

***Towne Park
Community Development District***

Agenda

June 6, 2023

AGENDA

Towne Park

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

May 30, 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, June 6, 2023**, at **3:00 PM** at the **Towne Park Amenity Center #1, 3883 White Ibis Road, Lakeland, FL 33811**.

Those members of the public wishing to attend the meeting can do so using the information below:

Zoom Video Link: <https://us06web.zoom.us/j/88595966026>

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

Meeting ID: 885 9596 6026

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the May 2, 2023, Board of Supervisors Meeting
4. Consideration of Resolution 2023-06 Appointing an Assistant Treasurer
5. Consideration of Resolution 2023-07 Updating Local Bank Signatories
6. Discussion of Events Request/ Temporary License Agreements
7. Status of Roadway Repairs
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration to Install No Parking Signs- GMS
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
9. Supervisors Requests and Audience Comments
10. Public Comments
11. Adjournment

MINUTES

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

The regular meeting of the Board of Supervisors of the Towne Park Community Development District was held Tuesday, **May 2, 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	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 <i>by Zoom</i>	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 five Board members present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams noted that this time was an opportunity for any members of the public to make a statement to the Board of Supervisors. She stated that there would be another public comment period at the end of the agenda. There were no comments at this time.

THIRD ORDER OF BUSINESS**Approval of Minutes of the April 4, 2023
Board of Supervisors Meeting**

Ms. Adams presented the minutes of the April 4, 2023 Board of Supervisors meeting and noted that they could be found on page 5 of the agenda packet. She added these have been reviewed by management staff and District counsel.

On MOTION by Mr. Jones, seconded by Ms. Sides, with all in favor, the Minutes of the April 4, 2023 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2023-05
Approving Fiscal Year 2024 Proposed
Budget and Setting a Public Hearing**

Ms. Adams stated this resolution is for the proposed budget and setting a public hearing. She noted the statutory requirement for approving a proposed budget by June 15th. She added the Board could lower the assessment revenue amount in the proposed budget at the public hearing but could not raise the assessment revenue amount after approving the “high watermark” today. She stated the public hearing would be set for August 1, 2023 at 6:00 p.m. in the same location as today’s meeting. She noted there would be mailed notices to the public and postings on the District’s website.

She reviewed the proposed budget for Fiscal Year 2024 starting October 1, 2023 and ending on September 30, 2024. She noted the proposed budget contemplates assessment revenues in the amount of \$1,024,144 to fund the District’s annual Operations and Maintenance expenses. She noted the assessment table shows the 2023 gross per unit assessment is \$638.10. She noted the proposed budget amount results in a gross per unit assessment of \$759.47, an overall annual increase of \$121.37. She discussed revenues for the District and the expenditures. She added the increases are based on projected spending in engineering, audit fees, 6% in management fees, and other anticipated increases. She reviewed other increases in field expenses, insurance for property insurance, and right of way repairs. Roadways were expected to be conveyed to the city of Lakeland. However, the city is requiring repairs be made before all roadways can be conveyed to the city at one time. Inspections have been completed and proposals are estimated to come in at or around \$180,000.

The Board ask for clarification on the \$180,000 for this year and not next year if the city takes over. Ms. Adams replied current expenditures on the roads include the sidewalks, and the amount of \$180,000 for roadway repairs should not occur again. Mr. Zimmerman asked if the roadway repairs were the responsibility of the builder's damage. Ms. Adams noted cost of repairs attributable to damage caused by the builder's should be incurred by home builders. Discussion ensued on locations of repair.

Ms. Adams covered the remainder of the budget increases, utilities, pool service and cost of chemicals, pool furniture, security services, access management, maintenance projects, and contingencies.

Capital reserve cost and transfers were covered. Other planning is for a reserve study that projects a 5-year period.

Ms. Adams noted there were 1,450 single family homes within the community. She reviewed the net and gross per unit assessment amounts. Other budget items, such as amortization schedules, debt payment schedules, bond issues, and refinancing options were reviewed and explained. She added mailed notices will be issued.

Mr. Runyon asked for another clarification on bottom line payment increase of \$121.37 over prior year assessments.

On MOTION by Mr. Jones, seconded by Ms. Tidwell, with all in favor, Resolution 2023-05 the Fiscal Year 2024 Proposed Budget and Setting the Public Hearing for August 1, 2023 at 6:00 p.m., was approved.

