurance.

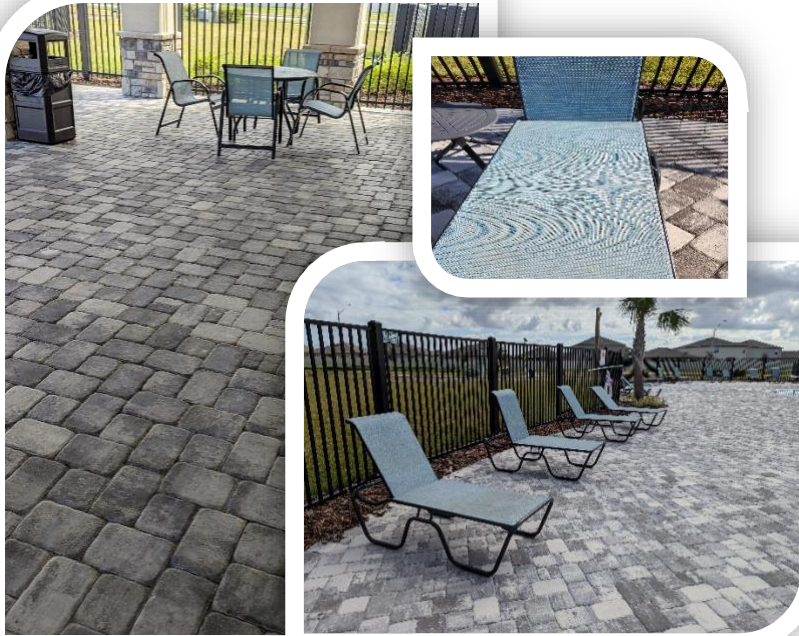
Sidewalk Repair

- ✚ Sidewalk began to sink in place causing a trip hazard.
- ✚ The sidewalk was lifted and restabilized. A pipe was run underneath to allow water to flow safely underneath.
- ✚ Trip hazard remedied.



Completed

General Maintenance items



- ✚ Pressure washed the Amenity #2 pool chairs and deck under the overhang.
- ✚ As well as the walls and bathroom floor.

- ✚ Amenity #1 windows were cleaned thoroughly.
- ✚ Leaning bench was reset.
- ✚ Some rental room touch up painting was completed.
- ✚ Amenity 1 fascia and deck areas were pressure washed.



InProgress

Mailbox Lighting



- ✚ Ordering and scheduling installation of solar lights for the Amenity 1 and Sandhill Crane Mailboxes.

Bank Restoration

- ✚ Pond bank restoration is scheduled for 2/13/2023.
- ✚ Vendor has stated they can work around the dock and it will not be an issue.



InProgress

Shade Covers



- ✚ The Amenity 1 and Amenity 2 playground shade covers have been ordered.
- ✚ Shade covers had a significant lead time.

Insurance Claim Status

- ✚ A claim has been submitted to the insurance company for all hurricane related repairs and damages.
- ✚ The claim is for a total amount of \$38977.05
- ✚ The majority was fence repairs.



Conclusion

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

Respectfully,
Clayton Smith

SECTION D

SECTION 1

Towne Park Community Development District

Summary of Check Register

December 24, 2022 to January 30, 2023

| Fund | Date | Check No.'s | Amount |
|--------------|----------|-------------|-----------------|
| General Fund | 12/29/22 | 485.00 | \$ 2,692.98 |
| | 1/6/23 | 486-488 | \$ 3,732.78 |
| | 1/20/23 | 489-501 | \$ 35,999.60 |
| | 1/27/23 | 16-May | \$ 1,635,412.89 |
| Total Amount | | | \$ 1,677,838.25 |

