

***Towne Park
Community Development District***

Agenda

May 2, 2023

AGENDA

Towne Park

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

April 25, 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, May 2, 2023**, at **6:00 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. Approval of Minutes of the April 4, 2023, Board of Supervisors Meeting
4. Consideration of Resolution 2023-05 Approving Fiscal Year 2024 Proposed Budget and Setting a Public Hearing
5. Consideration of Temporary Agreement for Riverstone Parents Night Out
6. Consideration of Temporary Access for Pool Construction
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposal for Peregrine Way Landscape Improvements- Prince & Sons
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Ratification of Requisition No.107
 - iv. Presentation of Number of Registered Voters- 2,027
8. Supervisors Requests and Audience Comments
9. Public Comments
10. Adjournment

MINUTES

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

The regular meeting of the Board of Supervisors of the Towne Park Community Development District was held Tuesday, **April 4, 2023** at 6:00 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	Chairman
Jennifer Tidwell <i>by Zoom</i>	Vice Chairperson
Zabrina Sides	Assistant Secretary
Tom Zimmerman	Assistant Secretary
Roger Runyon	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Meredith Hammock	District Counsel, Kilinski | Van Wyk PLLC
Alan Rayl <i>by Zoom</i>	Rayl Engineering
Clayton Smith	Field Services Manager, GMS
Allen Bailey	Field Operations, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order and called the roll. There were four Board members present in person constituting a quorum and one Board member joining via 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 stated that there would be another public comment period at the end of the agenda.

Resident Sandy Stidham thanked the Board for the solar light installation. She stated there were still a couple of live oaks that were crooked and wanted to know if they would be taken care of when the vendor straightens the Cypress trees. Ms. Adams replied that this is typically not a

question-and-answer session, but they do have staff reports scheduled on the agenda and asked if the Board members would like for this to be answered under the Field Manager's report. The Board replied yes.

THIRD ORDER OF BUSINESS**Approval of Minutes of the March 7, 2023
Board of Supervisors Meeting**

Ms. Adams presented the minutes of the March 7, 2023 Board of Supervisors meeting and noted a draft was found on page 6 of the agenda packet. She asked for any comments, corrections, or changes to the minutes. She explained that the meeting minutes were reviewed by District counsel as well as by District management staff. She added she had been notified of a spelling error with Mr. Runyon's name and that correction would be made. The Board had no other changes to the minutes.

On MOTION by Mr. Jones, seconded by Ms. Sides, with all in favor, the Minutes of the March 7, 2023 Board of Supervisors Meeting, were approved as amended.

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

Ms. Hammock stated she had no specific report for this meeting. She noted if the Board had questions to let her know. There were no questions for Ms. Hammock.

B. Engineer

Mr. Rayl stated that he was reviewing requisitions for the District Manager to be processed. He noted that he was working with District Counsel and the City of Lakeland for a final meeting to work on release of the construction bonds. He noted the meeting had not yet been set but it was coming up soon. He added he hoped to state in next month's meeting this issue has been addressed.

Ms. Adams asked for the Chairman to dismiss the Engineer for the remainder of the meeting if he was not needed. Mr. Rayl was dismissed.

C. Field Manager's Report

Mr. Smith presented the field manager's report to the Board found on page 22 of the agenda package. He stated the solar lights had been installed and there appeared to be one that did not

function and will be replaced. He noted all others seem to be up and running. He also added they made some modifications to the gate by changing out the closer arm and changed the hinges. He noted it appears now that the gate is functioning better than it was and is staying closed, it opens and stays closed on its own. He noted they will continue to monitor function before recommending the Board consider proposals to change the entire gate. He added comments on the bike rack and other maintenance tasks that were completed.

Mr. Smith noted they had added some signage to the dog park at the District's insurance's recommendation. He stated they added some table repairs here in the amenity and cleaned up the monuments in the community. He noted from their assessment, the pool chairs are in good shape in Amenity 1, and they do not need more chairs. He added in Amenity 2, now, or in the future the amenity patrons could benefit from additional chairs.

Another item completed was the pond bank restoration and the punch list has been sent off to the vendor. For landscaping the additional plantings will be needed and the landscape vendor is watering the grass over the next two months. He noted the shade covers at Amenity 2 have been completed and field staff was still waiting on shade covers for Amenity 1. He stated the Amenity 2 maglock installations are still in progress, they have been ordered, and will be scheduled when parts arrive.

Mr. Smith provided updates on pond signage and noted a map had been created that identified potential locations where people may be inclined to approach the water, such as areas next to trails and sitting areas, to install the signs. He added that 19 locations have been identified for placement. He commented on the Peregrine Way pine trees and stated the trees had not established and taken root. The storm made a mess of all of them. He added staff received proposals for several options to address the trees.

Mr. Runyon had questions on the signs and locations. It was noted there was another location that could benefit from the signage and was determined that staff would add an extra sign or move one to that location. Mr. Jones asked about the Cypress trees and if they are getting fixed. He asked for Ms. Tidwell's input. Ms. Tidwell responded they did look rough. It was asked why the trees were needed there. She responded if they are going to be there, they needed to be fixed or removed. Power lines were discussed. Mr. Jones asked why they were needed at all, and Ms. Tidwell responded they were not needed and the easement issue was a concern.

i. Re-strapping Chairs Proposal – George’s Patio Shop

Mr. Smith presented quotes on chairs. The numbers of chairs were discussed, the types of chairs, the wear and tear, and the quotes. It was noted the chairs needed to be re-strapped. Mr. Smith recommended approving this proposal. Ms. Adams clarified the budget allows for this. Clarification was made that this proposal was for amenity chairs.

On MOTION by Mr. Jones, seconded by Mr. Zimmerman, with all in favor, the Proposal from George’s Patio Shop for the re-strapping of Chairs, was approved.

ii. Re-strapping Chairs Proposal for Amenity 2 – George’s Patio Shop

Mr. Smith presented the proposal from George’s Patio Shop and discussion on the 3-year-old chairs. Damage and repeated fixing were discussed. Mr. Jones brought up the budget concern and where this would come from in the budget. Ms. Adams noted Mr. Jones brought up a good point and the purchase of furniture was not funded because of the expenses from Hurricane Ian the District has not been reimbursed by insurance or from FEMA grant funding. She added there was not a lot of room in the budget for general repairs and maintenance or from Amenity repair maintenance. She added the Board did designate a capital reserve fund and if was the Board’s decision to pull from the fund for the 15 pool lounge chairs that would be an option. Mr. Smith added they had the vendor out for the repairs and also asked them for additional chairs pricing. He noted Amenity 2 could benefit from additional chairs. He recommended waiting on this purchase because they are not needed at this time, but the situation may get worse over time. It was asked if there was an option of one area getting chairs and the other not getting them.

After discussion, Ms. Adams clarified the Board’s direction to revisit this topic later this fiscal year. It was noted a line item needed to be established for this purchase later in FY 2024.

iii. Pond Signage Installation Proposal – GMS

Mr. Smith presented the 19 signs for the pond water line so they would not interfere with mowing. Ms. Sides asked if 19 signs were needed and if non-residents go much further from the front of the community. Discussion ensued. Ms. Adams added in the general fund budget under field expenses the District had \$10,000 budgeted and as of the current unaudited financial report, only \$2,000 had been expended from the line item, so, there is some funding in contingency. Mr. Smith explained there were signs by the sidewalk that goes between the houses that dead end at

the pond. He added they could remove the fishing signs and just do the wildlife signs or just not do them now. Discussion ensued on the signs, fishing, ponds and which ponds needed signs, the concerns of traffic around the areas, security and the final recourse of calling the police for trespassing.

On MOTION by Mr. Jones, seconded by Mr. Runyon, with all in favor, the Proposal for Pond Signage Installation, was approved.

iv. Replacement and Straightening of Cypress Trees Proposal – Prince & Sons

Mr. Smith presented the proposal for replacement and straightening of Cypress trees from Prince and Sons. He discussed the options for staking them and the potential that they will not survive long term. He noted he did not request a full removal option. He added the replacement was for 92 of them and straightening 10 of them for \$26,590. To replace all 100 of them is \$37,000 and to straighten and stake all of them is \$17,500. Ms. Tidwell ask if they received other quotes. Mr. Smith noted this was from the incumbent landscapers and the only one currently. He added he could reach out for other quotes, but this is a very expensive tree. It was also asked about using Cypress as the best kind of tree for the area. Mr. Smith stated that they are used for privacy to block line of sight visuals of power lines.

Ms. Tidwell ask about getting a quote to remove them. Mr. Smith stated he could get a quote for removal. Further discussion was how close they were to the fence and the possibility of them coming down again. Ms. Adams noted the Board had allocated \$35,000 in landscape enhancements and replacements for the current fiscal year and had previously approved projects in excess of \$36,000, so this is a project out of the current FY budget where there is no funding allocated. She added the Board could approve spending, but she wanted to make them aware of the impact. Ms. Tidwell asked how many were damaged and Mr. Smith replied that essentially, they are all damaged to some degree. Discussion ensued on the replacement, what to use and the outcome of replacement and repair. Mr. Smith recommended not replacing them at all. Audience commented on replacing the trees and notification to homeowners. It was noted there was \$10,000 in the budget for removal of trees. Planting new trees and a quote for crepe myrtles was also discussed. Fencing options and easements were discussed.

v. Aquatic Vegetation Installation Proposal – Solitude

Mr. Smith noted this was the next step in enhancement of aquatic vegetation. He referred to the maps for the locations, planting and specifics of plants in the area. The Board asked for the reason and benefits of each plant. Mr. Smith explained the benefits that included allowing small fish to eliminate bugs, wind erosion, and nutrients to the soil. Placement was further discussed on the bank and in the ponds. Ms. Adams discussed the FEMA grant application for Hurricane Ian and emphasis on mitigation to control erosion. Specifics of the plants, locations, and costs were discussed. Other concerns for this planting were discussed and how it affected fishing and recreational purposes. Mr. Smith further discussed spending and the current situation of erosion problems.

On MOTION by Mr. Runyon, seconded by Mr. Jones, with all in favor, the Proposal from Solitude for Aquatic Vegetation Installation, was approved.

vi. Pest Control Proposal for Amenity 1 and 2 – All American Lawn and Tree

Mr. Smith explained the selection of this company for the pest control and his knowledge of the great work they do. The costs were explained on the quote at \$1,700/year for the whole program for each amenity. He also explained this included pest control for bugs, pests, and the locations where they sprayed. Ms. Adams noted the Board had budgeted for the current year of \$4,500 for pest control services for the amenities and there has been nothing spent out of this line item.

On MOTION by Ms. Sides, seconded by Mr. Jones, with all in favor, the Proposal from All American Lawn and Tree for Pest Control for Amenity 1 and 2, was approved.

D. District Manager's Report

i. Approval of the Check Register

Ms. Adams reviewed the check register in the agenda package. She noted that the total amount for the check run summary from February 28, 2023 through March 27, 2023 was \$77,262.13.

There was a Board question on a line item for fence repair and insurance and asked if this could be refunded. Ms. Adams replied on the fences they anticipated funding from the insurance

provider. She added this has taken a lot of time but there is the expectation of reimbursement. She added any deductibles or expenses that are not covered by insurance are included in the FEMA grant. It was noted that there was a \$10,000 deductible and the added percentages.

On MOTION by Mr. Jones, seconded by Ms. Sides, 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 February. She added this is the first month on the combined balance sheet and the capital reserve fund is the amount the Board has identified for capital purchases in the future for replacement, pool resurfacing, etc. She noted they are over budget on some of the repair and maintenance items because of the hurricane expenses but are expecting some offsetting revenue. She noted that there was no action required from the Board.

iii. Approval of Revised Fiscal Year 2023 Meeting Schedule

Ms. Adams stated on page 74 is the revised 2023 meeting schedule for the remainder of the fiscal year. She added they would not present the draft budget until May. She noted that Board members elected to reschedule the May meeting for 6:00 p.m. in order to allow flexibility for residents to attend. She added the remainder of the fiscal year the June meeting will be at 3:00 p.m., the July 11th at 6:00 p.m., and August 1st at 6:00 p.m., which will be budget adoption. She added the last meeting will be September 5th at 3:00 p.m.

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

iv. Ratification of Requisition No. 106

Ms. Adams reviewed requisition No. 106 which was for the construction project and has been paid out of the construction proceeds from the bond issue. She added this was signed by the District Engineer and is being brought to the Board for ratification.

On MOTION by Mr. Jones, seconded by Mr. Zimmerman, with all in favor, Requisition No. 106, was ratified.

FIFTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Adams asked for any audience comments at this time.

A resident commented on several cars parking in an area, there was no signage and was concerned about the grass being killed. Ms. Adams explained the District's parking rules that were adopted and the restriction of parking on CDD properties such as amenity parking lots, parking overnight, and restricted parking on parcels not intended for parking. She added if a vehicle is found it is immediately subject to being towed. She added there was a service agreement for towing in place with a vendor. She noted that District management should be contacted.

Another resident commented on the District management team's quick response to his request. He asked about responsibility for lands around ponds and lack of irrigation. Mr. Smith responded with the explanation of how the ponds are irrigated. He added the landscape vendor works to assist with dead trees and vegetation.

SIXTH ORDER OF BUSINESS

Public Comments

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Closed Security Session

Ms. Adams stated there was a closed security session scheduled at this time. She explained the purpose of this discussion was to be done in private. She noted it will not be recorded.

EIGHTH ORDER OF BUSINESS

Board Action Related to Security Services Proposal

On MOTION by Mr. Jones, seconded by Ms. Sides, with all in favor, the Amendment to the Security Services Agreement, was approved.

NINTH ORDER OF BUSINESS

Adjournment

Ms. Adams adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET PURSUANT TO CHAPTERS 190, 170, AND/OR 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Towne Park Community Development District (“**District**”) prior to June 15, 2023, proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023, and ending September 30, 2024 (“**Fiscal Year 2024**”); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 190, 170, and/or 197, Florida Statutes (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

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

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 190, 170, and/or 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget, which is on file and available for public inspection at the “**District’s Office**,” Governmental Management Services – Central Florida, LLC 219 E. Livingston Street, Orlando, Florida 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. If levied pursuant to Chapter 170, Florida Statutes, the Assessments shall be paid in one or more installments pursuant to a bill issued by the District in November of 2023, or, if levied pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes, the Assessments shall be collected on the tax roll of Polk County, Florida, and paid as directed therein.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: August 1, 2023

HOUR: 6:00 PM

LOCATION: Towne Park Amenity Center #1
3883 White Ibis Rd.
Lakeland, FL 33811

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT(S). The District Manager is hereby directed to submit a copy of the Proposed Budget to Polk County at least sixty (60) days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 3, and to ensure the Proposed Budget remains on the website for at least forty-five (45) days.

6. PUBLICATION OF NOTICE. Notice of the public hearings shall be published in the manner prescribed in Florida law.

7. MAILING OF NOTICE. Notice of the public hearings shall be mailed to property owners in the manner prescribed in Florida law.

8. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

9. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF ____, 2023.

ATTEST:

**TOWNE PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____

Its: _____

EXHIBIT A: Proposed Budget for Fiscal Year 2024

Exhibit A
Proposed Budget for Fiscal Year 2024

[See following pages]

Towne Park
Community Development District

Proposed Budget
FY2024



Table of Contents

1-2	General Fund
3-8	General Fund Narrative
9	Series 2016 2A Debt Service Fund
10	Series 2016 2A Amortization
11	Series 2018 2B Debt Service Fund
12-13	Series 2018 2B Amortization
14	Series 2018 3A Debt Service Fund
15-16	Series 2018 3A Amortization
17	Series 2019 3B Debt Service Fund
18-19	Series 2019 3B Amortization
20	Series 2019 3C Debt Service Fund
21-22	Series 2019 3C Amortization

Table of Contents

23	<u>Series 2020 3D Debt Service Fund</u>
24-25	<u>Series 2020 3D Amortization</u>
26	<u>Capital Reserve Fund</u>

Towne Park
Community Development District
Proposed Budget
General Fund

	Adopted Budget FY 2023	Actual Thru 3/31/23	Projected Next 6 Months	Total Projected 9/30/23	Proposed Budget FY 2024
Revenues					
Assessments	\$ 860,473	\$ 839,418	\$ 21,055	\$ 860,473	\$ 1,024,144
Other Income	\$ 2,400	\$ 2,720	\$ 907	\$ 2,720	\$ 2,400
Total Revenues	\$ 862,873	\$ 842,138	\$ 21,962	\$ 863,193	\$ 1,026,544
Expenditures					
<i>Administrative:</i>					
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 6,000	\$ 12,000	\$ 12,000
Engineering Fees	\$ 10,000	\$ 7,142	\$ 5,000	\$ 12,142	\$ 15,000
Attorney	\$ 40,000	\$ 24,572	\$ 21,700	\$ 46,272	\$ 40,000
Annual Audit	\$ 4,000	\$ -	\$ 4,000	\$ 4,000	\$ 4,100
Assessment Roll Services	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Reamortization Schedules	\$ 625	\$ 400	\$ 225	\$ 625	\$ 625
Dissemination	\$ 10,000	\$ 5,000	\$ 5,000	\$ 10,000	\$ 10,000
Trustee Fees	\$ 23,867	\$ 20,594	\$ 3,273	\$ 23,867	\$ 23,867
Management Fees	\$ 42,500	\$ 21,250	\$ 21,250	\$ 42,500	\$ 45,050
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ 1,200	\$ 1,200
Postage	\$ 800	\$ 743	\$ 540	\$ 1,283	\$ 1,300
Insurance	\$ 7,088	\$ 6,034	\$ -	\$ 6,034	\$ 6,939
Copies	\$ 1,000	\$ 51	\$ 54	\$ 105	\$ 500
Legal Advertising	\$ 3,500	\$ -	\$ 3,500	\$ 3,500	\$ 3,500
Other Current Charges	\$ 3,500	\$ 271	\$ 240	\$ 511	\$ 4,000
Office Supplies	\$ 200	\$ 9	\$ 50	\$ 59	\$ 200
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 167,255	\$ 98,741	\$ 72,332	\$ 171,073	\$ 175,256
<i>Operations & Maintenance</i>					
Field Expenditures					
Property Insurance	\$ 20,258	\$ 20,583	\$ -	\$ 20,583	\$ 30,875
Field Management	\$ 15,450	\$ 7,725	\$ 7,725	\$ 15,450	\$ 21,000
Landscape Maintenance	\$ 263,665	\$ 114,320	\$ 149,345	\$ 263,665	\$ 263,665
Landscape Enhancements/Replacement	\$ 35,000	\$ 36,447	\$ 5,000	\$ 41,447	\$ 35,000
Pond Maintenance	\$ 32,172	\$ 21,255	\$ 22,128	\$ 43,383	\$ 44,256
Electric	\$ 5,400	\$ 1,053	\$ 1,338	\$ 2,391	\$ 5,400
Streetlighting	\$ 20,000	\$ -	\$ -	\$ -	\$ -
Water & Sewer	\$ 2,500	\$ 432	\$ 522	\$ 954	\$ 1,100
Irrigation Repairs	\$ 12,500	\$ 2,897	\$ 6,250	\$ 9,147	\$ 12,500
Right of Way Repairs	\$ -	\$ -	\$ -	\$ -	\$ 180,000
General Repairs & Maintenance	\$ 15,000	\$ 29,082	\$ 7,500	\$ 36,582	\$ 15,000
Contingency	\$ 10,000	\$ 2,007	\$ 5,000	\$ 7,007	\$ 10,000
Subtotal Field Expenses	\$ 431,945	\$ 235,801	\$ 204,808	\$ 440,609	\$ 618,796

Towne Park
Community Development District
Proposed Budget
General Fund

	Adopted Budget FY 2023	Actual Thru 3/31/23	Projected Next 6 Months	Total Projected 9/30/23	Proposed Budget FY 2024
<u>Amenity Expenditures</u>					
Electric	\$ 18,000	\$ 11,720	\$ 12,000	\$ 23,720	\$ 26,400
Water	\$ 7,500	\$ 2,192	\$ 3,780	\$ 5,972	\$ 8,400
Internet & Phone	\$ 3,200	\$ 1,283	\$ 1,308	\$ 2,591	\$ 3,200
Playground & Equipment Lease	\$ 23,593	\$ 11,796	\$ 11,796	\$ 23,593	\$ 23,593
Pool Service Contract	\$ 36,000	\$ 21,450	\$ 21,000	\$ 42,450	\$ 42,000
Pool Furniture Repair & Replacement	\$ -	\$ -	\$ -	\$ -	\$ 6,000
Janitorial Services	\$ 19,500	\$ 10,532	\$ 10,530	\$ 21,062	\$ 22,500
Security Services	\$ 33,800	\$ 13,165	\$ 16,900	\$ 30,065	\$ 43,000
Pest Control	\$ 4,500	\$ -	\$ 1,700	\$ 1,700	\$ 3,400
Amenity Access Management	\$ 5,000	\$ 2,500	\$ 2,500	\$ 5,000	\$ 9,000
Amenity Repair & Maintenance	\$ 15,000	\$ 18,211	\$ 17,500	\$ 35,711	\$ 20,000
Contingency	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 10,000
Subtotal Amenity Expenses	\$ 171,093	\$ 92,849	\$ 101,514	\$ 194,363	\$ 217,493
<u>Total Operations & Maintenance</u>	\$ 603,038	\$ 328,650	\$ 306,322	\$ 634,972	\$ 836,288
<u>Other Expenditures</u>					
Transfer Out - Capital Reserve	\$ 92,580	\$ 160,883	\$ -	\$ 160,883	\$ 15,000
<u>Total Other Expenditures</u>	\$ 92,580	\$ 160,883	\$ -	\$ 160,883	\$ 15,000
Total Expenditures	\$ 862,873	\$ 588,274	\$ 378,654	\$ 966,928	\$ 1,026,544
Excess Revenues/(Expenditures)	\$ -	\$ 253,864	\$ (356,692)	\$ (103,735)	\$ -

Product Type	Assessable Units	ERU/Unit	Total ERUs	Net Assessment	Net Per Unit	Gross Per Unit
Phase 2A Single-Family (TP Estates Phase 2A)	148	1.00	148	\$104,533.34	\$706.31	\$759.47
Phase 2B Single-Family (TP Estates Phase 2B)	130	1.00	130	\$91,819.83	\$706.31	\$759.47
Phase 3A Single-Family (Riverstone Phase 1)	433	1.00	433	\$305,830.65	\$706.31	\$759.47
Phase 3B Single-Family (Riverstone Phase 2)	277	1.00	277	\$195,646.86	\$706.31	\$759.47
Phase 3C Single-Family (Riverstone Phases 3 and 4)	186	1.00	186	\$131,372.98	\$706.31	\$759.47
Riverstone Phases 5 & 6	276	1.00	276	\$194,940.55	\$706.31	\$759.47
1450			1450	\$1,024,144.21		

FY23 Gross Per Unit Assessment	FY24 Gross Per Unit Assessment	Increase
\$638.10	\$759.47	\$121.37

Towne Park

Community Development District

General Fund Budget

Revenues:

Assessments

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

Other Income

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

Expenditures:

General & Administrative:

Supervisor Fees

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

Engineering Fees

The District's engineer, Rayl Engineering, Inc., provides general engineering services to the District, e.g., attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, Kilinski I Van Wyk, PLLC, provides general legal services to the District, e.g., attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District is currently contracted with McDermitt Davis LLC, for these services.

Assessment Roll Services

The District has contracted with Governmental Management Services-Central Florida, LLC, to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Reamortization Schedules

Represents the cost of having revised amortization schedules issued on the District's bonds when extraordinary redemptions are made.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon the Series 2016 2A, Series 2018 2B, Series 2018 3A, Series 2019 3B, Series 2019 3C and Series 2020 3D bonds. Governmental Management Services-Central Florida, LLC, provides these services.

Towne Park
Community Development District
General Fund Budget

Trustee Fees

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

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

Management Fees

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

Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. Governmental Management Services-Central Florida, LLC, provides these services.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services-Central Florida, LLC, provides these services.

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

Postage

The District incurs charges for mailing materials, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Copies

Printing for board meetings, printing of computerized checks, stationary, envelopes, etc.

Towne Park

Community Development District

General Fund Budget

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Expenditures

Property Insurance

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

Field Management

The District is contracted with Governmental Management Services-Central Florida, LLC for onsite field management of contracts for the District such as landscape and lake maintenance. Services include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

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

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

Landscape Enhancements/Replacement

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

Towne Park
Community Development District
General Fund Budget

Pond Maintenance

The District has contracted with The Lake Doctors for the care and maintenance of its 16 ponds which includes shoreline grass, brush, and vegetation control.

Description	Monthly	Annually
Maintenance – 16 Ponds	\$3,688	\$44,256
Total		\$44,256

Electric

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

Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

Right of Way Repairs

Represents the cost to maintain the right of way within the District Boundaries.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas. These can include pressure washing, and repairs to fences, monuments, lighting, and other assets.

Contingency

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

Amenity Expenditures

Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

Amenity – Water

Represents estimated water charges for the District's amenity facilities.

Internet & Phone

Internet service will be added for use at the Amenity Center. Service is provided by Spectrum Business.

Towne Park
Community Development District
General Fund Budget

Playground & Equipment Lease

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

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

Pool Service Contract

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

Description	Monthly	Annually
Pool Maintenance – Amenity #1	\$1,600	\$19,200
Pool Maintenance – Amenity #2	\$1,900	\$22,800
Total		\$42,000

Pool Furniture Repair & Replacement

Represents cost of pool furniture repairs and replacement.

Janitorial Services

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

Security Services

Represents the estimated cost of monthly security service for the District's amenity facilities. Services are provided by Securitas Security Service USA, Inc.

Pest Control

The District is contracted with All American Lawn & Tree Specialists, LLC, for pest control treatments to its amenity facilities.

Amenity Access Management

Represents the cost of managing access to the District's amenity facilities. Governmental Management Services-Central Florida, LLC, provides these services.

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities and equipment.

Towne Park
Community Development District
General Fund Budget

Contingency

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

Other Expenditures:

Transfer Out – Capital Reserves

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

Towne Park
Community Development District
Proposed Budget
Series 2016 2A Debt Service Fund

	Adopted Budget FY 2023	Actuals Thru 3/31/23	Projected Next 6 Months	Total Projected 9/30/23	Proposed Budget FY 2024
Revenues					
Assessments	\$ 111,715	\$ 108,980	\$ 2,734	\$ 111,715	\$ 111,715
Interest	\$ -	\$ 1,637	\$ 546	\$ 2,183	\$ -
Carry Forward Surplus	\$ 85,955	\$ 86,740	\$ -	\$ 86,740	\$ 85,782
Total Revenues	\$ 197,670	\$ 197,358	\$ 3,280	\$ 200,638	\$ 197,496
Expenditures					
Interest - 11/1	\$ 40,375	\$ 40,375	\$ -	\$ 40,375	\$ 39,481
Principal - 11/1	\$ 30,000	\$ 30,000	\$ -	\$ 30,000	\$ 30,000
Special Call - 11/1	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
Interest - 5/1	\$ 39,625	\$ -	\$ 39,481	\$ 39,481	\$ 38,731
Total Expenditures	\$ 110,000	\$ 75,375	\$ 39,481	\$ 114,856	\$ 108,213
Excess Revenues/(Expenditures)	\$ 87,670	\$ 121,983	\$ (36,201)	\$ 85,782	\$ 89,284
					Interest - 11/1/24 \$38,731
					Principal - 11/1/24 \$30,000
					<u>\$68,731</u>

Product Type	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family Level 1	63	\$42,334.79	\$671.98	\$722.56
Single Family Level 2	85	\$69,379.81	\$816.23	\$877.67
	148	\$111,714.60		