FIFTH ORDER OF BUSINESS

Consideration of Temporary Agreement for Riverstone Parents Night Out

Ms. Adams stated a property owner that deals with childcare services had inquired about a parent's night out event in the Amenity Center. This would allow them to care for the children. Ms. Adams noted she had consulted with insurance on liability and District counsel, and it was suggested this item not be approved. The homeowner suggested another alternative would be for parent/child outing. Board member commented on the liability with the pool being so close and it was not conducive to this activity. The Board ask for more details on the parent/child event. The property owner was attending via Zoom. After discussion, there was no action on this item.

SIXTH ORDER OF BUSINESS**Consideration of Temporary Access for Pool Construction**

Ms. Adams stated the agreement would allow temporary access for the property owner to install a pool and access District property to the area for pool construction. She explained this would provide protections for the Board. She added a \$500 damage deposit is collected from the homeowner that would be refunded if there are no issues. A map was provided in the agenda for Board review.

On MOTION by Mr. Jones, seconded by Ms. Tidwell, with all in favor, the Temporary Access for Pool Construction, was approved.

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

Ms. Hammock stated she had no specific report for this meeting.

B. Engineer

Mr. Rayl explained the pool access agreement and wanted to ensure the homeowner was aware of the area, access, and materials. He had comments on budget expectations for field management, roads, sidewalks, and the solicitation of multiple bids from the contractor. He added the annual engineering report completion was due by July 1st.

C. Field Manager's Report

Mr. Bailey presented the field manager's report to include shade structures, pond issues, signage for dumpsters, wetlands and landscaping issues, tree situations, and treatment plans.

Board members asked about the pond situation. Mr. Bailey responded with possible solutions. Signs have been ordered. There was a question about signs and no trespassing. Ms. Adams replied on enforcement of the signs and options of calling law enforcement. Discussion ensued on the trespassing, residents, non-residents, asking for identification. Ms. Adams recommended not pursuing asking for identification. Board members commented on grass growing, bush growth over the rail, and trimming of edges. It was asked when the contract was up, and Ms. Adams noted it was not expiring in October.

i. Consideration of Proposal for Peregrine Way Landscape Improvements – Prince & Sons

Ms. Adams reviewed the contract with Prince & Sons and noted it would reach expiration of the final optional extension in March of 2024. Mr. Bailey presented the proposal from Prince & Sons for landscape improvements at Peregrine Way and the 2 options. One proposal was not in the agenda packet. He noted that for removal of all cypress trees was \$6,900. Ms. Adams reviewed the budgeted amount of \$3,500, but this budget line was expended. She added the contingency funding is available. Discussion ensued on the budget amounts. Mr. Zimmerman asked if the drip lines for all the trees are functioning since all the trees fell and was the cost additional. It was noted that the cost of the installation crepe myrtles would have a removal cost as well. \$8,937.50 plus the cost of removal. Ms. Adams noted it was not a staff recommendation to replace the trees and is a Board decision. Ms. Adams noted the budget was exhausted but there was \$7,000 in contingency. She added the Board at the last meeting had ask for some options for replacements. Mr. Bailey explained the proposal was for the removal and the 50-crepe myrtle to replace would be an additional cost. Ms. Adams presented the option of approval to remove the cypress trees would be \$6,900. She also noted the prorated budget was running under. Mr. Smith presented a third option of only doing a partial removal and leave some to cut cost. After discussion the Board decided to remove the trees and not replace.

On MOTION by Mr. Jones, seconded by Mr. Runyon, with all in favor, the Proposal to Remove the Cypress Trees on Peregrine Way from Prince & Sons, was approved.
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Mr. Runyon stated he wanted them cut as close to ground as possible. Ms. Tidwell asked about parking and was there parking enforcement. Ms. Adams noted rules have been adopted on restrictions of parking on grass. Mr. Jones asked if signs needed to be added. Discussion ensued on parking, towing, signage locations, and the possibility of additional signage. Ms. Adams stated she will follow-up, review the agreement and send a reminder email.

D. District Manager's Report

i. Approval of the Check Register

Ms. Adams stated the additional security should be installed within 60 days. She also added the FEMA application had been accepted. Insurance claims are complete from storm damage. She noted there has been suggestions for additional security for Memorial Day. The Board agreed.

She reviewed the check register in the agenda package for March 28, 2023 through April 25, 2023 and the total amount is \$61,812.35.

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 March. She noted this reflects the adopted budget and the pro-rated expenses as of the end of March.

iii. Ratification of Requisition No. 107

Ms. Adams reviewed requisition No. 107 which was for construction funds for the bond and is for \$9,500.