| CHECK DATE | VEND# |INVOICE..... DATE | EXPENSED TO... INVOICE | YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT | # |
|-----------------------------------|-------|---------------------------|-------------------------------|--------|-----|-------------|--------------|----------|-------------|--------|----------|--------------------------|---|
| 12/29/22 | 00076 | 11/30/22 | 21-188-1 ENGINEER SERVICES | 202211 | 310 | 51300-31100 | NOV 22 | | | * | 2,692.98 | | |
| RAYL ENGINEERING & SURVEYING LLC | | | | | | | | | | | 2,692.98 | 000485 | |
| 1/06/23 | 00077 | 12/20/22 | 79161 CLEANING JAN 23 | 202301 | 330 | 53800-47000 | | | | * | 1,230.00 | | |
| E&A CLEANING CO | | | | | | | | | | | 1,230.00 | 000486 | |
| 1/06/23 | 00040 | 9/23/22 | 81 GENERAL MAINT | 202209 | 320 | 53800-49000 | JULY/AUG 22 | | | * | 82.96 | | |
| | | 11/30/22 | 110 FENCE REPAIR | 202211 | 320 | 53800-49000 | NOV 22 | | | * | 2,007.36 | | |
| GOVERNMENTAL MANAGEMENT SERVICES- | | | | | | | | | | | 2,090.32 | 000487 | |
| 1/06/23 | 00022 | 1/02/23 | 01022023 TAX BILLS | 202212 | 310 | 51300-42000 | POSTAGE 2022 | | | * | 412.46 | | |
| JOE G TEDDER, TAX COLLECTOR | | | | | | | | | | | 412.46 | 000488 | |
| 1/20/23 | 00085 | 5/18/22 | 101982 TSFR CDVE DATA | 202205 | 330 | 53800-47500 | BET 2 ACCT | | | * | 567.50 | | |
| | | 1/05/23 | 103862 REPAIR EXIT DEVICE | 202212 | 330 | 53800-47500 | | | | * | 150.00 | | |
| CURRENT DEMANDS | | | | | | | | | | | 717.50 | 000489 | |
| 1/20/23 | 00077 | 1/05/23 | 11504 CLEANING SUPPLIES | 202301 | 330 | 53800-47000 | JAN 23 | | | * | 47.94 | | |
| E&A CLEANING CO | | | | | | | | | | | 47.94 | 000490 | |
| 1/20/23 | 00040 | 1/01/23 | 111 MANAGEMENT FEES | 202301 | 310 | 51300-34000 | JAN 23 | | | * | 3,541.67 | | |
| | | 1/01/23 | 111 WEBSITE ADMIN | 202301 | 310 | 51300-35200 | JAN 23 | | | * | 100.00 | | |
| | | 1/01/23 | 111 INFORMATION TECH | 202301 | 310 | 51300-35100 | JAN 23 | | | * | 150.00 | | |
| | | 1/01/23 | 111 DISSEMINATION SVC | 202301 | 310 | 51300-31300 | JAN 23 | | | * | 833.33 | | |
| | | 1/01/23 | 111 AMENITY ACCCSS | 202301 | 330 | 57200-11000 | JAN 23 | | | * | 416.67 | | |
| | | 1/01/23 | 111 OFFICE SUPPLIES | 202301 | 310 | 51300-51000 | JAN 23 | | | * | 1.23 | | |
| | | 1/01/23 | 111 POSTAGE | 202301 | 310 | 51300-42000 | JAN 23 | | | * | 23.37 | | |
| | | 1/01/23 | 111 COPIES | 202301 | 310 | 51300-42500 | JAN 23 | | | * | 10.80 | | |
| | | 1/01/23 | 112 FIELD MANAGEMENT | 202301 | 320 | 53800-12000 | JAN 23 | | | * | 1,287.50 | | |
| GOVERNMENTAL MANAGEMENT SERVICES- | | | | | | | | | | | 6,364.57 | 000491 | |

*** CHECK DATES 12/24/2022 - 01/30/2023 ***
TOWNE PARK CDD GENERAL FUND
BANK A GENERAL FUND

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|---------------|-------|-----------------------------------|--|----------------------------------|--------|-----------|----------------------------|
| 1/20/23 | 00080 | 1/03/23 GJ010320 | 202301 310-51300-11000 | BOS MEETING 1/3/23 | * | 200.00 | |
| | | | | GREGORY M. JONES | | | 200.00 000492 |
| 1/20/23 | 00055 | 1/03/23 JT010320 | 202301 310-51300-11000 | BOS MEETING 1/3/23 | * | 200.00 | |
| | | | | JENNIFER TIDWELL | | | 200.00 000493 |
| 1/20/23 | 00082 | 1/01/23 7724 | 202301 320-53800-46200 | LANDSCAPE MAINT JAN 23 | * | 19,053.33 | |
| | | | | PRINCE & SONS INC. | | | 19,053.33 000494 |
| 1/20/23 | 00076 | 12/31/22 21-188-1 | 202212 310-51300-31100 | ENGINEER SERVICES DEC 22 | * | 1,349.75 | |
| | | | | RAYL ENGINEERING & SURVEYING LLC | | | 1,349.75 000495 |
| 1/20/23 | 00071 | 1/01/23 18216 | 202301 330-53800-48000 | POOL MAINTENANCE JAN 23 | * | 3,500.00 | |
| | | | | RESORT POOL SERVICES DBA | | | 3,500.00 000496 |
| 1/20/23 | 00091 | 1/03/23 RR010320 | 202301 310-51300-11000 | BOS MEETING 1/3/23 | * | 200.00 | |
| | | | | ROGER RUNYAN | | | 200.00 000497 |
| 1/20/23 | 00024 | 1/01/23 65052B | 202301 320-53800-46400 | POND MAINTENANCE JAN 23 | * | 3,688.00 | |
| | | | | THE LAKE DOCTORS | | | 3,688.00 000498 |
| 1/20/23 | 00092 | 1/03/23 TZ010320 | 202301 310-51300-11000 | BOS MEETING 1/3/23 | * | 200.00 | |
| | | | | THOMAS ZIMMERMAN | | | 200.00 000499 |
| 1/20/23 | 00064 | 1/19/23 01192023 | 202301 300-15500-10000 | EQUIPMENT LEASE FEB 23 | * | 278.51 | |
| | | | | WHFS, LLC | | | 278.51 000500 |
| 1/20/23 | 00088 | 1/03/23 ZS010320 | 202301 310-51300-11000 | BOS MEETING 1/3/23 | * | 200.00 | |
| | | | | ZABRINA SIDES | | | 200.00 000501 |
| 1/27/23 | 00035 | 1/27/23 01272023 | 202301 300-20700-10000 | ASSESSMENT TSFR - S20162A | * | 234.51 | |
| | | 1/27/23 01272023 | 202301 300-20700-10000 | ASSESSMENT TSFR - S20182B | * | 273.54 | |
| | | 1/27/23 01272023 | 202301 300-20700-10000 | ASSESSMENT TSFR - S20183A | * | 1,102.12 | |