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

Date		Balance	Principal		Interest		Total
11/01/23	\$	1,400,000.00	\$	30,000.00	\$	39,481.25	\$ 108,962.50
05/01/24	\$	1,370,000.00	\$	-	\$	38,731.25	
11/01/24	\$	1,370,000.00	\$	30,000.00	\$	38,731.25	\$ 107,462.50
05/01/25	\$	1,340,000.00	\$	-	\$	37,981.25	
11/01/25	\$	1,340,000.00	\$	35,000.00	\$	37,981.25	\$ 110,962.50
05/01/26	\$	1,305,000.00	\$	-	\$	37,106.25	
11/01/26	\$	1,305,000.00	\$	35,000.00	\$	37,106.25	\$ 109,212.50
05/01/27	\$	1,270,000.00	\$	-	\$	36,231.25	
11/01/27	\$	1,270,000.00	\$	35,000.00	\$	36,231.25	\$ 107,462.50
05/01/28	\$	1,235,000.00	\$	-	\$	35,356.25	
11/01/28	\$	1,235,000.00	\$	40,000.00	\$	35,356.25	\$ 110,712.50
05/01/29	\$	1,195,000.00	\$	-	\$	34,356.25	
11/01/29	\$	1,195,000.00	\$	40,000.00	\$	34,356.25	\$ 108,712.50
05/01/30	\$	1,155,000.00	\$	-	\$	33,206.25	
11/01/30	\$	1,155,000.00	\$	40,000.00	\$	33,206.25	\$ 106,412.50
05/01/31	\$	1,115,000.00	\$	-	\$	32,056.25	
11/01/31	\$	1,115,000.00	\$	45,000.00	\$	32,056.25	\$ 109,112.50
05/01/32	\$	1,070,000.00	\$	-	\$	30,762.50	
11/01/32	\$	1,070,000.00	\$	45,000.00	\$	30,762.50	\$ 106,525.00
05/01/33	\$	1,025,000.00	\$	-	\$	29,468.75	
11/01/33	\$	1,025,000.00	\$	50,000.00	\$	29,468.75	\$ 108,937.50
05/01/34	\$	975,000.00	\$	-	\$	28,031.25	
11/01/34	\$	975,000.00	\$	55,000.00	\$	28,031.25	\$ 111,062.50
05/01/35	\$	920,000.00	\$	-	\$	26,450.00	
11/01/35	\$	920,000.00	\$	55,000.00	\$	26,450.00	\$ 107,900.00
05/01/36	\$	865,000.00	\$	-	\$	24,868.75	
11/01/36	\$	865,000.00	\$	60,000.00	\$	24,868.75	\$ 109,737.50
05/01/37	\$	805,000.00	\$	-	\$	23,143.75	
11/01/37	\$	805,000.00	\$	60,000.00	\$	23,143.75	\$ 106,287.50
05/01/38	\$	745,000.00	\$	-	\$	21,418.75	
11/01/38	\$	745,000.00	\$	65,000.00	\$	21,418.75	\$ 107,837.50
05/01/39	\$	680,000.00	\$	-	\$	19,550.00	
11/01/39	\$	680,000.00	\$	70,000.00	\$	19,550.00	\$ 109,100.00
05/01/40	\$	610,000.00	\$	-	\$	17,537.50	
11/01/40	\$	610,000.00	\$	75,000.00	\$	17,537.50	\$ 110,075.00
05/01/41	\$	535,000.00	\$	-	\$	15,381.25	
11/01/41	\$	535,000.00	\$	80,000.00	\$	15,381.25	\$ 110,762.50
05/01/42	\$	455,000.00	\$	-	\$	13,081.25	
11/01/42	\$	455,000.00	\$	80,000.00	\$	13,081.25	\$ 106,162.50
05/01/43	\$	375,000.00	\$	-	\$	10,781.25	
11/01/43	\$	375,000.00	\$	85,000.00	\$	10,781.25	\$ 106,562.50
05/01/44	\$	290,000.00	\$	-	\$	8,337.50	
11/01/44	\$	290,000.00	\$	90,000.00	\$	8,337.50	\$ 106,675.00
05/01/45	\$	200,000.00	\$	-	\$	5,750.00	
11/01/45	\$	200,000.00	\$	95,000.00	\$	5,750.00	\$ 106,500.00
05/01/46	\$	105,000.00	\$	-	\$	3,018.75	
11/01/46	\$	105,000.00	\$	105,000.00	\$	3,018.75	\$ 111,037.50
		\$	1,400,000.00	\$	1,164,693.75	\$	2,604,175.00

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

	Adopted Budget FY 2023	Actuals Thru 3/31/23	Projected Next 6 Months	Total Projected 9/30/23	Proposed Budget FY 2024
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Revenues

Assessments	\$ 130,304	\$ 127,114	\$ 3,189	\$ 130,304	\$ 130,304
Interest	\$ -	\$ 1,920	\$ 640	\$ 2,560	\$ -
Carry Forward Surplus	\$ 72,371	\$ 73,546	\$ -	\$ 73,546	\$ 80,778

Total Revenues	\$ 202,675	\$ 202,580	\$ 3,829	\$ 206,409	\$ 211,082
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Expenditures

Interest - 11/1	\$ 45,384	\$ 45,384	\$ -	\$ 45,384	\$ 44,647
Special Call - 11/1	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
Interest - 5/1	\$ 45,384	\$ -	\$ 45,247	\$ 45,247	\$ 44,647
Principal - 5/1	\$ 30,000	\$ -	\$ 30,000	\$ 30,000	\$ 30,000

Total Expenditures	\$ 120,769	\$ 50,384	\$ 75,247	\$ 125,631	\$ 119,294
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Excess Revenues/(Expenditures)	\$ 81,906	\$ 152,196	\$ (71,418)	\$ 80,778	\$ 91,788
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Interest - 11/1/24 \$43,897

Product Type	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family	130	\$130,303.60	\$1,002.34	\$1,077.78
	130	\$130,303.60		

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

Date	Balance	Principal	Interest	Total
11/01/23	\$ 1,650,000.00	\$ -	\$ 44,646.88	\$ 119,893.75
05/01/24	\$ 1,650,000.00	\$ 30,000.00	\$ 44,646.88	\$ -
11/01/24	\$ 1,620,000.00	\$ -	\$ 43,896.88	\$ 118,543.75
05/01/25	\$ 1,620,000.00	\$ 30,000.00	\$ 43,896.88	\$ -
11/01/25	\$ 1,590,000.00	\$ -	\$ 43,146.88	\$ 117,043.75
05/01/26	\$ 1,590,000.00	\$ 35,000.00	\$ 43,146.88	\$ -
11/01/26	\$ 1,555,000.00	\$ -	\$ 42,271.88	\$ 120,418.75
05/01/27	\$ 1,555,000.00	\$ 35,000.00	\$ 42,271.88	\$ -
11/01/27	\$ 1,520,000.00	\$ -	\$ 41,396.88	\$ 118,668.75
05/01/28	\$ 1,520,000.00	\$ 35,000.00	\$ 41,396.88	\$ -
11/01/28	\$ 1,485,000.00	\$ -	\$ 40,521.88	\$ 116,918.75
05/01/29	\$ 1,485,000.00	\$ 40,000.00	\$ 40,521.88	\$ -
11/01/29	\$ 1,445,000.00	\$ -	\$ 39,446.88	\$ 119,968.75
05/01/30	\$ 1,445,000.00	\$ 40,000.00	\$ 39,446.88	\$ -
11/01/30	\$ 1,405,000.00	\$ -	\$ 38,371.88	\$ 117,818.75
05/01/31	\$ 1,405,000.00	\$ 45,000.00	\$ 38,371.88	\$ -
11/01/31	\$ 1,360,000.00	\$ -	\$ 37,162.50	\$ 120,534.38
05/01/32	\$ 1,360,000.00	\$ 45,000.00	\$ 37,162.50	\$ -
11/01/32	\$ 1,315,000.00	\$ -	\$ 35,953.13	\$ 118,115.63
05/01/33	\$ 1,315,000.00	\$ 50,000.00	\$ 35,953.13	\$ -
11/01/33	\$ 1,265,000.00	\$ -	\$ 34,609.38	\$ 120,562.50
05/01/34	\$ 1,265,000.00	\$ 50,000.00	\$ 34,609.38	\$ -
11/01/34	\$ 1,215,000.00	\$ -	\$ 33,265.63	\$ 117,875.00
05/01/35	\$ 1,215,000.00	\$ 55,000.00	\$ 33,265.63	\$ -
11/01/35	\$ 1,160,000.00	\$ -	\$ 31,787.50	\$ 120,053.13
05/01/36	\$ 1,160,000.00	\$ 55,000.00	\$ 31,787.50	\$ -
11/01/36	\$ 1,105,000.00	\$ -	\$ 30,309.38	\$ 117,096.88
05/01/37	\$ 1,105,000.00	\$ 60,000.00	\$ 30,309.38	\$ -
11/01/37	\$ 1,045,000.00	\$ -	\$ 28,696.88	\$ 119,006.25
05/01/38	\$ 1,045,000.00	\$ 65,000.00	\$ 28,696.88	\$ -
11/01/38	\$ 980,000.00	\$ -	\$ 26,950.00	\$ 120,646.88
05/01/39	\$ 980,000.00	\$ 65,000.00	\$ 26,950.00	\$ -
11/01/39	\$ 915,000.00	\$ -	\$ 25,162.50	\$ 117,112.50
05/01/40	\$ 915,000.00	\$ 70,000.00	\$ 25,162.50	\$ -
11/01/40	\$ 845,000.00	\$ -	\$ 23,237.50	\$ 118,400.00
05/01/41	\$ 845,000.00	\$ 75,000.00	\$ 23,237.50	\$ -
11/01/41	\$ 770,000.00	\$ -	\$ 21,175.00	\$ 119,412.50
05/01/42	\$ 770,000.00	\$ 80,000.00	\$ 21,175.00	\$ -
11/01/42	\$ 690,000.00	\$ -	\$ 18,975.00	\$ 120,150.00
05/01/43	\$ 690,000.00	\$ 85,000.00	\$ 18,975.00	\$ -
11/01/43	\$ 605,000.00	\$ -	\$ 16,637.50	\$ 120,612.50
05/01/44	\$ 605,000.00	\$ 90,000.00	\$ 16,637.50	\$ -
11/01/44	\$ 515,000.00	\$ -	\$ 14,162.50	\$ 120,800.00

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

Date		Balance	Principal		Interest		Total
05/01/45	\$	515,000.00	\$	90,000.00	\$	14,162.50	\$ -
11/01/45	\$	425,000.00	\$	-	\$	11,687.50	\$ 115,850.00
05/01/46	\$	425,000.00	\$	95,000.00	\$	11,687.50	\$ -
11/01/46	\$	330,000.00	\$	-	\$	9,075.00	\$ 115,762.50
05/01/47	\$	330,000.00	\$	105,000.00	\$	9,075.00	\$ -
11/01/47	\$	225,000.00	\$	-	\$	6,187.50	\$ 120,262.50
05/01/48	\$	225,000.00	\$	110,000.00	\$	6,187.50	\$ -
11/01/48	\$	115,000.00	\$	-	\$	3,162.50	\$ 119,350.00
05/01/49	\$	115,000.00	\$	115,000.00	\$	3,162.50	\$ 118,162.50
			\$	1,650,000.00	\$	1,483,793.75	\$ 3,209,040.63

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

	Adopted Budget FY 2023	Actuals Thru 3/31/23	Projected Next 6 Months	Total Projected 9/30/23	Proposed Budget FY 2024
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Revenues

Assessments	\$ 525,011	\$ 512,162	\$ 12,849	\$ 525,011	\$ 525,011
Interest	\$ -	\$ 7,073	\$ 2,358	\$ 9,431	\$ -
Carry Forward Surplus	\$ 234,809	\$ 239,406	\$ -	\$ 239,406	\$ 255,060

Total Revenues	\$ 759,820	\$ 758,641	\$ 15,207	\$ 773,848	\$ 780,072
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Expenditures

Interest - 11/1	\$ 194,463	\$ 194,463	\$ -	\$ 194,463	\$ 191,825
Special Call - 11/1	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
Interest - 5/1	\$ 194,463	\$ -	\$ 194,325	\$ 194,325	\$ 191,825
Principal - 5/1	\$ 125,000	\$ -	\$ 125,000	\$ 125,000	\$ 130,000

Total Expenditures	\$ 513,925	\$ 199,463	\$ 319,325	\$ 518,788	\$ 513,650
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Excess Revenues/(Expenditures)	\$ 245,895	\$ 559,178	\$ (304,118)	\$ 255,060	\$ 266,422
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Interest - 11/1/24 \$188,575

Product Type	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family	433	\$525,011.11	\$1,212.50	\$1,303.76
	433	\$525,011.11		

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

Date	Balance	Principal	Interest	Total
11/01/23	\$ 7,090,000.00	\$ -	\$ 191,825.00	\$ 511,150.00
05/01/24	\$ 7,090,000.00	\$ 130,000.00	\$ 191,825.00	\$ -
11/01/24	\$ 6,960,000.00	\$ -	\$ 188,575.00	\$ 510,400.00
05/01/25	\$ 6,960,000.00	\$ 135,000.00	\$ 188,575.00	\$ -
11/01/25	\$ 6,825,000.00	\$ -	\$ 185,200.00	\$ 508,775.00
05/01/26	\$ 6,825,000.00	\$ 145,000.00	\$ 185,200.00	\$ -
11/01/26	\$ 6,680,000.00	\$ -	\$ 181,575.00	\$ 511,775.00
05/01/27	\$ 6,680,000.00	\$ 150,000.00	\$ 181,575.00	\$ -
11/01/27	\$ 6,530,000.00	\$ -	\$ 177,825.00	\$ 509,400.00
05/01/28	\$ 6,530,000.00	\$ 160,000.00	\$ 177,825.00	\$ -
11/01/28	\$ 6,370,000.00	\$ -	\$ 173,825.00	\$ 511,650.00
05/01/29	\$ 6,370,000.00	\$ 170,000.00	\$ 173,825.00	\$ -
11/01/29	\$ 6,200,000.00	\$ -	\$ 169,256.25	\$ 513,081.25
05/01/30	\$ 6,200,000.00	\$ 175,000.00	\$ 169,256.25	\$ -
11/01/30	\$ 6,025,000.00	\$ -	\$ 164,553.13	\$ 508,809.38
05/01/31	\$ 6,025,000.00	\$ 185,000.00	\$ 164,553.13	\$ -
11/01/31	\$ 5,840,000.00	\$ -	\$ 159,581.25	\$ 509,134.38
05/01/32	\$ 5,840,000.00	\$ 195,000.00	\$ 159,581.25	\$ -
11/01/32	\$ 5,645,000.00	\$ -	\$ 154,340.63	\$ 508,921.88
05/01/33	\$ 5,645,000.00	\$ 210,000.00	\$ 154,340.63	\$ -
11/01/33	\$ 5,435,000.00	\$ -	\$ 148,696.88	\$ 513,037.50
05/01/34	\$ 5,435,000.00	\$ 220,000.00	\$ 148,696.88	\$ -
11/01/34	\$ 5,215,000.00	\$ -	\$ 142,784.38	\$ 511,481.25
05/01/35	\$ 5,215,000.00	\$ 230,000.00	\$ 142,784.38	\$ -
11/01/35	\$ 4,985,000.00	\$ -	\$ 136,603.13	\$ 509,387.50
05/01/36	\$ 4,985,000.00	\$ 245,000.00	\$ 136,603.13	\$ -
11/01/36	\$ 4,740,000.00	\$ -	\$ 130,018.75	\$ 511,621.88
05/01/37	\$ 4,740,000.00	\$ 260,000.00	\$ 130,018.75	\$ -
11/01/37	\$ 4,480,000.00	\$ -	\$ 123,031.25	\$ 513,050.00
05/01/38	\$ 4,480,000.00	\$ 270,000.00	\$ 123,031.25	\$ -
11/01/38	\$ 4,210,000.00	\$ -	\$ 115,775.00	\$ 508,806.25
05/01/39	\$ 4,210,000.00	\$ 285,000.00	\$ 115,775.00	\$ -
11/01/39	\$ 3,925,000.00	\$ -	\$ 107,937.50	\$ 508,712.50
05/01/40	\$ 3,925,000.00	\$ 305,000.00	\$ 107,937.50	\$ -
11/01/40	\$ 3,620,000.00	\$ -	\$ 99,550.00	\$ 512,487.50
05/01/41	\$ 3,620,000.00	\$ 320,000.00	\$ 99,550.00	\$ -
11/01/41	\$ 3,300,000.00	\$ -	\$ 90,750.00	\$ 510,300.00
05/01/42	\$ 3,300,000.00	\$ 340,000.00	\$ 90,750.00	\$ -
11/01/42	\$ 2,960,000.00	\$ -	\$ 81,400.00	\$ 512,150.00
05/01/43	\$ 2,960,000.00	\$ 355,000.00	\$ 81,400.00	\$ -
11/01/43	\$ 2,605,000.00	\$ -	\$ 71,637.50	\$ 508,037.50