On MOTION by Mr. Jones, seconded by Ms. Sides, with all in favor, Requisition No. 107, was ratified.

iv. Presentation of Number of Registered Voters – 2,027

Ms. Adams stated the number of registered voters in the District is at 2,027 as of April 21, 2023. She reviewed the benchmarks for the Board to transition from landowner election to the general election process. She noted all Board members qualify for continued appointment.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Adams asked for Supervisors request. Mr. Zimmerman noted several residents had mentioned to the having pickleball, tennis and basketball courts. Ms. Adams noted she had received an email and will follow-up and routine the issues around this request.

Mr. Runyon mentioned the concerns for safety of the crosswalks and flashing lights. Mr. Jones provided update information on the roadway. Mr. Jones mentioned the neighborhood watch upcoming meeting concerning roadways.

Ms. Adams asked for Audience comments. An audience member mentioned the basketball courts could attract non-residents.

Audience member asked who was in charge of determining speed limits. Mr. Jones replied the city of Lakeland. He encouraged residents to reach out regarding speed limits, parking and other issues.

Resident mentioned the cypress trees and concerns that CDD would handle those issues that are not being maintained.

Resident asked about signage being restored. Discussion ensued on how to proceed, and it was determined the particular signage was the responsibility of the HOA.

NINTH ORDER OF BUSINESS

Public Comments

There being no additional comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Ms. Adams adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2023-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING AN
ASSISTANT TREASURER OF THE DISTRICT AND PROVIDING FOR
AN EFFECTIVE DATE**

WHEREAS, Towne Park Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Polk County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint an Assistant Treasurer.

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

SECTION 1. Darrin Mossing is appointed Assistant Treasurer.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this _____ day of May 2023.

ATTEST:

**TOWNE PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

SECTION V

RESOLUTION 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT APPOINTING THE DISTRICT'S APPOINTED TREASURER, ASSISTANT TREASURER, AND SECRETARY OF THE DISTRICT AS SIGNORS ON THE DISTRICT'S LOCAL BANK ACCOUNT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Towne Park Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and situated entirely within Polk County, Florida; and

WHEREAS, the District's Board of Supervisors desires to appoint the District's appointed Treasurer, Assistant Treasurer, and Secretary as signors on the District's local bank account.

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

SECTION 1. The District's appointed Treasurer, Assistant Treasurer, and Secretary shall be appointed as signors on the District's local bank account.

SECTION 2. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this _____ day of _____ 2023.

ATTEST:

**TOWNE PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

SECTION VI

From: Keren FigueroaPagan <Keren.figueroa15@outlook.com>
Sent: Wednesday, April 26, 2023 3:54:19 PM
To: Tricia Adams <tadams@gmscfl.com>
Cc: Nick Pagan <nickpagan@kw.com>; Kathy Bosch <kboschsolutions@gmail.com>
Subject: Community Events

Good morning Tricia!

I was hoping you could let me know when the next CDD meeting will be held? Also, a POC for HOA would be great. I'd like to know their upcoming meeting times as well.

I was hoping you could bring up a couple ideas up for the community at the next meeting?

JULY 15 2023

- July: Food Truck Rally in the parking lot by the pool: 4 to 5 options max
 - I would handle marketing and food truck bookings

OCTOBER 31 2023

- Trunk Or Treat: Parking lot by the pool
 - I would handle registration of those participating and marketing

Please let me know what you will need from me, and I would also like some feed back.

Thanks so much Tricia!



V/R

Keren Figueroa

Cell: 773-510-9337

Office: 863-451-3158

SECTION VIII

SECTION C



Towne Park CDD

Field Management Report



June 6th, 2023
Clayton Smith – Field Services
Manager
GMS

Completed

Cleared Pond



+ Abandoned bike in pond.

+ Cleared the bike and other debris from pond.

Pond Vegetation Removed

- + Vegetation from pond treatment had floated to the top of some ponds
- + This has been cleared by vendor and time.



Completed

Palm Trees Trimmed



✚ Palm trees have been trimmed up at the amenity centers.

Pool Tiles

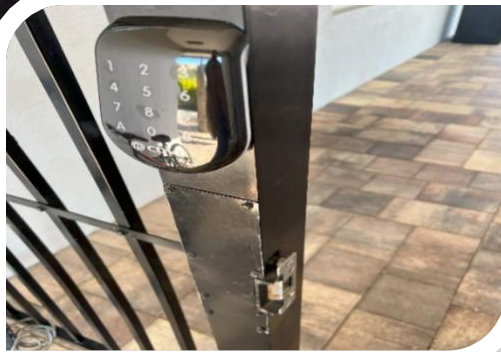
✚ Pool tiles were damaged.