TWPK TOWNE PARK CDD CWRIGHT

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|-----------------------------------|-------|-----------------------------------|--|---------------------------|--------|--------------|----------------------------|
| 1/27/23 | | 01272023 | 202301 300-20700-10000 | ASSESSMENT TSFR - S20193B | * | 705.01 | |
| 1/27/23 | | 01272023 | 202301 300-20700-10000 | ASSESSMENT TSFR - S20193C | * | 473.43 | |
| 1/27/23 | | 01272023 | 202301 300-20700-10000 | ASSESSMENT TSFR - S20203D | * | 839.53 | |
| 1/27/23 | | 01272023 | 202301 300-20700-10000 | ASSESSMENT TSFR - S20162A | * | 105,474.63 | |
| 1/27/23 | | 01272023 | 202301 300-20700-10000 | ASSESSMENT TSFR - S20182B | * | 123,025.30 | |
| 1/27/23 | | 01272023 | 202301 300-20700-10000 | ASSESSMENT TSFR - S20183A | * | 495,685.86 | |
| 1/27/23 | | 01272023 | 202301 300-20700-10000 | ASSESSMENT TSFR - S20193B | * | 317,084.56 | |
| 1/27/23 | | 01272023 | 202301 300-20700-10000 | ASSESSMENT TSFR - S20193C | * | 212,927.41 | |
| 1/27/23 | | 01272023 | 202301 300-20700-10000 | ASSESSMENT TSFR - S20203D | * | 377,586.99 | |
| US BANK AS TRUSTEE FOR TOWNE PARK | | | | | | 1,635,412.89 | 000502 |
| ----- | | | | | | | |
| TOTAL FOR BANK A | | | | | | 1,677,838.25 | |
| TOTAL FOR REGISTER | | | | | | 1,677,838.25 | |

TWPK TOWNE PARK CDD CWRIGHT

SECTION 2

Towne Park
Community Development District

Unaudited Financial Reporting
December 31, 2022



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Towne Park
Community Development District
Combined Balance Sheet
December 31, 2022

| | General Fund | Debt Service Fund | Capital Projects Fund | Totals Governmental Funds |
|---|---------------------|----------------------|--------------------------|------------------------------|
| Assets: | | | | |
| Cash: | | | | |
| Operating Account | \$ 2,559,922 | \$ - | \$ - | \$ 2,559,922 |
| Capital Projects Account | \$ - | \$ - | \$ 1,005 | \$ 1,005 |
| Investments: | | | | |
| Series 2016 - 2A | | | | |
| Reserve | \$ - | \$ 111,450 | \$ - | \$ 111,450 |
| Revenue | \$ - | \$ 11,871 | \$ - | \$ 11,871 |
| Prepayment | \$ - | \$ 1 | \$ - | \$ 1 |
| Construction | \$ - | \$ - | \$ 0 | \$ 0 |
| Series 2018 - 2B | | | | |
| Reserve | \$ - | \$ 60,538 | \$ - | \$ 60,538 |
| Revenue | \$ - | \$ 23,622 | \$ - | \$ 23,622 |
| Prepayment | \$ - | \$ 1 | \$ - | \$ 1 |
| General | \$ - | \$ 0 | \$ - | \$ 0 |
| Construction | \$ - | \$ - | \$ 69 | \$ 69 |
| Series 2018 - 3A | | | | |
| Reserve | \$ - | \$ 256,678 | \$ - | \$ 256,678 |
| Revenue | \$ - | \$ 41,521 | \$ - | \$ 41,521 |
| Prepayment | \$ - | \$ 1 | \$ - | \$ 1 |
| Series 2019 - 3B | | | | |
| Reserve | \$ - | \$ 167,922 | \$ - | \$ 167,922 |
| Revenue | \$ - | \$ 33,437 | \$ - | \$ 33,437 |
| Construction | \$ - | \$ - | \$ 135,067 | \$ 135,067 |
| Series 2019 - 3C | | | | |
| Reserve | \$ - | \$ 112,803 | \$ - | \$ 112,803 |
| Revenue | \$ - | \$ 3,547 | \$ - | \$ 3,547 |
| Prepayment | \$ - | \$ 12 | \$ - | \$ 12 |
| Construction | \$ - | \$ - | \$ 0 | \$ 0 |
| Series 2020 - 3D | | | | |
| Reserve | \$ - | \$ 200,003 | \$ - | \$ 200,003 |
| Revenue | \$ - | \$ 4,539 | \$ - | \$ 4,539 |
| Construction | \$ - | \$ - | \$ 1,939 | \$ 1,939 |
| Deposits | \$ 4,500 | \$ - | \$ - | \$ 4,500 |
| Due from General Fund | \$ - | \$ 1,635,413 | \$ 25 | \$ 1,635,438 |
| Prepaid Expenses | \$ 279 | \$ - | \$ - | \$ 279 |
| Total Assets | \$ 2,564,701 | \$ 2,663,357 | \$ 138,105 | \$ 5,366,163 |
| Liabilities: | | | | |
| Accounts Payable | \$ 4,570 | \$ - | \$ - | \$ 4,570 |
| Due to Capital Projects | \$ 25 | \$ - | \$ - | \$ 25 |
| Due to Debt Service | \$ 1,635,413 | \$ - | \$ - | \$ 1,635,413 |
| Total Liabilities | \$ 1,640,008 | \$ - | \$ 30 | \$ 1,640,038 |
| Fund Balance: | | | | |
| Nonspendable: | | | | |
| Prepaid Items | \$ 279 | \$ - | \$ - | \$ 279 |
| Restricted for: | | | | |
| Debt Service - Series 2016 - 2A | \$ - | \$ 229,031 | \$ - | \$ 229,031 |
| Debt Service - Series 2018 - 2B | \$ - | \$ 207,459 | \$ - | \$ 207,459 |
| Debt Service - Series 2018 - 3A | \$ - | \$ 794,987 | \$ - | \$ 794,987 |
| Debt Service - Series 2019 - 3B | \$ - | \$ 519,149 | \$ - | \$ 519,149 |
| Debt Service - Series 2019 - 3C | \$ - | \$ 329,763 | \$ - | \$ 329,763 |
| Debt Service - Series 2020 - 3D | \$ - | \$ 582,968 | \$ - | \$ 582,968 |
| Capital Projects | \$ - | \$ - | \$ 138,075 | \$ 138,075 |
| Unassigned | \$ 924,414 | \$ - | \$ - | \$ 924,414 |
| Total Fund Balances | \$ 924,693 | \$ 2,663,357 | \$ 138,075 | \$ 3,726,125 |
| Total Liabilities & Fund Balance | \$ 2,564,701 | \$ 2,663,357 | \$ 138,105 | \$ 5,366,163 |