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

Date		Balance	Principal		Interest		Total
05/01/44	\$	2,605,000.00	\$	375,000.00	\$	71,637.50	\$ -
11/01/44	\$	2,230,000.00	\$	-	\$	61,325.00	\$ 507,962.50
05/01/45	\$	2,230,000.00	\$	400,000.00	\$	61,325.00	\$ -
11/01/45	\$	1,830,000.00	\$	-	\$	50,325.00	\$ 511,650.00
05/01/46	\$	1,830,000.00	\$	420,000.00	\$	50,325.00	\$ -
11/01/46	\$	1,410,000.00	\$	-	\$	38,775.00	\$ 509,100.00
05/01/47	\$	1,410,000.00	\$	445,000.00	\$	38,775.00	\$ -
11/01/47	\$	965,000.00	\$	-	\$	26,537.50	\$ 510,312.50
05/01/48	\$	965,000.00	\$	470,000.00	\$	26,537.50	\$ -
11/01/48	\$	495,000.00	\$	-	\$	13,612.50	\$ 510,150.00
05/01/49	\$	495,000.00	\$	495,000.00	\$	13,612.50	\$ 508,612.50
				\$ 7,090,000.00	\$ 6,370,631.25	\$ 13,779,956.25	

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

	Adopted Budget FY 2023	Actuals Thru 3/31/23	Projected Next 6 Months	Total Projected 9/30/23	Proposed Budget FY 2024
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Revenues

Assessments	\$ 335,844	\$ 327,624	\$ 8,220	\$ 335,844	\$ 335,844
Interest	\$ -	\$ 4,653	\$ -	\$ 4,653	\$ -
Carry Forward Surplus	\$ 146,617	\$ 149,558	\$ -	\$ 149,558	\$ 155,736

Total Revenues	\$ 482,461	\$ 481,835	\$ 8,220	\$ 490,055	\$ 491,580
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Expenditures

Interest - 11/1	\$ 117,159	\$ 117,159	\$ -	\$ 117,159	\$ 115,409
Interest - 5/1	\$ 117,159	\$ -	\$ 117,159	\$ 117,159	\$ 115,409
Principal - 5/1	\$ 100,000	\$ -	\$ 100,000	\$ 100,000	\$ 105,000

Total Expenditures	\$ 334,319	\$ 117,159	\$ 217,159	\$ 334,319	\$ 335,819
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Excess Revenues/(Expenditures)	\$ 148,142	\$ 364,676	\$ (208,940)	\$ 155,736	\$ 155,762
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Interest - 11/1/24 \$113,572

Product Type	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family	277	\$335,843.58	\$1,212.43	\$1,303.69
	277	\$335,843.58		

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

Date		Balance		Principal		Interest		Total
11/01/23	\$	5,195,000.00	\$	-	\$	115,409.38	\$	332,568.75
05/01/24	\$	5,195,000.00	\$	105,000.00	\$	115,409.38		
11/01/24	\$	5,090,000.00	\$	-	\$	113,571.88	\$	333,981.25
05/01/25	\$	5,090,000.00	\$	110,000.00	\$	113,571.88		
11/01/25	\$	4,980,000.00	\$	-	\$	111,371.88	\$	334,943.75
05/01/26	\$	4,980,000.00	\$	115,000.00	\$	111,371.88		
11/01/26	\$	4,865,000.00	\$	-	\$	109,071.88	\$	335,443.75
05/01/27	\$	4,865,000.00	\$	120,000.00	\$	109,071.88		
11/01/27	\$	4,745,000.00	\$	-	\$	106,671.88	\$	335,743.75
05/01/28	\$	4,745,000.00	\$	120,000.00	\$	106,671.88		
11/01/28	\$	4,625,000.00	\$	-	\$	104,271.88	\$	330,943.75
05/01/29	\$	4,625,000.00	\$	125,000.00	\$	104,271.88		
11/01/29	\$	4,500,000.00	\$	-	\$	101,771.88	\$	331,043.75
05/01/30	\$	4,500,000.00	\$	135,000.00	\$	101,771.88		
11/01/30	\$	4,365,000.00	\$	-	\$	99,071.88	\$	335,843.75
05/01/31	\$	4,365,000.00	\$	140,000.00	\$	99,071.88		
11/01/31	\$	4,225,000.00	\$	-	\$	96,009.38	\$	335,081.25
05/01/32	\$	4,225,000.00	\$	145,000.00	\$	96,009.38		
11/01/32	\$	4,080,000.00	\$	-	\$	92,837.50	\$	333,846.88
05/01/33	\$	4,080,000.00	\$	150,000.00	\$	92,837.50		
11/01/33	\$	3,930,000.00	\$	-	\$	89,556.25	\$	332,393.75
05/01/34	\$	3,930,000.00	\$	160,000.00	\$	89,556.25		
11/01/34	\$	3,770,000.00	\$	-	\$	86,056.25	\$	335,612.50
05/01/35	\$	3,770,000.00	\$	165,000.00	\$	86,056.25		
11/01/35	\$	3,605,000.00	\$	-	\$	82,446.88	\$	333,503.13
05/01/36	\$	3,605,000.00	\$	170,000.00	\$	82,446.88		
11/01/36	\$	3,435,000.00	\$	-	\$	78,728.13	\$	331,175.00
05/01/37	\$	3,435,000.00	\$	180,000.00	\$	78,728.13		
11/01/37	\$	3,255,000.00	\$	-	\$	74,790.63	\$	333,518.75
05/01/38	\$	3,255,000.00	\$	190,000.00	\$	74,790.63		
11/01/38	\$	3,065,000.00	\$	-	\$	70,634.38	\$	335,425.00
05/01/39	\$	3,065,000.00	\$	195,000.00	\$	70,634.38		
11/01/39	\$	2,870,000.00	\$	-	\$	66,368.75	\$	332,003.13
05/01/40	\$	2,870,000.00	\$	205,000.00	\$	66,368.75		
11/01/40	\$	2,665,000.00	\$	-	\$	61,628.13	\$	332,996.88
05/01/41	\$	2,665,000.00	\$	215,000.00	\$	61,628.13		
11/01/41	\$	2,450,000.00	\$	-	\$	56,656.25	\$	333,284.38
05/01/42	\$	2,450,000.00	\$	225,000.00	\$	56,656.25		
11/01/42	\$	2,225,000.00	\$	-	\$	51,453.13	\$	333,109.38
05/01/43	\$	2,225,000.00	\$	235,000.00	\$	51,453.13		
11/01/43	\$	1,990,000.00	\$	-	\$	46,018.75	\$	332,471.88

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

Date		Balance		Prinicipal		Interest		Total
05/01/44	\$	1,990,000.00	\$	245,000.00	\$	46,018.75		
11/01/44	\$	1,745,000.00	\$	-	\$	40,353.13	\$	331,371.88
05/01/45	\$	1,745,000.00	\$	260,000.00	\$	40,353.13		
11/01/45	\$	1,485,000.00	\$	-	\$	34,340.63	\$	334,693.75
05/01/46	\$	1,485,000.00	\$	270,000.00	\$	34,340.63		
11/01/46	\$	1,215,000.00	\$	-	\$	28,096.88	\$	332,437.50
05/01/47	\$	1,215,000.00	\$	285,000.00	\$	28,096.88		
11/01/47	\$	930,000.00	\$	-	\$	21,506.25	\$	334,603.13
05/01/48	\$	930,000.00	\$	295,000.00	\$	21,506.25		
11/01/48	\$	635,000.00	\$	-	\$	14,684.38	\$	331,190.63
05/01/49	\$	635,000.00	\$	310,000.00	\$	14,684.38		
11/01/49	\$	325,000.00	\$	-	\$	7,515.63	\$	332,200.00
05/01/50	\$	325,000.00	\$	325,000.00	\$	7,515.63	\$	332,515.63
			\$	5,195,000.00	\$	3,921,787.50	\$	9,333,946.88

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

	Adopted Budget FY 2023	Actuals Thru 3/31/23	Projected Next 6 Months	Total Projected 9/30/23	Proposed Budget FY 2024
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Revenues

Assessments	\$ 225,524	\$ 220,005	\$ 5,520	\$ 225,524	\$ 225,524
Interest	\$ -	\$ 2,844	\$ -	\$ 2,844	\$ -
Carry Forward Surplus	\$ 87,056	\$ 86,403	\$ -	\$ 86,403	\$ 83,012
Total Revenues	\$ 312,581	\$ 309,252	\$ 5,520	\$ 314,771	\$ 308,536

Expenditures

Interest - 11/1	\$ 78,438	\$ 78,438	\$ -	\$ 78,438	\$ 77,053
Special Call - 11/1	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
Interest - 5/1	\$ 78,438	\$ -	\$ 78,322	\$ 78,322	\$ 77,053
Principal - 5/1	\$ 70,000	\$ -	\$ 70,000	\$ 70,000	\$ 70,000
Total Expenditures	\$ 226,876	\$ 83,438	\$ 148,322	\$ 231,759	\$ 224,106

Excess Revenues/(Expenditures)	\$ 85,705	\$ 225,814	\$ (142,802)	\$ 83,012	\$ 84,430
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Interest - 11/1/24 \$75,784

Product Type	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family	186	\$225,524.40	\$1,212.50	\$1,303.76
	186	\$225,524.40		

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

Date	Balance	Principal	Interest	Total
11/01/23	\$ 3,465,000.00	\$ -	\$ 77,053.13	\$ 225,375.00
05/01/24	\$ 3,465,000.00	\$ 70,000.00	\$ 77,053.13	\$ -
11/01/24	\$ 3,395,000.00	\$ -	\$ 75,784.38	\$ 222,837.50
05/01/25	\$ 3,395,000.00	\$ 75,000.00	\$ 75,784.38	\$ -
11/01/25	\$ 3,320,000.00	\$ -	\$ 74,425.00	\$ 225,209.38
05/01/26	\$ 3,320,000.00	\$ 75,000.00	\$ 74,425.00	\$ -
11/01/26	\$ 3,245,000.00	\$ -	\$ 72,925.00	\$ 222,350.00
05/01/27	\$ 3,245,000.00	\$ 80,000.00	\$ 72,925.00	\$ -
11/01/27	\$ 3,165,000.00	\$ -	\$ 71,325.00	\$ 224,250.00
05/01/28	\$ 3,165,000.00	\$ 80,000.00	\$ 71,325.00	\$ -
11/01/28	\$ 3,085,000.00	\$ -	\$ 69,725.00	\$ 221,050.00
05/01/29	\$ 3,085,000.00	\$ 85,000.00	\$ 69,725.00	\$ -
11/01/29	\$ 3,000,000.00	\$ -	\$ 68,025.00	\$ 222,750.00
05/01/30	\$ 3,000,000.00	\$ 90,000.00	\$ 68,025.00	\$ -
11/01/30	\$ 2,910,000.00	\$ -	\$ 66,225.00	\$ 224,250.00
05/01/31	\$ 2,910,000.00	\$ 90,000.00	\$ 66,225.00	\$ -
11/01/31	\$ 2,820,000.00	\$ -	\$ 64,425.00	\$ 220,650.00
05/01/32	\$ 2,820,000.00	\$ 95,000.00	\$ 64,425.00	\$ -
11/01/32	\$ 2,725,000.00	\$ -	\$ 62,311.25	\$ 221,736.25
05/01/33	\$ 2,725,000.00	\$ 100,000.00	\$ 62,311.25	\$ -
11/01/33	\$ 2,625,000.00	\$ -	\$ 60,086.25	\$ 222,397.50
05/01/34	\$ 2,625,000.00	\$ 105,000.00	\$ 60,086.25	\$ -
11/01/34	\$ 2,520,000.00	\$ -	\$ 57,750.00	\$ 222,836.25
05/01/35	\$ 2,520,000.00	\$ 110,000.00	\$ 57,750.00	\$ -
11/01/35	\$ 2,410,000.00	\$ -	\$ 55,302.50	\$ 223,052.50
05/01/36	\$ 2,410,000.00	\$ 115,000.00	\$ 55,302.50	\$ -
11/01/36	\$ 2,295,000.00	\$ -	\$ 52,743.75	\$ 223,046.25
05/01/37	\$ 2,295,000.00	\$ 120,000.00	\$ 52,743.75	\$ -
11/01/37	\$ 2,175,000.00	\$ -	\$ 50,073.75	\$ 222,817.50
05/01/38	\$ 2,175,000.00	\$ 125,000.00	\$ 50,073.75	\$ -
11/01/38	\$ 2,050,000.00	\$ -	\$ 47,292.50	\$ 222,366.25
05/01/39	\$ 2,050,000.00	\$ 130,000.00	\$ 47,292.50	\$ -
11/01/39	\$ 1,920,000.00	\$ -	\$ 44,400.00	\$ 221,692.50
05/01/40	\$ 1,920,000.00	\$ 135,000.00	\$ 44,400.00	\$ -
11/01/40	\$ 1,785,000.00	\$ -	\$ 41,278.13	\$ 220,678.13
05/01/41	\$ 1,785,000.00	\$ 145,000.00	\$ 41,278.13	\$ -
11/01/41	\$ 1,640,000.00	\$ -	\$ 37,925.00	\$ 224,203.13
05/01/42	\$ 1,640,000.00	\$ 150,000.00	\$ 37,925.00	\$ -
11/01/42	\$ 1,490,000.00	\$ -	\$ 34,456.25	\$ 222,381.25
05/01/43	\$ 1,490,000.00	\$ 155,000.00	\$ 34,456.25	\$ -
11/01/43	\$ 1,335,000.00	\$ -	\$ 30,871.88	\$ 220,328.13
05/01/44	\$ 1,335,000.00	\$ 165,000.00	\$ 30,871.88	\$ -
11/01/44	\$ 1,170,000.00	\$ -	\$ 27,056.25	\$ 222,928.13
05/01/45	\$ 1,170,000.00	\$ 175,000.00	\$ 27,056.25	\$ -
11/01/45	\$ 995,000.00	\$ -	\$ 23,009.38	\$ 225,065.63
05/01/46	\$ 995,000.00	\$ 180,000.00	\$ 23,009.38	\$ -

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

Date		Balance		Prinicpal		Interest		Total
11/01/46	\$	815,000.00	\$	-	\$	18,846.88	\$	221,856.25
05/01/47	\$	815,000.00	\$	190,000.00	\$	18,846.88	\$	-
11/01/47	\$	625,000.00	\$	-	\$	14,453.13	\$	223,300.00
05/01/48	\$	625,000.00	\$	200,000.00	\$	14,453.13	\$	-
11/01/48	\$	425,000.00	\$	-	\$	9,828.13	\$	224,281.25
05/01/49	\$	425,000.00	\$	210,000.00	\$	9,828.13	\$	-
11/01/49	\$	215,000.00	\$	-	\$	4,971.88	\$	224,800.00
05/01/50	\$	215,000.00	\$	215,000.00	\$	4,971.88	\$	219,971.88
			\$	3,465,000.00	\$	2,625,138.75	\$	6,238,460.63