Towne Park
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2022

| | Adopted | Prorated Budget | Actual | |
|---|-------------------|-------------------|-------------------|-----------------|
| | Budget | Thru 12/31/22 | Thru 12/31/22 | Variance |
| <u>Revenues:</u> | | | | |
| Assessments - Tax Roll | \$ 860,473 | \$ 812,415 | \$ 812,415 | \$ - |
| Other Income | \$ 2,400 | \$ 600 | \$ 2,010 | \$ 1,410 |
| Total Revenues | \$ 862,873 | \$ 813,015 | \$ 814,425 | \$ 1,410 |
| <u>Expenditures:</u> | | | | |
| <u>General & Administrative:</u> | | | | |
| Supervisor Fees | \$ 12,000 | \$ 3,000 | \$ 2,400 | \$ 600 |
| Engineering Fees | \$ 10,000 | \$ 2,500 | \$ 6,472 | \$ (3,972) |
| Attorney | \$ 40,000 | \$ 10,000 | \$ 5,852 | \$ 4,148 |
| Annual Audit | \$ 4,000 | \$ - | \$ - | \$ - |
| Assessment Roll Services | \$ 5,000 | \$ 5,000 | \$ 5,000 | \$ - |
| Reamortization Schedules | \$ 625 | \$ 400 | \$ 400 | \$ - |
| Dissemination | \$ 10,000 | \$ 2,500 | \$ 2,500 | \$ 0 |
| Trustee Fees | \$ 23,867 | \$ 14,533 | \$ 14,533 | \$ - |
| Management Fees | \$ 42,500 | \$ 10,625 | \$ 10,625 | \$ (0) |
| Information Technology | \$ 1,800 | \$ 450 | \$ 450 | \$ - |
| Website Maintenance | \$ 1,200 | \$ 300 | \$ 300 | \$ - |
| Postage & Delivery | \$ 800 | \$ 200 | \$ 533 | \$ (333) |
| Insurance | \$ 7,088 | \$ 7,088 | \$ 6,350 | \$ 738 |
| Printing & Binding | \$ 1,000 | \$ 250 | \$ 9 | \$ 241 |
| Legal Advertising | \$ 3,500 | \$ 875 | \$ - | \$ 875 |
| Other Current Charges | \$ 3,500 | \$ 875 | \$ 153 | \$ 722 |
| Office Supplies | \$ 200 | \$ 50 | \$ 4 | \$ 46 |
| Dues, Licenses & Subscriptions | \$ 175 | \$ 175 | \$ 175 | \$ - |
| Total General & Administrative | \$ 167,255 | \$ 58,821 | \$ 55,757 | \$ 3,064 |

Towne Park
Community Development District

General Fund

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

| | Adopted | Prorated Budget | Actual | |
|--|-------------------|-------------------|-------------------|------------------|
| | Budget | Thru 12/31/22 | Thru 12/31/22 | Variance |
| <u>Operations & Maintenance</u> | | | | |
| Field Expenditures | | | | |
| Property Insurance | \$ 20,258 | \$ 20,258 | \$ 20,583 | \$ (325) |
| Field Management | \$ 15,450 | \$ 3,863 | \$ 3,863 | \$ - |
| Landscape Maintenance | \$ 263,665 | \$ 65,916 | \$ 57,160 | \$ 8,756 |
| Landscape Enhancements/Replacement | \$ 35,000 | \$ 35,000 | \$ 35,907 | \$ (907) |
| Pond Maintenance | \$ 32,172 | \$ 8,043 | \$ 10,191 | \$ (2,148) |
| Electric | \$ 5,400 | \$ 1,350 | \$ 434 | \$ 916 |
| Streetlighting | \$ 20,000 | \$ 5,000 | \$ - | \$ 5,000 |
| Water & Sewer | \$ 2,500 | \$ 625 | \$ 256 | \$ 369 |
| Irrigation Repairs | \$ 12,500 | \$ 3,125 | \$ 1,292 | \$ 1,833 |
| General Repairs & Maintenance | \$ 15,000 | \$ 3,750 | \$ 581 | \$ 3,169 |
| Contingency | \$ 10,000 | \$ 2,500 | \$ 2,007 | \$ 493 |
| Subtotal Field Expenditures | \$ 431,945 | \$ 149,430 | \$ 132,274 | \$ 17,156 |
| Amenity Expenditures | | | | |
| Electric | \$ 18,000 | \$ 4,500 | \$ 6,968 | \$ (2,468) |
| Water | \$ 7,500 | \$ 1,875 | \$ 1,234 | \$ 641 |
| Internet & Phone | \$ 3,200 | \$ 800 | \$ 629 | \$ 171 |
| Playground & Equipment Lease | \$ 23,593 | \$ 5,898 | \$ 5,898 | \$ 0 |
| Pool Service Contract | \$ 36,000 | \$ 9,000 | \$ 10,500 | \$ (1,500) |
| Janitorial Services | \$ 19,500 | \$ 4,875 | \$ 6,177 | \$ (1,302) |
| Security Services | \$ 33,800 | \$ 8,450 | \$ 4,635 | \$ 3,815 |
| Pest Control | \$ 4,500 | \$ 1,125 | \$ - | \$ 1,125 |
| Amenity Access Management | \$ 5,000 | \$ 1,250 | \$ 1,250 | \$ (0) |
| Amenity Repair & Maintenance | \$ 15,000 | \$ 3,750 | \$ 5,760 | \$ (2,010) |
| Contingency | \$ 5,000 | \$ 1,250 | \$ - | \$ 1,250 |
| Subtotal Amenity Expenditures | \$ 171,093 | \$ 42,773 | \$ 43,051 | \$ (278) |
| Total Operations & Maintenance | \$ 603,038 | \$ 192,203 | \$ 175,325 | \$ 16,878 |
| Total Expenditures | \$ 770,293 | \$ 251,024 | \$ 231,081 | \$ 19,943 |
| Excess (Deficiency) of Revenues over Expenditures | \$ 92,580 | | \$ 583,344 | |
| <u>Other Financing Sources/(Uses):</u> | | | | |
| Transfer In/(Out) - Capital Reserve | \$ (92,580) | \$ - | \$ - | \$ - |
| Net Change in Fund Balance | \$ - | | \$ 583,344 | |
| Fund Balance - Beginning | \$ - | | \$ 341,349 | |
| Fund Balance - Ending | \$ - | | \$ 924,693 | |

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

| | Adopted | Prorated Budget | Actual | |
|--|-------------------|-------------------|-------------------|-------------------|
| | Budget | Thru 12/31/22 | Thru 12/31/22 | Variance |
| Revenues: | | | | |
| Assessments - Tax Roll | \$ 111,715 | \$ 105,475 | \$ 105,475 | \$ - |
| Interest | \$ - | \$ - | \$ 741 | \$ 741 |
| Total Revenues | \$ 111,715 | \$ 105,475 | \$ 106,216 | \$ 741 |
| Expenditures: | | | | |
| Interest - 11/1 | \$ 40,375 | \$ 40,375 | \$ 40,375 | \$ - |
| Principal - 11/1 | \$ 30,000 | \$ 30,000 | \$ 30,000 | \$ - |
| Special Call - 11/1 | \$ - | \$ - | \$ 5,000 | \$ (5,000) |
| Interest - 5/1 | \$ 39,625 | \$ - | \$ - | \$ - |
| Total Expenditures | \$ 110,000 | \$ 70,375 | \$ 75,375 | \$ (5,000) |
| Excess (Deficiency) of Revenues over Expenditures | \$ 1,715 | | \$ 30,841 | \$ 5,741 |
| Fund Balance - Beginning | \$ 85,955 | | \$ 198,190 | |
| Fund Balance - Ending | \$ 87,670 | | \$ 229,031 | |

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

| | Adopted | Prorated Budget | Actual | |
|--|-------------------|-------------------|-------------------|-------------------|
| | Budget | Thru 12/31/22 | Thru 12/31/22 | Variance |
| Revenues: | | | | |
| Assessments - Tax Roll | \$ 130,304 | \$ 123,025 | \$ 123,025 | \$ - |
| Interest | \$ - | \$ - | \$ 734 | \$ 734 |
| Total Revenues | \$ 130,304 | \$ 123,025 | \$ 123,759 | \$ 734 |
| Expenditures: | | | | |
| Interest - 11/1 | \$ 45,384 | \$ 45,384 | \$ 45,384 | \$ 0 |
| Special Call - 11/1 | \$ - | \$ - | \$ 5,000 | \$ (5,000) |
| Principal - 5/1 | \$ 30,000 | \$ - | \$ - | \$ - |
| Interest - 5/1 | \$ 45,384 | \$ - | \$ - | \$ - |
| Total Expenditures | \$ 120,769 | \$ 45,384 | \$ 50,384 | \$ (5,000) |
| Excess (Deficiency) of Revenues over Expenditures | \$ 9,535 | | \$ 73,375 | |
| Fund Balance - Beginning | \$ 72,371 | | \$ 134,084 | |
| Fund Balance - Ending | \$ 81,906 | | \$ 207,459 | |