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

	Adopted Budget FY 2023	Actuals Thru 3/31/23	Projected Next 6 Months	Total Projected 9/30/23	Proposed Budget FY 2024
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Revenues

Assessments	\$ 399,925	\$ 390,137	\$ 9,788	\$ 399,925	\$ 399,925
Interest	\$ -	\$ 4,940	\$ -	\$ 4,940	\$ -
Carry Forward Surplus	\$ 130,469	\$ 133,198	\$ -	\$ 133,198	\$ 133,223

Total Revenues	\$ 530,394	\$ 528,275	\$ 9,788	\$ 538,063	\$ 533,149
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Expenditures

Interest - 11/1	\$ 128,334	\$ 128,334	\$ -	\$ 128,334	\$ 126,431
Interest - 5/1	\$ 128,334	\$ -	\$ 128,334	\$ 128,334	\$ 126,431
Principal - 5/1	\$ 145,000	\$ -	\$ 145,000	\$ 145,000	\$ 145,000

Total Expenditures	\$ 401,669	\$ 128,334	\$ 273,334	\$ 401,669	\$ 397,863
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Other Financing Sources/(Uses)

Transfer In/(Out)	\$ -	\$ (3,171)	\$ -	\$ (3,171)	\$ -
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Total Other Financing Sources/(Uses)	\$ -	\$ (3,171)	\$ -	\$ (3,171)	\$ -
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Excess Revenues/(Expenditures)	\$ 128,725	\$ 396,769	\$ (263,546)	\$ 133,223	\$ 135,286
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Interest - 11/1/24 \$124,528

Product Type	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family	276	\$399,925.41	\$1,449.01	\$1,558.07
	276	\$399,925.41		

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

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

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

Date	Balance	Prinicpal	Interest	Total
05/01/44	\$ 2,720,000.00	\$ 295,000.00	\$ 54,400.00	\$ -
11/01/44	\$ 2,425,000.00	\$ -	\$ 48,500.00	\$ 397,900.00
05/01/45	\$ 2,425,000.00	\$ 305,000.00	\$ 48,500.00	\$ -
11/01/45	\$ 2,120,000.00	\$ -	\$ 42,400.00	\$ 395,900.00
05/01/46	\$ 2,120,000.00	\$ 320,000.00	\$ 42,400.00	\$ -
11/01/46	\$ 1,800,000.00	\$ -	\$ 36,000.00	\$ 398,400.00
05/01/47	\$ 1,800,000.00	\$ 330,000.00	\$ 36,000.00	\$ -
11/01/47	\$ 1,470,000.00	\$ -	\$ 29,400.00	\$ 395,400.00
05/01/48	\$ 1,470,000.00	\$ 345,000.00	\$ 29,400.00	\$ -
11/01/48	\$ 1,125,000.00	\$ -	\$ 22,500.00	\$ 396,900.00
05/01/49	\$ 1,125,000.00	\$ 360,000.00	\$ 22,500.00	\$ -
11/01/49	\$ 765,000.00	\$ -	\$ 15,300.00	\$ 397,800.00
05/01/50	\$ 765,000.00	\$ 375,000.00	\$ 15,300.00	\$ -
11/1/50	\$ 390,000.00	\$ -	\$ 7,800.00	\$ 398,100.00
5/1/51	\$ 390,000.00	\$ 390,000.00	\$ 7,800.00	\$ 397,800.00
		\$ 6,805,000.00	\$ 4,448,931.25	\$ 11,527,265.63

Towne Park
Community Development District
Proposed Budget
Capital Reserve Fund

	Adopted Budget FY 2023	Actuals Thru 3/31/23	Projected Next 6 Months	Total Projected 9/30/23	Proposed Budget FY 2024
<u>Revenues</u>					
Carry Forward Surplus	\$ 90,000	\$ -	\$ -	\$ -	\$ 81,883
Total Revenues	\$ 90,000	\$ -	\$ -	\$ -	\$ 81,883
<u>Expenditures</u>					
Capital Outlay	\$ -	\$ -	\$ 79,000	\$ 79,000	\$ -
Total Expenditures	\$ -	\$ -	\$ 79,000	\$ 79,000	\$ -
<u>Other Financing Sources/(Uses)</u>					
Transfer In/(Out)	\$ 92,580	\$ 160,883	\$ -	\$ 160,883	\$ 15,000
Total Other Financing Sources/(Uses)	\$ 92,580	\$ 160,883	\$ -	\$ 160,883	\$ 15,000
Excess Revenues/(Expenditures)	\$ 182,580	\$ 160,883	\$ (79,000)	\$ 81,883	\$ 96,883

SECTION V

Good day Tricia,

Thank you for providing such informative information regarding CDD provisions and insight into temporary licensing for applicable activities or events.

As a company with many years of experience and knowledge of individual state & county regulations, as well as licensing requirements for childcare centers, I can say with certainty that there are variances applicable to certain public and private facilities. With that being said, I understand the clubhouse is a community commitment and doesn't currently allow for ongoing permanent usage.

As such, we're trying to fill a need in our community. We speak with a lot of people while we're out and about and it's apparent that many are looking for more community events for their children. Given the information provided, we would like to propose a quarterly or monthly "Riverstone Parents Night Out." This would be exclusively for our community for children 12 and under.

These themed events will take place in the clubhouse with interactive activities, games and movies; which will vary by date and the number of hours (not to exceed 2-4 hrs per occurrence), and to be determined by the availability of the clubhouse.

Please advise on where we can find the rental application.

Thank you,

On Wed, Mar 29, 2023 at 4:34 PM Tricia Adams <tadams@gmscfl.com> wrote:
Good afternoon Antoinette,

Thank you for reaching out regarding use of the amenity center. Towne Parke Community Development District (CDD) is a special purpose local 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, playgrounds and the Clubhouse. The CDD also owns amenity parking lots and other areas that are not designed for recreational use. The Board of Supervisors does have the ability to approve certain special events or activities on CDD property by issuing a Temporary License Agreement. 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. Each

other terms deemed appropriate by the Board of Supervisors. Each License Agreement would be subject to Board approval at a duly noticed public meeting.

However, there is no provision for daily ongoing commercial use of the amenity center such as a Monday through Friday all day childcare service. Staff has not investigated, but there may be other prohibitions such as child care facility licensing requirements, insurance prohibitions, the inability to use public facilities for private purposes. etc. There is currently limited rental of the amenity facility for private use such as for a family birthday party or a baby shower, etc.

If you would like to propose a special event, or further discuss use of the Recreational Facilities please contact Tricia Adams, District Manager at tadams@gmscfl.com or 407.841.5524 ext. 138.

All the best,

--

Tricia L. Adams
District Manager
Governmental Management Services - Central Florida, LLC
219 E Livingston St
Orlando, FL 32801
O: 407.841.5524 ext. 138
C: 863.241.8050

On Tue, Mar 28, 2023 at 7:12PM Admin @ Destiny Enrichment Center
<info@destinyenrichmentcenter.com> wrote:

Greetings CDD,

I hope this email find you in good health. As a homeowner resident of Riverstone, I can't help but notice how big our community is developing. With such a blossom, comes the need for community service and care.

As such, I wanted to propose the utilization of the community clubhouse, Monday through Friday, 6 am until 5 PM, for the purposes of childcare services. This will only be for the residents of Riverstone.

Additionally, this will not interfere with residential access to the pool; as this will only be for the indoor use only.

I'm very aware of your demanding schedule, but I would welcome the opportunity to discuss this rental proposal with you and the board at your earliest convenience. I can be reached directly at 407.579.5008 or via email.

Thank you for your time and consideration!

SECTION VI

**TEMPORARY ACCESS AGREEMENT BY AND AMONG
TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT,
HOMEOWNER, AND POOL CONTRACTOR**

THIS **TEMPORARY ACCESS AGREEMENT** (“Access Agreement”) is made and entered into this ____ day of _____ 2023 (“Effective Date”), 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 Davenport, Florida, and whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (“District”); and

AL WIEDERSHEIM, an individual, who owns property at 4480 Quartz Court, Lakeland, FL 33811 (“Homeowner”); and

CARRIBEAN POOLS, a Contractor, whose mailing address is 613 School House Road, Lakeland, FL 33813 (“Pool Contractor”).

WITNESSETH

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (“Act”) and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Plat entitled “Riverstone Phase 5&6,” recorded in Plat Book 185, Pages 26-36 *et seq.* in the Official Records of Polk County, Florida (“Plat”), dedicates certain tracts of land to the District, including Tract E as identified on the Plat and as depicted in **Exhibit A** attached hereto (“Property”); and

WHEREAS, Homeowner owns a parcel of land located at 4480 Quartz Court, Lakeland, FL 33811 otherwise identified as Lot 8, as identified on the Plat, located within the boundaries of the District and abutting the Property; and

WHEREAS, Homeowner and Pool Contractor have requested that the District grant to them temporary access over the Property, as identified in **Exhibit A** for the limited purpose of gaining access to Homeowner’s lot for the construction of a pool, and the District is agreeable to granting such temporary access to the Property, to the extent of its interest therein, on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. RECITALS. The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Access Agreement.

2. GRANT OF ACCESS. The District hereby grants to Homeowner and Pool Contractor temporary, non-exclusive access over and across the Property, to the extent of the District's interest therein, for the limited purpose of Homeowner's and Pool Contractor's access to Homeowner's lot to construct a pool, and subject to the terms and conditions herein:

- a. Homeowner and Pool Contractor shall coordinate with District staff regarding a specific access route through the Property ("Access Route"), and all use of the Property shall be confined to said Access Route.
- b. Homeowner and Pool Contractor agree and acknowledge that the District makes no representations or warranties that the Access Route or Property is sufficiently wide or suitable for the Homeowner's and Pool Contractor's needs. Regardless, Homeowner and Pool Contractor, jointly and severally, assume any and all risk and liability associated with any and all use, whether authorized or unauthorized, of the Property or other lands not encompassed within the scope of this Access Agreement.
- c. Homeowner and Pool Contractor acknowledge that improvements may be located on the Property or adjacent lands, and that Homeowner and Pool Contractor shall be jointly and severally responsible for any damages caused to any and all improvements and property as provided in Sections 5 and 6 herein. Said improvements may include, but are not limited to, landscaping, hardscaping, plantings, ground cover, roadways, driveways, sidewalks, parking areas, fences, walks, utility lines, stormwater facilities, drainage facilities and other structures. The grant of authority herein is limited to the agreed Access Route on the Property and no other lands.
- d. Homeowner shall ensure no lien attaches to the Property, any improvements located on said Property, or the District's other property arising out of work performed by, for, or on behalf of Homeowner and Pool Contractor.

3. TERM. Unless extended as hereinafter provided, this Access Agreement shall terminate upon the earlier of (i) such time as construction of the pool is complete, the District has completed all required inspections, all Damage (as defined herein) has been repaired, and any payments required from the Homeowner and/or Pool Contractor have been received, or (ii) notice of termination from the District to Homeowner and/or Pool Contractor. Homeowner and Pool Contractor may use the agreed Access Route on the Property until the termination of this Access Agreement. The provisions of Sections 4, 5, 6, 8, 9, and 13 shall survive the termination of this Access Agreement. Homeowner and Pool Contractor acknowledge that the permission granted herein is given as an accommodation and is revocable and terminable at any time, with or without cause, upon written notice to the Homeowner and/or Pool Contractor.

4. INDEMNIFICATION.

- a. Homeowner and Pool Contractor, jointly and severally, agree to indemnify, defend and hold the District harmless from and against any and all damages,

losses or claims, including but not limited to legal fees and expenses, to the extent that such damages, losses or claims are attributable to actions, omissions, or negligence in the use of the Property by Homeowner, Pool Contractor or their agents, employees or independent contractors.

- b. Homeowner and Pool Contractor agree that nothing contained in this Access Agreement shall constitute or be construed as a waiver of the District's limitations on liability set forth in Section 768.28, *Florida Statutes*, and other law.

5. REPAIR OF DAMAGE.

- a. In the event that Homeowner, Pool Contractor, or their respective employees, agents, assignees, or contractors (or their subcontractors, employees or materialmen) alter or otherwise cause damage to the Property or any of the improvements located thereon, or alter or otherwise cause damage to the District's other property or any improvements located thereon, or alter or otherwise cause damage to any other person's property or improvements located thereon (together, the "Damage"), Homeowner and Pool Contractor, jointly and severally, agree to bear responsibility for the cost and expense of repairing said Damage to the District's satisfaction and returning the impacted property and/or improvements to their original or better condition, including, without limitation, repair and replacement of any landscaping with landscaping of the same quality and maturity, hardscaping, plantings, ground cover, roadways, driveways, sidewalks, parking areas, fences, walks, utility lines, stormwater facilities, pumping facilities, pumps and other structures.
- b. Homeowner shall document through photographs and other appropriate documentation the condition of the Property prior to commencing use of the Access Route.
- c. Homeowner and Pool Contractor shall, at their own joint and several expense, engage the District's landscaping contractor, Prince and Sons, Inc. to repair any Damage to the Property and to restore the Property to its original or better condition within ten (10) days of completion of the pool construction ("Repair Period"). The District reserves the right to inspect and approve any repairs to the Property under this Agreement, and all repairs must be completed to the District's satisfaction in its reasonable discretion.

6. DEPOSIT AND PAYMENT FOR DAMAGE. Prior to either the Homeowner or the Pool Contractor exercising their rights under this Access Agreement, Homeowner shall pay a deposit of **Five Hundred Dollars (\$500)** ("Deposit") payable to the District, c/o its District Manager, Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801. Homeowner shall notify the District when pool construction is complete. Within ten (10) days of the conclusion of the Repair Period, the District, through its designated representatives, shall inspect the Property for any Damage. Should such Damage be discovered

during the inspection, the District shall have the right to use the Deposit for the purpose of repairing any Damage caused by the pool construction. All Damage shall be repaired by the District's landscaping and maintenance contractors, or such other contractors as selected by the District in its discretion. If the cost to repair any Damage shall exceed the Deposit amount, the additional amounts required to repair such Damage shall be invoiced to the Homeowner and Pool Contractor and shall be paid to the District within fifteen (15) days of invoicing. Homeowner and Pool Contractor shall be jointly and severally liable for any additional amounts that may be necessary to repair any Damage. If the Property is free of Damage, the District shall return the Deposit in full.