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

| | Adopted | Prorated Budget | Actual | |
|--|-------------------|-------------------|-------------------|-------------------|
| | Budget | Thru 12/31/22 | Thru 12/31/22 | Variance |
| Revenues: | | | | |
| Assessments - Tax Roll | \$ 525,011 | \$ 495,686 | \$ 495,686 | \$ - |
| Interest | \$ - | \$ - | \$ 2,680 | \$ 2,680 |
| Total Revenues | \$ 525,011 | \$ 495,686 | \$ 498,366 | \$ 2,680 |
| Expenditures: | | | | |
| Interest - 11/1 | \$ 194,463 | \$ 194,463 | \$ 194,463 | \$ - |
| Special Call - 11/1 | \$ - | \$ - | \$ 5,000 | \$ (5,000) |
| Principal - 5/1 | \$ 125,000 | \$ - | \$ - | \$ - |
| Interest - 5/1 | \$ 194,463 | \$ - | \$ - | \$ - |
| Total Expenditures | \$ 513,925 | \$ 194,463 | \$ 199,463 | \$ (5,000) |
| Excess (Deficiency) of Revenues over Expenditures | \$ 11,086 | | \$ 298,903 | |
| Fund Balance - Beginning | \$ 234,809 | | \$ 496,084 | |
| Fund Balance - Ending | \$ 245,895 | | \$ 794,987 | |

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

| | Adopted | Prorated Budget | Actual | |
|--|-------------------|-------------------|-------------------|-----------------|
| | Budget | Thru 12/31/22 | Thru 12/31/22 | Variance |
| Revenues: | | | | |
| Assessments - Tax Roll | \$ 335,844 | \$ 317,085 | \$ 317,085 | \$ - |
| Interest | \$ - | \$ - | \$ 1,743 | \$ 1,743 |
| Total Revenues | \$ 335,844 | \$ 317,085 | \$ 318,828 | \$ 1,743 |
| Expenditures: | | | | |
| Interest - 11/1 | \$ 117,159 | \$ 117,159 | \$ 117,159 | \$ - |
| Principal - 5/1 | \$ 100,000 | \$ - | \$ - | \$ - |
| Interest - 5/1 | \$ 117,159 | \$ - | \$ - | \$ - |
| Total Expenditures | \$ 334,319 | \$ 117,159 | \$ 117,159 | \$ - |
| Excess (Deficiency) of Revenues over Expenditures | \$ 1,525 | | \$ 201,668 | |
| Fund Balance - Beginning | \$ 146,617 | | \$ 317,480 | |
| Fund Balance - Ending | \$ 148,142 | | \$ 519,149 | |

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

| | Adopted | Prorated Budget | Actual | |
|--|-------------------|-------------------|-------------------|-------------------|
| | Budget | Thru 12/31/22 | Thru 12/31/22 | Variance |
| Revenues: | | | | |
| Assessments - Tax Roll | \$ 225,524 | \$ 212,927 | \$ 212,927 | \$ - |
| Interest | \$ - | \$ - | \$ 1,067 | \$ 1,067 |
| Total Revenues | \$ 225,524 | \$ 212,927 | \$ 213,994 | \$ 1,067 |
| Expenditures: | | | | |
| Interest - 11/1 | \$ 78,438 | \$ 78,438 | \$ 78,438 | \$ 0 |
| Special Call - 11/1 | \$ - | \$ - | \$ 5,000 | \$ (5,000) |
| Principal - 5/1 | \$ 70,000 | \$ - | \$ - | \$ - |
| Interest - 5/1 | \$ 78,438 | \$ - | \$ - | \$ - |
| Total Expenditures | \$ 226,876 | \$ 78,438 | \$ 83,438 | \$ (5,000) |
| Excess (Deficiency) of Revenues over Expenditures | \$ (1,352) | | \$ 130,557 | |
| Fund Balance - Beginning | \$ 87,056 | | \$ 199,206 | |
| Fund Balance - Ending | \$ 85,705 | | \$ 329,763 | |

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

| | Adopted | Prorated Budget | Actual | |
|--|-------------------|-------------------|-------------------|-----------------|
| | Budget | Thru 12/31/22 | Thru 12/31/22 | Variance |
| Revenues: | | | | |
| Assessments - Tax Roll | \$ 399,925 | \$ 377,587 | \$ 377,587 | \$ - |
| Interest | \$ - | \$ - | \$ 1,812 | \$ 1,812 |
| Total Revenues | \$ 399,925 | \$ 377,587 | \$ 379,399 | \$ 1,812 |
| Expenditures: | | | | |
| Interest - 11/1 | \$ 128,334 | \$ 128,334 | \$ 128,334 | \$ - |
| Principal - 5/1 | \$ 145,000 | \$ - | \$ - | \$ - |
| Interest - 5/1 | \$ 128,334 | \$ - | \$ - | \$ - |
| Total Expenditures | \$ 401,669 | \$ 128,334 | \$ 128,334 | \$ - |
| Excess (Deficiency) of Revenues over Expenditures | \$ (1,743) | | \$ 251,064 | |
| Other Financing Sources/(Uses): | | | | |
| Transfer In/(Out) | \$ - | \$ - | \$ (1,296) | \$ (1,296) |
| Net Change in Fund Balance | \$ (1,743) | | \$ 249,768 | |
| Fund Balance - Beginning | \$ 130,469 | | \$ 333,201 | |
| Fund Balance - Ending | \$ 128,725 | | \$ 582,968 | |