7. INSURANCE. Pool Contractor and any other contractor or subcontractor engaged to perform any work on the District's property shall, at its own expense, maintain insurance during the term of this Agreement, with limits of liability not less than the following:

Worker's Compensation	Statutory
General Liability	
Bodily Injury (including contractual)	\$1,000,000
Property Damage (including contractual)	\$1,000,000
Automobile Liability	\$1,000,000
Combined single limit, Bodily injury and property damage (covering owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed)	

The District and its staff, consultants and supervisors shall be named as additional insured on the General Liability and Automobile Liability policies. Pool Contractor shall furnish to the District a Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

8. DEFAULT. A default by any party under this Access Agreement shall entitle any other to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

9. ENFORCEMENT OF AGREEMENT. In the event that the District, Pool Contractor or Homeowner seek to enforce this Access Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorney's fees and costs for trial, alternative dispute resolution, or appellate proceedings.

10. NOTICES. Any notice, demand, consent, authorization, request, approval or other

communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Access Agreement shall be effective and valid only if in writing, signed by the party giving notice and delivered personally to the other parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows (or to such other place as any party may by notice to the others specify):

To Homeowner: Al Wiedersheim
4480 Quartz Court
Lakeland, Florida 33811

To Pool Contractor: Carribean Pools

Attn: _____

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

With a copy to: Kilinski Van Wyk, PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303
Attn: District Counsel

Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. 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 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 Homeowner may deliver Notice on behalf of the District and Homeowner.

11. THIRD PARTIES. This Access Agreement is solely for the benefit of the formal parties hereto, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Access Agreement. Nothing in this Access Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy, or claim under or by reason of this Access Agreement or any of the provisions or conditions hereof. The District shall be solely responsible for enforcing its rights under this Access Agreement against any interfering third party. Nothing contained in this Access Agreement shall limit or impair the District's right to protect their rights from interference by a third party.

12. ASSIGNMENT. No party may assign, transfer or license all or any portion of its rights under this Access Agreement without the prior written consent of the other parties.

13. CONTROLLING LAW; VENUE. This Access Agreement shall be construed, interpreted and controlled according to the laws of the State of Florida. The parties agree and consent to venue in Polk County, Florida, for the resolution of any dispute, whether brought in or out of court, arising out of this Agreement.

14. PUBLIC RECORDS. Homeowner and Pool Contractor understand and agrees that all documents of any kind provided to the District in connection with this Agreement are public records and are to be treated as such in accordance with Florida law. Homeowner and Pool Contractor agree to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Homeowner and Pool Contractor acknowledge that the designated public records custodian for the District is Tricia Adams (“**Public Records Custodian**”). Among other requirements and to the extent applicable by law, the Homeowner and Pool Contractor 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 the Homeowner and Pool Contractor 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 Homeowner’ and Pool Contractor’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 the Homeowner and Pool Contractor, the Homeowner and Pool Contractor 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 THE HOMEOWNER AND POOL CONTRACTOR HAVE QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE HOMEOWNER’S AND POOL CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 219 E. LIVINGSTON STREET, ORLANDO, FLORIDA 32801, PHONE: (407) 841-5524 EXT. 138, E-MAIL TADAMS@GMSOFL.COM

15. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Access Agreement shall not affect the validity or enforceability of the remaining portions

of this Access Agreement, or any part of this Access Agreement not held to be invalid or unenforceable.

16. BINDING EFFECT. This Access Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

17. AUTHORIZATION. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Access Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

18. AMENDMENTS. Amendments to and waivers of the provisions contained in this Access Agreement may be made only by an instrument in writing which is executed by all parties hereto.

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

20. JOINT AND SEVERAL LIABILITY. Homeowner and Pool Contractor hereby agree that in any and all instances where either party may be found liable for damages or obligations under this Access Agreement, Homeowner and Pool Contractor shall, to the fullest extent permitted by law, be jointly and severally liable and obligated.

[signatures on following page]

IN WITNESS WHEREOF, the Parties have caused this instrument to be executed by their duly authorized officers effective as of the day and year first above written.

**TOWNE PARK COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

Secretary/Assistant Secretary

Chairperson

ATTEST:

HOMEOWNER (AL WIEDERSHEIM)

Signature

Al Weidersheim

Printed Name

ATTEST:

CARRIBEAN POOLS

Signature

By: _____
Its: _____

Printed Name

Exhibit A: Property

EXHIBIT A

The Property: Tract E, as identified on the Plat entitled “Riverstone Phase 5&6,” recorded in Plat Book 185, Pages 25-36 *et seq.* in the Official Records of Polk County, Florida

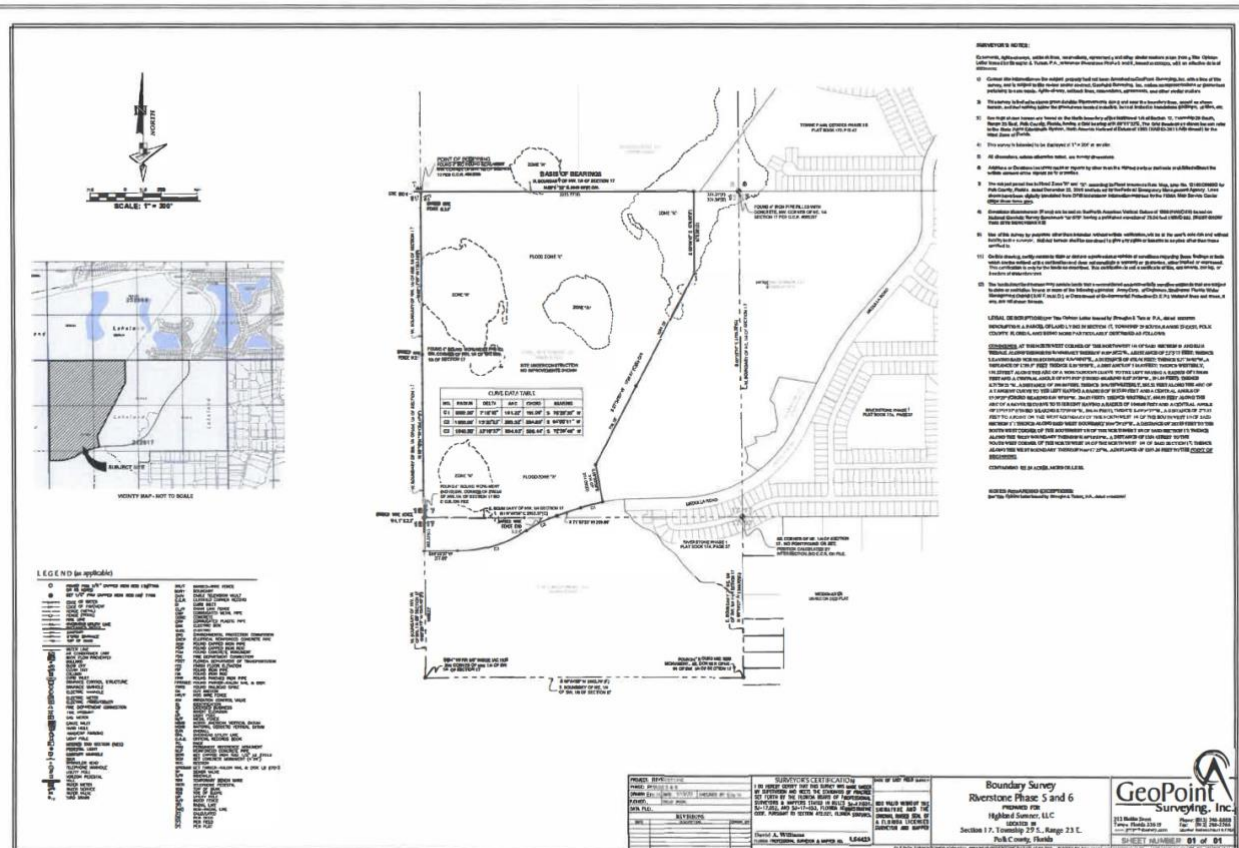
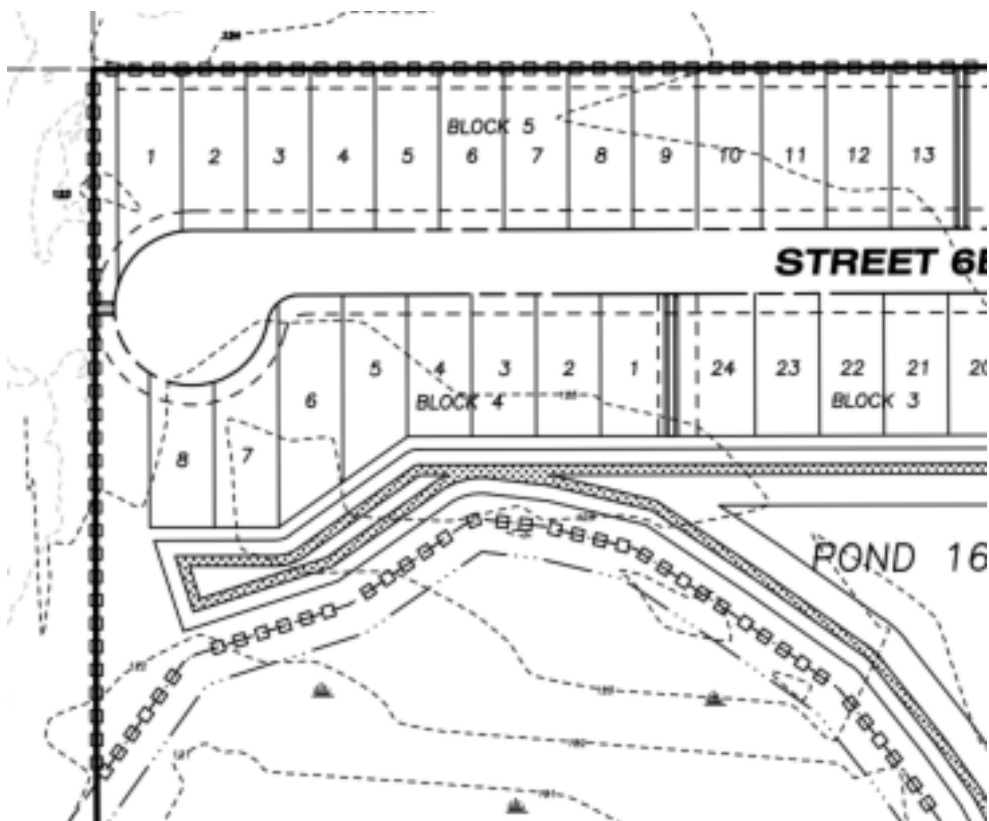


Exhibit A Cont.



Parcel ID: 232917141625004080		
Website last updated on 04/26/2023		
Parcel Details:	<u>232917141625004080</u>	
PDR:	<u>Property Desc Report</u> <u>Property Record Card (PDF)</u> <u>Property Record Card (HTML)</u>	
PRM:	<u>Property Report with Map</u>	
Owner1:	CF GTIS RIVERSTONE LLC	
Site Address:	4480 QUARTZ CT, LAKELAND, 33811	
Short Desc:	RIVERSTONE PHASE 5 & 6 PB 185 PG 26-36 BLOCK 4 LOT 8	
Property	Sales	Value

SECTION VII

SECTION C



Towne Park CDD

Field Management Report



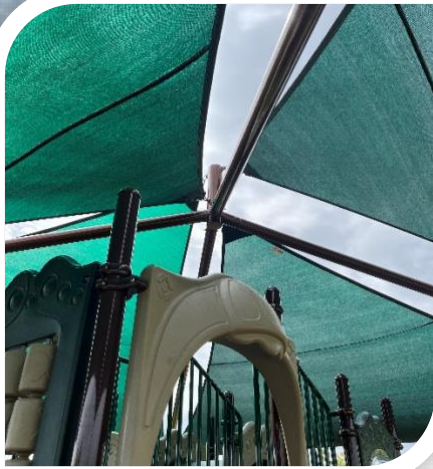
May 2nd, 2023

Clayton Smith – Field Services
Manager

GMS

Completed

Playground Shade



- ✚ The Shade at amenity 2 is complete.
- ✚ We have finished our inspection.
- ✚ The work was performed satisfactorily.

Pond Clean Up

- ✚ The Ponds were cleared of debris and trash in several ponds through the community.
- ✚ This will be continued as needed.



Completed

Signs added to Dumpster area



Added signs to our dumpster area to discourage non-CDD use.

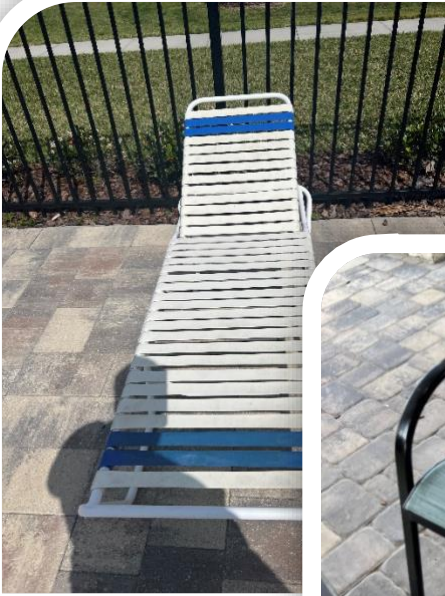
Wetlands growth pushed back

- The wetlands were growing over the safety bar.
- Coordinated with the landscaper to clear this off the walking path.



In Progress

Pool Chairs



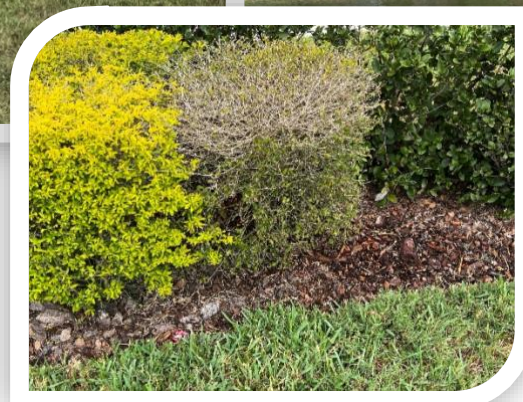
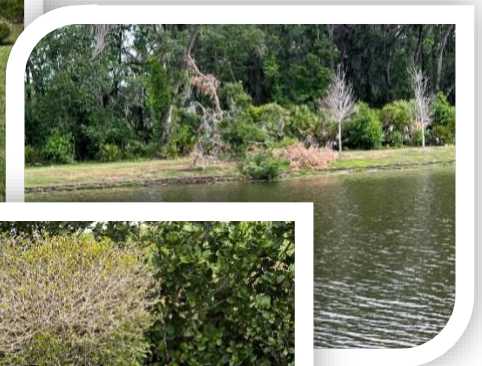
✚ Chairs have been picked up for repairs

✚ We have a wait time of 2-3 weeks.

Trees

✚ The Vendor is working on giving us quote to replace dead trees.

✚ Removing tree limbs that have fallen.



Review of Hydrilla in large pond



- + We have walked the affected areas with the vendor.
- + Vendor will increase treatments of Hydrilla to push it back 20ft-30ft from bank.
- + We will wait 30-45 day before planting the mitigation efforts.
- + We were advised to investigate adding Grass Carp to the large pond, if done we would wait 3-4 months after the mitigation planting.