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

| | Series | Series | Series | Series | Series | Series | |
|--|-------------|--------------|-------------------|-------------------|-----------------|-----------------|----------------|
| | 2016 - 2A | 2018 - 2B | 2018 - 3A | 2019 - 3B | 2019 - 3C | 2020 - 3D | Total |
| <u>Revenues</u> | | | | | | | |
| Developer Contributions | \$ - | \$ - | \$ 12,310 | \$ - | \$ 419 | \$ - | 12,729 |
| Interest | \$ - | \$ 0 | \$ - | \$ 872 | \$ - | \$ 7 | 879 |
| Total Revenues | \$ - | \$ 0 | \$ 12,310 | \$ 872 | \$ 419 | \$ 7 | 13,608 |
| <u>Expenditures:</u> | | | | | | | |
| Capital Outlay | \$ - | \$ - | \$ 3,750 | \$ - | \$ 419 | \$ - | 4,169 |
| Total Expenditures | \$ - | \$ - | \$ 3,750 | \$ - | \$ 419 | \$ - | 4,169 |
| Excess (Deficiency) of Revenues over Expenditures | \$ - | \$ 0 | \$ 8,560 | \$ 872 | \$ - | \$ 7 | 9,439 |
| <u>Other Financing Sources/(Uses)</u> | | | | | | | |
| Transfer In/(Out) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,296 | 1,296 |
| Total Other Financing Sources (Uses) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,296 | 1,296 |
| Net Change in Fund Balance | \$ - | \$ 0 | \$ 8,560 | \$ 872 | \$ - | \$ 1,303 | 10,735 |
| Fund Balance - Beginning | \$ 0 | \$ 69 | \$ (8,560) | \$ 134,196 | \$ 1,000 | \$ 636 | 127,340 |
| Fund Balance - Ending | \$ 0 | \$ 69 | \$ - | \$ 135,067 | \$ 1,000 | \$ 1,939 | 138,075 |

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

| | Adopted | Prorated Budget | Actual | |
|--|-------------------|-----------------|---------------|-------------|
| | Budget | Thru 12/31/22 | Thru 12/31/22 | Variance |
| Revenues: | | | | |
| Interest | \$ - | \$ - | \$ - | \$ - |
| Total Revenues | \$ - | \$ - | \$ - | \$ - |
| Expenditures: | | | | |
| Capital Outlay | \$ - | \$ - | \$ - | \$ - |
| Total Expenditures | \$ - | \$ - | \$ - | \$ - |
| Excess (Deficiency) of Revenues over Expenditures | \$ - | | \$ - | \$ - |
| Other Financing Sources/(Uses): | | | | |
| Transfer In/(Out) | \$ 92,580 | \$ - | \$ - | \$ - |
| Total Other Financing Sources/(Uses) | \$ 92,580 | \$ - | \$ - | \$ - |
| Net Change in Fund Balance | \$ 92,580 | | \$ - | |
| Fund Balance - Beginning | \$ 90,000 | | \$ - | |
| Fund Balance - Ending | \$ 182,580 | | \$ - | |

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 | \$ - | \$ 25,555 | \$ 786,860 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 812,415 |
| Other Income | \$ 160 | \$ 480 | \$ 1,370 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 2,010 |
| Total Revenues | \$ 160 | \$ 26,035 | \$ 788,230 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 814,425 |
| Expenditures: | | | | | | | | | | | | | |
| General & Administrative: | | | | | | | | | | | | | |
| Supervisor Fees | \$ 800 | \$ 800 | \$ 800 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 2,400 |
| Engineering Fees | \$ 2,429 | \$ 2,693 | \$ 1,350 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 6,472 |
| Attorney | \$ 2,395 | \$ 3,458 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 5,852 |
| Annual Audit | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Assessment Roll Services | \$ 5,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 5,000 |
| Reamortization Schedules | \$ 400 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 400 |
| Dissemination | \$ 833 | \$ 833 | \$ 833 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 2,500 |
| Trustee Fees | \$ 14,533 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 14,533 |
| Management Fees | \$ 3,542 | \$ 3,542 | \$ 3,542 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 10,625 |
| Information Technology | \$ 150 | \$ 150 | \$ 150 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 450 |
| Website Maintenance | \$ 100 | \$ 100 | \$ 100 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 300 |
| Postage & Delivery | \$ 39 | \$ 21 | \$ 473 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 533 |
| Insurance | \$ 6,350 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 6,350 |
| Printing & Binding | \$ 6 | \$ 3 | \$ 0 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 9 |
| Legal Advertising | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Other Current Charges | \$ 39 | \$ 39 | \$ 75 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 153 |
| Office Supplies | \$ 2 | \$ 1 | \$ 2 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 4 |
| Dues, Licenses & Subscriptions | \$ 175 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 175 |
| Total General & Administrative | \$ 36,793 | \$ 11,640 | \$ 7,324 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 55,757 |