Conclusion

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

Respectfully,
Clayton Smith

SECTION 1

to be provided under separate cover

SECTION D

SECTION 1

Towne Park Community Development District

Summary of Check Register

March 28, 2023 to April 25, 2023

Fund	Date	Check No.'s	Amount
General Fund			
	3/29/23	543-544	\$ 8,784.76
	4/5/23	545-550	\$ 7,988.00
	4/11/23	551-560	\$ 45,039.59
Total Amount			\$ 61,812.35

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/29/23	00077	3/22/23 11636	202303 330-53800-47000 CLEANING SUPPLIES MAR 23	E&A CLEANING CO	*	47.94	47.94 000543
3/29/23	00040	2/28/23 122	202302 320-53800-47500 GENERAL MAINT FEB 23		*	3,458.00	
		2/28/23 122	202302 330-53800-47500 GENERAL MAINT FEB 23		*	5,278.82	
			GOVERNMENTAL MANAGEMENT SERVICES-				8,736.82 000544
4/05/23	00080	3/28/23 GJ032820	202303 310-51300-11000 BOS MEETING 3/28/23	GREGORY M. JONES	*	200.00	200.00 000545
4/05/23	00055	3/28/23 JT032820	202303 310-51300-11000 BOS MEETING 3/28/23	JENNIFER TIDWELL	*	200.00	200.00 000546
4/05/23	00071	4/01/23 18889	202304 330-53800-48000 POOL MAINTENANCE APR 23	RESORT POOL SERVICES DBA	*	3,500.00	3,500.00 000547
4/05/23	00024	4/02/23 85335B	202304 320-53800-46400 POND MAINTENANCE APR 23	THE LAKE DOCTORS	*	3,688.00	3,688.00 000548
4/05/23	00092	3/28/23 TZ032820	202303 310-51300-11000 BOS MEETING 3/28/23	THOMAS ZIMMERMAN	*	200.00	200.00 000549
4/05/23	00088	3/28/23 ZS032820	202303 310-51300-11000 BOS MEETING 3/28/23	ZABRINA SIDES	*	200.00	200.00 000550
4/11/23	00040	4/01/23 123	202304 310-51300-34000 MANAGEMENT FEES APR 23		*	3,541.67	
		4/01/23 123	202304 310-51300-35200 WEBSITE ADMIN APR 23		*	100.00	
		4/01/23 123	202304 310-51300-35100 INFORMATION TECH APR 23		*	150.00	
		4/01/23 123	202304 310-51300-31300 DISSEMINATION SVC APR 23		*	833.33	
		4/01/23 123	202304 330-57200-11000 AMENITY ACCESS APR 23		*	416.67	
		4/01/23 123	202304 310-51300-51000 OFFICE SUPPLIES APR 23		*	1.95	

TWPK TOWNE PARK CDD CWRIGHT

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		4/01/23 123	202304 310-51300-42000		*	126.84	
		POSTAGE APR 23					
		4/01/23 123	202304 310-51300-42500		*	4.50	
		COPIES APR 23					
		4/01/23 124	202304 320-53800-12000		*	1,287.50	
		FIELD MANAGEMENT APR 23					
				GOVERNMENTAL MANAGEMENT SERVICES-			6,462.46 000551
4/11/23 00080		4/04/23 GJ040420	202304 310-51300-11000		*	200.00	
		BOS MEETING 4/4/23					
				GREGORY M. JONES			200.00 000552
4/11/23 00055		4/04/23 JT040420	202304 310-51300-11000		*	200.00	
		BOS MEETING 4/4/23					
				JENNIFER TIDWELL			200.00 000553
4/11/23 00082		4/01/23 8505	202304 320-53800-46200		*	19,053.33	
		LANDSCAPE MAINT APR 23					
				PRINCE & SONS INC.			19,053.33 000554
4/11/23 00091		4/04/23 RR040420	202304 310-51300-11000		*	200.00	
		BOS MEETING 4/4/23					
				ROGER RUNYAN			200.00 000555
4/11/23 00087		3/31/23 11230211	202303 330-53800-34500		*	2,048.32	
		SECURITY MAR 23					
				SECURITAS SECURITY SERVICES			2,048.32 000556
4/11/23 00092		4/04/23 TZ040420	202304 310-51300-11000		*	200.00	
		BOS MEETING 4/4/23					
				THOMAS ZIMMERMAN			200.00 000557
4/11/23 00035		4/06/23 04062023	202304 300-20700-10000		*	1,046.93	
		ASSESSMENT TSFR S16 2A					
		4/06/23 04062023	202304 300-20700-10000		*	1,221.14	
		ASSESSMENT TSFR S18 2B					
		4/06/23 04062023	202304 300-20700-10000		*	4,920.14	
		ASSESSMENT TSFR S18 3A					
		4/06/23 04062023	202304 300-20700-10000		*	3,147.36	
		ASSESSMENT TSFR S19 3B					
		4/06/23 04062023	202304 300-20700-10000		*	2,113.50	
		ASSESSMENT TSFR S19 3C					
		4/06/23 04062023	202304 300-20700-10000		*	3,747.90	
		ASSESSMENT TSFR S20 3D					
				US BANK AS TRUSTEE FOR TOWNE PARK			16,196.97 000558
				TWPK TOWNE PARK CDD CWRIGHT			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/11/23	00064	4/11/23 04112023	202304 300-15500-10000	EQUIPMENT LEASE MAY 23	*	278.51	
				WHFS, LLC			278.51 000559
4/11/23	00088	4/04/23 ZS040420	202304 310-51300-11000	BOS MEETING 4/4/23	*	200.00	
				ZABRINA SIDES			200.00 000560
TOTAL FOR BANK A						61,812.35	
TOTAL FOR REGISTER						61,812.35	

TWPK TOWNE PARK CDD CWRIGHT

SECTION 2

Towne Park
Community Development District

Unaudited Financial Reporting
March 31, 2023



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	<u>Capital Reserve Fund</u>
12-13	<u>Month to Month</u>
14	<u>Assessment Receipt Schedule</u>

Towne Park
Community Development District
Combined Balance Sheet
March 31, 2023

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 604,508	\$ -	\$ -	\$ -	\$ 604,508
Capital Projects Account	\$ -	\$ -	\$ 1,000	\$ -	\$ 1,000
Capital Reserve Account	\$ -	\$ -	\$ -	\$ 160,883	\$ 160,883
Investments:					
Series 2016 - 2A					
Reserve	\$ -	\$ 111,450	\$ -	\$ -	\$ 111,450
Revenue	\$ -	\$ 120,935	\$ -	\$ -	\$ 120,935
Prepayment	\$ -	\$ 1	\$ -	\$ -	\$ 1
Construction	\$ -	\$ -	\$ 0	\$ -	\$ 0
Series 2018 - 2B					
Reserve	\$ -	\$ 60,538	\$ -	\$ -	\$ 60,538
Revenue	\$ -	\$ 150,974	\$ -	\$ -	\$ 150,974
Prepayment	\$ -	\$ 1	\$ -	\$ -	\$ 1
General	\$ -	\$ 0	\$ -	\$ -	\$ 0
Construction	\$ -	\$ -	\$ 70	\$ -	\$ 70
Series 2018 - 3A					
Reserve	\$ -	\$ 256,678	\$ -	\$ -	\$ 256,678
Revenue	\$ -	\$ 554,258	\$ -	\$ -	\$ 554,258
Prepayment	\$ -	\$ 1	\$ -	\$ -	\$ 1
Series 2019 - 3B					
Reserve	\$ -	\$ 167,922	\$ -	\$ -	\$ 167,922
Revenue	\$ -	\$ 361,529	\$ -	\$ -	\$ 361,529
Construction	\$ -	\$ -	\$ 136,337	\$ -	\$ 136,337
Series 2019 - 3C					
Reserve	\$ -	\$ 112,803	\$ -	\$ -	\$ 112,803
Revenue	\$ -	\$ 223,688	\$ -	\$ -	\$ 223,688
Prepayment	\$ -	\$ 12	\$ -	\$ -	\$ 12
Construction	\$ -	\$ -	\$ 0	\$ -	\$ 0
Series 2020 - 3D					
Reserve	\$ -	\$ 200,003	\$ -	\$ -	\$ 200,003
Revenue	\$ -	\$ 393,021	\$ -	\$ -	\$ 393,021
Construction	\$ -	\$ -	\$ 1,320	\$ -	\$ 1,320
Deposits	\$ 4,500	\$ -	\$ -	\$ -	\$ 4,500
Due from General Fund	\$ -	\$ 16,197	\$ -	\$ -	\$ 16,197
Prepaid Expenses	\$ 3,250	\$ -	\$ -	\$ -	\$ 3,250
Total Assets	\$ 612,259	\$ 2,730,011	\$ 138,728	\$ 160,883	\$ 3,641,880
Liabilities:					
Accounts Payable	\$ 2,848	\$ -	\$ -	\$ -	\$ 2,848
Due to Debt Service	\$ 16,197	\$ -	\$ -	\$ -	\$ 16,197
Total Liabilities	\$ 19,045	\$ -	\$ -	\$ -	\$ 19,045
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 3,250	\$ -	\$ -	\$ -	\$ 3,250
Restricted for:					
Debt Service - Series 2016 - 2A	\$ -	\$ 233,433	\$ -	\$ -	\$ 233,433
Debt Service - Series 2018 - 2B	\$ -	\$ 212,734	\$ -	\$ -	\$ 212,734
Debt Service - Series 2018 - 3A	\$ -	\$ 815,856	\$ -	\$ -	\$ 815,856
Debt Service - Series 2019 - 3B	\$ -	\$ 532,598	\$ -	\$ -	\$ 532,598
Debt Service - Series 2019 - 3C	\$ -	\$ 338,617	\$ -	\$ -	\$ 338,617
Debt Service - Series 2020 - 3D	\$ -	\$ 596,772	\$ -	\$ -	\$ 596,772
Capital Projects	\$ -	\$ -	\$ 138,728	\$ -	\$ 138,728
Assigned for:					
Capital Reserves	\$ -	\$ -	\$ -	\$ 160,883	\$ 160,883
Unassigned	\$ 589,963	\$ -	\$ -	\$ -	\$ 589,963
Total Fund Balances	\$ 593,214	\$ 2,730,011	\$ 138,728	\$ 160,883	\$ 3,622,835
Total Liabilities & Fund Balance	\$ 612,259	\$ 2,730,011	\$ 138,728	\$ 160,883	\$ 3,641,880

Towne Park
Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/23	Thru 03/31/23	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 860,473	\$ 839,418	\$ 839,418	\$ -
Other Income	\$ 2,400	\$ 1,200	\$ 2,720	\$ 1,520
Total Revenues	\$ 862,873	\$ 840,618	\$ 842,138	\$ 1,520
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 6,000	\$ -
Engineering Fees	\$ 10,000	\$ 5,000	\$ 7,142	\$ (2,142)
Attorney	\$ 40,000	\$ 20,000	\$ 24,572	\$ (4,572)
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Assessment Roll Services	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Reamortization Schedules	\$ 625	\$ 625	\$ 400	\$ 225
Dissemination	\$ 10,000	\$ 5,000	\$ 5,000	\$ 0
Trustee Fees	\$ 23,867	\$ 20,594	\$ 20,594	\$ -
Management Fees	\$ 42,500	\$ 21,250	\$ 21,250	\$ (0)
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ -
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ -
Postage & Delivery	\$ 800	\$ 400	\$ 743	\$ (343)
Insurance	\$ 7,088	\$ 7,088	\$ 6,034	\$ 1,054
Printing & Binding	\$ 1,000	\$ 500	\$ 51	\$ 449
Legal Advertising	\$ 3,500	\$ 1,750	\$ -	\$ 1,750
Other Current Charges	\$ 3,500	\$ 1,750	\$ 271	\$ 1,479
Office Supplies	\$ 200	\$ 100	\$ 9	\$ 91
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 167,255	\$ 96,732	\$ 98,741	\$ (2,009)

Towne Park
Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2023

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 20,258	\$ 20,258	\$ 20,583	\$ (325)
Field Management	\$ 15,450	\$ 7,725	\$ 7,725	\$ -
Landscape Maintenance	\$ 263,665	\$ 131,833	\$ 114,320	\$ 17,513
Landscape Enhancements/Replacement	\$ 35,000	\$ 35,000	\$ 36,447	\$ (1,447)
Pond Maintenance	\$ 32,172	\$ 16,086	\$ 21,255	\$ (5,169)
Electric	\$ 5,400	\$ 2,700	\$ 1,053	\$ 1,647
Streetlighting	\$ 20,000	\$ 10,000	\$ -	\$ 10,000
Water & Sewer	\$ 2,500	\$ 1,250	\$ 432	\$ 818
Irrigation Repairs	\$ 12,500	\$ 6,250	\$ 2,897	\$ 3,353
General Repairs & Maintenance	\$ 15,000	\$ 7,500	\$ 29,082	\$ (21,582)
Contingency	\$ 10,000	\$ 5,000	\$ 2,007	\$ 2,993
Subtotal Field Expenditures	\$ 431,945	\$ 243,602	\$ 235,801	\$ 7,800
Amenity Expenditures				
Electric	\$ 18,000	\$ 9,000	\$ 11,720	\$ (2,720)
Water	\$ 7,500	\$ 3,750	\$ 2,192	\$ 1,558
Internet & Phone	\$ 3,200	\$ 1,600	\$ 1,283	\$ 317
Playground & Equipment Lease	\$ 23,593	\$ 11,796	\$ 11,796	\$ 0
Pool Service Contract	\$ 36,000	\$ 18,000	\$ 21,450	\$ (3,450)
Janitorial Services	\$ 19,500	\$ 9,750	\$ 10,532	\$ (782)
Security Services	\$ 33,800	\$ 16,900	\$ 13,165	\$ 3,735
Pest Control	\$ 4,500	\$ 2,250	\$ -	\$ 2,250
Amenity Access Management	\$ 5,000	\$ 2,500	\$ 2,500	\$ (0)
Amenity Repair & Maintenance	\$ 15,000	\$ 7,500	\$ 18,211	\$ (10,711)
Contingency	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Subtotal Amenity Expenditures	\$ 171,093	\$ 85,546	\$ 92,849	\$ (7,302)
Total Operations & Maintenance	\$ 603,038	\$ 329,148	\$ 328,650	\$ 498
Total Expenditures	\$ 770,293	\$ 425,880	\$ 427,391	\$ (1,511)
Excess (Deficiency) of Revenues over Expenditures	\$ 92,580		\$ 414,747	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out) - Capital Reserve	\$ (92,580)	\$ (92,580)	\$ (160,883)	\$ (68,303)
Net Change in Fund Balance	\$ -		\$ 253,864	
Fund Balance - Beginning	\$ -		\$ 339,349	
Fund Balance - Ending	\$ -		\$ 593,214	

Towne Park
Community Development District
Debt Service Fund Series 2016 - 2A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/23	Thru 03/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 111,715	\$ 108,980	\$ 108,980	\$ -
Interest	\$ -	\$ -	\$ 1,637	\$ 1,637
Total Revenues	\$ 111,715	\$ 108,980	\$ 110,618	\$ 1,637
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		\$ 35,243	\$ 6,637
Fund Balance - Beginning	\$ 85,955		\$ 198,190	
Fund Balance - Ending	\$ 87,670		\$ 233,433	

Towne Park
Community Development District
Debt Service Fund Series 2018 - 2B
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/23	Thru 03/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 130,304	\$ 127,114	\$ 127,114	\$ -
Interest	\$ -	\$ -	\$ 1,920	\$ 1,920
Total Revenues	\$ 130,304	\$ 127,114	\$ 129,034	\$ 1,920
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		\$ 78,650	
Fund Balance - Beginning	\$ 72,371		\$ 134,084	
Fund Balance - Ending	\$ 81,906		\$ 212,734	

Towne Park
Community Development District
Debt Service Fund Series 2018 - 3A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/23	Thru 03/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 525,011	\$ 512,162	\$ 512,162	\$ -
Interest	\$ -	\$ -	\$ 7,073	\$ 7,073
Total Revenues	\$ 525,011	\$ 512,162	\$ 519,235	\$ 7,073
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		\$ 319,772	
Fund Balance - Beginning	\$ 234,809		\$ 496,084	
Fund Balance - Ending	\$ 245,895		\$ 815,856	

Towne Park
Community Development District
Debt Service Fund Series 2019 - 3B
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/23	Thru 03/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 335,844	\$ 327,624	\$ 327,624	\$ -
Interest	\$ -	\$ -	\$ 4,653	\$ 4,653
Total Revenues	\$ 335,844	\$ 327,624	\$ 332,277	\$ 4,653
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		\$ 215,118	
Fund Balance - Beginning	\$ 146,617		\$ 317,480	
Fund Balance - Ending	\$ 148,142		\$ 532,598	

Towne Park
Community Development District
Debt Service Fund Series 2019 - 3C
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/23	Thru 03/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 225,524	\$ 220,005	\$ 220,005	\$ -
Interest	\$ -	\$ -	\$ 2,844	\$ 2,844
Total Revenues	\$ 225,524	\$ 220,005	\$ 222,849	\$ 2,844
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)		\$ 139,411	
Fund Balance - Beginning	\$ 87,056		\$ 199,206	
Fund Balance - Ending	\$ 85,705		\$ 338,617	

Towne Park
Community Development District
Debt Service Fund Series 2020 - 3D
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/23	Thru 03/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 399,925	\$ 390,137	\$ 390,137	\$ -
Interest	\$ -	\$ -	\$ 4,940	\$ 4,940
Total Revenues	\$ 399,925	\$ 390,137	\$ 395,078	\$ 4,940
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)		\$ 266,743	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (3,171)	\$ (3,171)
Net Change in Fund Balance	\$ (1,743)		\$ 263,572	
Fund Balance - Beginning	\$ 130,469		\$ 333,201	
Fund Balance - Ending	\$ 128,725		\$ 596,772	

Towne Park
Community Development District
Capital Projects Funds
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2023

	Series		Series		Series		Series		Series		Series		Total
	2016 - 2A		2018 - 2B		2018 - 3A		2019 - 3B		2019 - 3C		2020 - 3D		
<u>Revenues</u>													
Developer Contributions	\$	-	\$	-	\$	12,310	\$	-	\$	419	\$	-	\$ 12,729
Interest	\$	-	\$	1	\$	-	\$	2,141	\$	-	\$	31	\$ 2,173
Total Revenues	\$	-	\$	1	\$	12,310	\$	2,141	\$	419	\$	31	\$ 14,902
<u>Expenditures:</u>													
Capital Outlay	\$	-	\$	-	\$	3,750	\$	-	\$	419	\$	2,517	\$ 6,686
Total Expenditures	\$	-	\$	-	\$	3,750	\$	-	\$	419	\$	2,517	\$ 6,686
Excess (Deficiency) of Revenues over Expenditures	\$	-	\$	1	\$	8,560	\$	2,141	\$	-	\$	(2,486)	\$ 8,216
<u>Other Financing Sources/(Uses)</u>													
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-	\$	-	\$	3,171	\$ 3,171
Total Other Financing Sources (Uses)	\$	-	\$	-	\$	-	\$	-	\$	-	\$	3,171	\$ 3,171
Net Change in Fund Balance	\$	-	\$	1	\$	8,560	\$	2,141	\$	-	\$	685	\$ 11,387
Fund Balance - Beginning	\$	0	\$	69	\$	(8,560)	\$	134,196	\$	1,000	\$	636	\$ 127,340
Fund Balance - Ending	\$	0	\$	70	\$	-	\$	136,337	\$	1,000	\$	1,320	\$ 138,728

Towne Park
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/23	Thru 03/31/23	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	\$ 92,580	\$ 160,883	\$ 68,303
Total Other Financing Sources/(Uses)	\$ 92,580	\$ 92,580	\$ 160,883	\$ 68,303
Net Change in Fund Balance	\$ 92,580		\$ 160,883	
Fund Balance - Beginning	\$ 90,000		\$ -	
Fund Balance - Ending	\$ 182,580		\$ 160,883	

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	\$ 17,552	\$ 1,387	\$ 8,064	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 839,418
Other Income	\$ 160	\$ 480	\$ 1,400	\$ 90	\$ 250	\$ 340	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,720
Total Revenues	\$ 160	\$ 26,035	\$ 788,260	\$ 17,642	\$ 1,637	\$ 8,404	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 842,138

Expenditures:

General & Administrative:

Supervisor Fees	\$ 800	\$ 800	\$ 800	\$ 1,000	\$ 800	\$ 1,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000
Engineering Fees	\$ 2,429	\$ 2,693	\$ 1,350	\$ 200	\$ 470	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,142
Attorney	\$ 2,395	\$ 3,458	\$ 11,407	\$ 3,171	\$ 4,143	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,572
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Roll Services	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Reamortization Schedules	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400
Dissemination	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Trustee Fees	\$ 14,533	\$ -	\$ -	\$ 6,061	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,594
Management Fees	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,250
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Postage & Delivery	\$ 39	\$ 21	\$ 473	\$ 23	\$ 95	\$ 91	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 743
Insurance	\$ 6,350	\$ -	\$ -	\$ (316)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,034
Printing & Binding	\$ 6	\$ 3	\$ 0	\$ 11	\$ -	\$ 32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 39	\$ 39	\$ 75	\$ 39	\$ 40	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 271
Office Supplies	\$ 2	\$ 1	\$ 2	\$ 1	\$ 2	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 36,793	\$ 11,640	\$ 18,731	\$ 14,815	\$ 10,174	\$ 6,588	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 98,741

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	\$ 1,288	\$ 1,288	\$ 1,288	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,725
Landscape Maintenance	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	114,320
Landscape Enhancements/Replacement	\$ 4,260	\$ 31,647	\$ -	\$ -	\$ 540	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	36,447
Pond Maintenance	\$ 2,815	\$ 3,688	\$ 3,688	\$ 3,688	\$ 3,688	\$ 3,688	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	21,255
Electric	\$ 56	\$ 223	\$ 155	\$ 203	\$ 222	\$ 193	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,053
Streetlighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Water & Sewer	\$ 86	\$ 83	\$ 86	\$ 57	\$ 59	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	432
Irrigation Repairs	\$ 758	\$ 143	\$ 391	\$ 94	\$ 1,511	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,897
General Repairs & Maintenance	\$ 581	\$ -	\$ 352	\$ 24,692	\$ 3,458	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	29,082
Contingency	\$ 2,007	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,007
Subtotal Field Expenditures	\$ 51,487	\$ 56,125	\$ 25,013	\$ 49,074	\$ 29,819	\$ 24,282	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	235,801
Amenity Expenditures													
Electric	\$ 854	\$ 3,140	\$ 2,974	\$ 1,422	\$ 763	\$ 2,567	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,720
Water	\$ 179	\$ 621	\$ 434	\$ 171	\$ 157	\$ 630	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,192
Internet & Phone	\$ 193	\$ 218	\$ 218	\$ 218	\$ 218	\$ 218	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,283
Playground & Equipment Lease	\$ 1,966	\$ 1,966	\$ 1,966	\$ 1,966	\$ 1,966	\$ 1,966	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,796
Pool Service Contract	\$ 3,500	\$ 3,950	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	21,450
Janitorial Services	\$ 2,414	\$ 1,645	\$ 2,118	\$ 1,728	\$ 1,348	\$ 1,278	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,532
Security Services	\$ 2,533	\$ 2,102	\$ 1,739	\$ 2,479	\$ 2,264	\$ 2,048	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,165
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Access Management	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,500
Amenity Repair & Maintenance	\$ 2,350	\$ 3,110	\$ 2,618	\$ 3,834	\$ 6,299	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	18,211
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Amenity Expenditures	\$ 14,405	\$ 17,169	\$ 15,983	\$ 15,735	\$ 16,932	\$ 12,624	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	92,849
Total Operations & Maintenance	\$ 65,892	\$ 73,294	\$ 40,996	\$ 64,809	\$ 46,751	\$ 36,906	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	328,650
Total Expenditures	\$ 102,685	\$ 84,934	\$ 59,728	\$ 79,625	\$ 56,926	\$ 43,494	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	427,391
Excess (Deficiency) of Revenues over Expenditures	\$ (102,525)	\$ (58,899)	\$ 728,532	\$ (61,982)	\$ (55,288)	\$ (35,090)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	414,747
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ (160,883)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(160,883)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ (160,883)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(160,883)
Net Change in Fund Balance	\$ (102,525)	\$ (58,899)	\$ 728,532	\$ (61,982)	\$ (216,171)	\$ (35,090)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	253,864

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)
01/13/23	12/16-12/31/22	\$55,691.51	(\$1,806.89)	(\$1,077.69)	\$0.00	\$52,806.93	\$17,552.21	\$2,278.78	\$2,657.97	\$10,709.29	\$6,850.61	\$4,600.30	\$8,157.77	\$52,806.93
02/16/23	1/1-1/31/23	\$56,032.82	(\$51,774.20)	(\$85.17)	\$0.00	\$4,173.45	\$1,387.19	\$180.09	\$210.06	\$846.38	\$541.42	\$363.57	\$644.73	\$4,173.44
03/17/23	2/1-2/28/23	\$25,139.15	(\$383.10)	(\$495.12)	\$0.00	\$24,260.93	\$8,063.96	\$1,046.94	\$1,221.14	\$4,920.14	\$3,147.36	\$2,113.50	\$3,747.90	\$24,260.94
TOTAL		\$ 2,735,105.54	\$ (157,749.82)	\$ (52,103.83)	\$ 188.79	\$ 2,525,440.68	\$ 839,417.98	\$ 108,980.44	\$ 127,114.47	\$ 512,161.67	\$ 327,623.95	\$ 220,004.78	\$ 390,137.39	\$ 2,525,440.68

98%	Net Percent Collected
\$63,359.88	Balance Remaining to Collect

SECTION 3

EXHIBIT C

FORMS OF REQUISITIONS

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

(Acquisition and Construction)

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

- (A) Requisition Number: **107**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to applicable Acquisition Agreement: **Raysor Transportation Consulting**
- (D) Amount Payable: **\$9,500.00**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments: Invoice # 6-266110 - Traffic Signal Design Plans for January 2023
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

X Assessment Area 3B Acquisition and Construction Account.

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against:

X Assessment Area 3B Acquisition and Construction Account;
- 3. each disbursement set forth above was incurred in connection with:

X the Costs of the Assessment Area 3B Project.

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

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

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

**TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT**

By: _____

Responsible Officer

Date: _____

4-5-23

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

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

Consulting Engineer

4/3/23

#107

Rayson Transp.

\$19,500⁰⁰

Traffic Signal Design Plans Jan. 2023

**RECEIVED**

By beberline at 9:20:30 AM, 1/11/2023

TRAFFIC ENGINEERING
DEVELOPMENT SUPPORT

January 10, 2023

SENT TO CDD

By jannis at 9:18:13 AM, 3/29/2023

INVOICERiverstone, LLC
Attn: Accounts Payable
346 East Central Avenue
Winter Haven, Florida 33880**PROFESSIONAL TRAFFIC ENGINEERING SERVICES**PROJECT NAME: **RIVERSTONE TRAFFIC SIGNAL DESIGN** | Lakeland, FloridaCLIENT CONTACT: *Rennie Heath / Daniel Arnette*

PHASE 2

HS - Riverstone

INVOICE No. 6-266110

Period Ending: January 10, 2023

	TOTAL FEE	PERCENT COMPLETE	FEE EARNED	PRIOR BILLING	CURRENT FEE
TASK 1.0: TRAFFIC SIGNAL DESIGN PLANS	\$ 25,000.00	100%	\$ 25,000.00	\$ 22,500.00	\$ 2,500.00
TASK 2.0: STRUCTURAL ENGINEERING DESIGN	\$ 6,000.00	100%	\$ 6,000.00	\$ 6,000.00	\$ 0.00
TASK 3.0: PERMITTING SERVICES	\$ 2,000.00	100%	\$ 2,000.00	\$ 1,000.00	\$ 1,000.00
TASK 4.0: MARCH 2022 CHANGE ORDER	\$ 8,500.00	100%	\$ 8,500.00	\$ 8,500.00	\$ 0.00
TASK 5.0: ADDITIONAL SERVICES			\$ 9,050.00	\$ 3,050.00	\$ 6,000.00
TOTAL			\$ 50,550.00	\$ 41,050.00	\$ 9,500.00

ADDITIONAL SERVICES THIS PERIOD: (A) REDESIGN DUE TO UTILITY CONFLICTS, AND (B) REDESIGN OF SIGNAL MAST-ARM POLES TO CURRENT STANDARDS

CURRENT PAYMENT DUE: \$ 9,500.00 <<< due upon receipt**PLEASE REMIT PAYMENT TO:**RAYSOR TRANSPORTATION CONSULTING, LLC
19046 BRUCE B. DOWNS BOULEVARD, SUITE 308
TAMPA, FLORIDA 33647

RAYSOR Transportation Consulting

Michael D. Raysor, P.E.
President

SECTION 4



April 21, 2023

Brittany Brookes – Recording Secretary
Towne Park CDD
219 E. Livingston Street
Orlando, Florida 32801-1508

RE: Towne Park Community Development District Registered Voters

Dear Ms. Brookes,

In response to your request, there are currently **2,027** voters within the Towne Park Community Development District. This number of registered voters in said District is as of **April 15, 2023**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

A handwritten signature in black ink that reads "Lori Edwards". The signature is written in a cursive, flowing style.

Lori Edwards
Supervisor of Elections
Polk County, Florida