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 | \$ 20,583 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 20,583 |
| Field Management | \$ 1,288 | \$ 1,288 | \$ 1,288 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 3,863 |
| Landscape Maintenance | \$ 19,053 | \$ 19,053 | \$ 19,053 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 57,160 |
| Landscape Enhancements/Replacement | \$ 4,260 | \$ 31,647 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 35,907 |
| Pond Maintenance | \$ 2,815 | \$ 3,688 | \$ 3,688 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 10,191 |
| Electric | \$ 56 | \$ 223 | \$ 155 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 434 |
| Streetlighting | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Water & Sewer | \$ 86 | \$ 83 | \$ 86 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 256 |
| Irrigation Repairs | \$ 758 | \$ 143 | \$ 391 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 1,292 |
| General Repairs & Maintenance | \$ 581 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 581 |
| Contingency | \$ 2,007 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 2,007 |
| Subtotal Field Expenditures | \$ 51,487 | \$ 56,125 | \$ 24,661 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 132,274 |
| Amenity Expenditures | | | | | | | | | | | | | |
| Electric | \$ 854 | \$ 3,140 | \$ 2,974 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 6,968 |
| Water | \$ 179 | \$ 621 | \$ 434 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 1,234 |
| Internet & Phone | \$ 193 | \$ 218 | \$ 218 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 629 |
| Playground & Equipment Lease | \$ 1,966 | \$ 1,966 | \$ 1,966 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 5,898 |
| Pool Service Contract | \$ 3,500 | \$ 3,500 | \$ 3,500 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 10,500 |
| Janitorial Services | \$ 2,414 | \$ 1,645 | \$ 2,118 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 6,177 |
| Security Services | \$ 2,533 | \$ 2,102 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 4,635 |
| Pest Control | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Amenity Access Management | \$ 417 | \$ 417 | \$ 417 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 1,250 |
| Amenity Repair & Maintenance | \$ 2,350 | \$ 3,110 | \$ 300 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 5,760 |
| Contingency | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Subtotal Amenity Expenditures | \$ 14,405 | \$ 16,719 | \$ 11,927 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 43,051 |
| Total Operations & Maintenance | \$ 65,892 | \$ 72,844 | \$ 36,588 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 175,325 |
| Total Expenditures | \$ 102,685 | \$ 84,484 | \$ 43,912 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 231,081 |
| Excess (Deficiency) of Revenues over Expenditures | \$ (102,525) | \$ (58,449) | \$ 744,318 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 583,344 |
| Other Financing Sources/Uses: | | | | | | | | | | | | | |
| Transfer In/(Out) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Total Other Financing Sources/Uses | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Net Change in Fund Balance | \$ (102,525) | \$ (58,449) | \$ 744,318 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 583,344 |

Towne Park
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2023

| | | | | | | | | | | | | | | | | |
|-------------------|----|------------|----|------------|----|------------|----|------------|----|------------|----|------------|----|------------|----|--------------|
| 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% |
|--------------|----------------|------------------------|------------------------|-----------------------|------------------|------------------------|----------------------|-----------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|------------------------|
| Date | Distribution | Gross Amount | Discount/Penalty | Commission | Interest | Net Receipts | O&M Portion | 2016 2-A Debt Service | Series 2018 2-B Service | Series 2018 3-A Service | Series 2019 3-B Service | Series 2019 3-C Service | Series 2020 3-D Service | Total |
| 11/16/22 | 10/1-10/31/22 | \$9,156.36 | (\$366.26) | (\$175.80) | \$0.00 | \$8,614.30 | \$2,863.26 | \$371.73 | \$433.59 | \$1,746.99 | \$1,117.53 | \$750.44 | \$1,330.76 | \$8,614.30 |
| 11/25/22 | Interest | \$0.00 | \$0.00 | \$0.00 | \$188.79 | \$188.79 | \$62.75 | \$8.15 | \$9.50 | \$38.29 | \$24.49 | \$16.45 | \$29.16 | \$188.79 |
| 11/25/22 | 11/1-11/6/22 | \$36,533.87 | (\$1,461.31) | (\$701.45) | \$0.00 | \$34,371.11 | \$11,424.44 | \$1,483.22 | \$1,730.02 | \$6,970.49 | \$4,458.94 | \$2,994.25 | \$5,309.75 | \$34,371.11 |
| 11/25/22 | 11/7-11/13/22 | \$35,829.45 | (\$1,433.14) | (\$687.93) | \$0.00 | \$33,708.38 | \$11,204.15 | \$1,454.62 | \$1,696.66 | \$6,836.09 | \$4,372.97 | \$2,936.52 | \$5,207.37 | \$33,708.38 |
| 12/12/22 | 11/14-11/23/22 | \$189,384.81 | (\$7,575.15) | (\$3,636.19) | \$0.00 | \$178,173.47 | \$59,222.15 | \$7,688.73 | \$8,968.11 | \$36,133.74 | \$23,114.34 | \$15,521.65 | \$27,524.75 | \$178,173.47 |
| 12/21/22 | 11/24-11/30/22 | \$2,188,194.85 | (\$86,516.64) | (\$42,033.56) | \$0.00 | \$2,059,644.65 | \$684,594.49 | \$88,879.92 | \$103,669.29 | \$417,697.81 | \$267,196.50 | \$179,426.77 | \$318,179.87 | \$2,059,644.65 |
| 12/23/22 | 12/01-12/15/22 | \$166,979.29 | (\$6,433.13) | (\$3,210.92) | \$0.00 | \$157,335.24 | \$52,295.84 | \$6,789.49 | \$7,919.25 | \$31,907.73 | \$20,411.01 | \$13,706.32 | \$24,305.60 | \$157,335.24 |
| 12/31/22 | 1% adj | (\$27,836.57) | \$0.00 | \$0.00 | \$0.00 | (\$27,836.57) | (\$9,252.46) | (\$1,201.23) | (\$1,401.12) | (\$5,645.28) | (\$3,611.22) | (\$2,424.99) | (\$4,300.27) | (\$27,836.57) |
| TOTAL | | \$ 2,598,242.06 | \$ (103,785.63) | \$ (50,445.85) | \$ 188.79 | \$ 2,444,199.37 | \$ 812,414.62 | \$ 105,474.63 | \$ 123,025.30 | \$ 495,685.86 | \$ 317,084.56 | \$ 212,927.41 | \$ 377,586.99 | \$ 2,444,199.37 |

| | |
|---------------------|-------------------------------------|
| 94% | Net Percent Collected |
| \$144,601.19 | Balance Remaining to Collect |