✚ The vendor quickly came out and replaced broken or damaged tiles around the pool.



Complete

Keypad



- ✚ Keypad at amenity one was damaged.
- ✚ The security vendor came out the same day and fixed the amenity keypad.

Mag-Lock at Amenity 2

- ✚ We have the mag-locks installed at the amenity two restrooms.



Complete

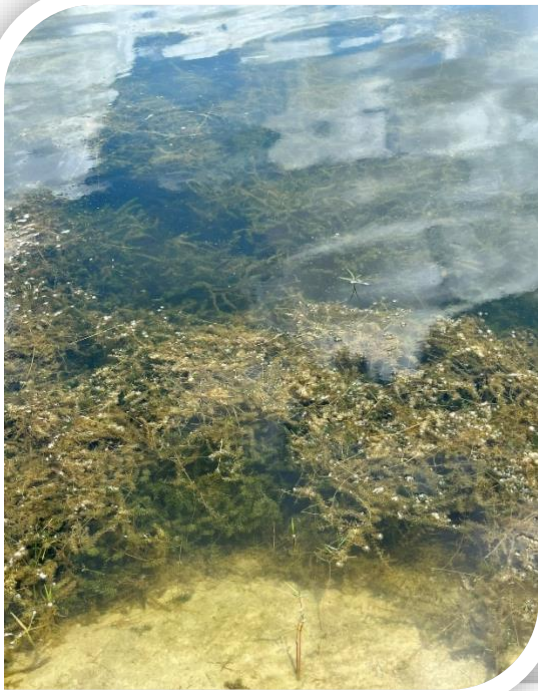
Tree Removal



- ✚ The Cypress trees have been removed on Peregrine Way.
- ✚ We will have the landscaper keep up on maintenance in this area.

In Progress

Update on Hydrilla in large pond



- ✚ The treatments are working at each pond.
- ✚ Some places are taking a little slower, but we are seeing it dying off.
- ✚ We are continuing to monitor the status of each pond.

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



Governmental
Management Services - CF

Maintenance Services
Phone: 407-201-1514
Email:
Csmith@gmscfl.com

Bill To/District Towne Park CDD	Prepared By: Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801
Job name and Description	
No parking signs Furnish and install two no parking signs to the CDD common area behind the sidewalk of Peregrine way and 2 signs to Keaton Springs drive. Marked out by the attached maps. Example signs shown.	

Qty	Description	Unit Price	Line Total
4	Labor	\$47.50	\$190.00
1	Mobilization	\$65.00	\$65.00
	Equipment		\$30.00
	Materials		\$422.05
Total Due:			\$707.76

This Proposal is Valid for 30 days.

Client Signature: _____

Proposal # 286

Proposal



No Parking (Right Arrow) Sign

Item #: W3611-B9H

✓ Full Product Details



No Parking (Left Arrow) Sign

Item #: W3613-B9H

✓ Full Product Details

SECTION D

SECTION 1

Towne Park Community Development District

Summary of Check Register

April 26, 2023 to May 26, 2023

Fund	Date	Check No.'s	Amount
General Fund	4/26/23	561-563	\$ 5,370.18
	5/1/23	564	\$ 278.50
	5/10/23	565-576	\$ 47,449.27
	5/19/23	577-579	\$ 1,108.50
	5/23/23	580-581	\$ 5,507.50
Total Amount			\$ 59,713.95

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/26/23	00067	3/31/23 00054332	202303 310-51300-48000		*	316.14	
			NOT MEETING DATES 3/14/23				
		3/31/23 00054332	202303 310-51300-48000		*	392.78	
			NOT WORKSHOP MTG 3/17/23				
		3/31/23 00054332	202303 310-51300-48000		*	450.26	
			NOT CDD MEETING 3/24/23				
CA FLORIDA HOLDINGS, LLC						1,159.18	000561
4/26/23	00068	4/11/23 6426	202303 310-51300-31500		*	3,763.50	
			GENERAL COUNSEL MAR 23				
KILINSKI/VAN WYK, PLLC						3,763.50	000562
4/26/23	00076	4/19/23 RES 21-1	202303 310-51300-31100		*	447.50	
			ENGINEER SVCS MAR 23				
RAYL ENGINEERING & SURVEYING LLC						447.50	000563
5/01/23	00064	5/01/23 05012023	202304 330-53800-47400		*	278.50	
			EQUIPMENT LEASE APR 23				
WHFS, LLC						278.50	000564
5/10/23	00077	4/06/23 11653	202304 330-53800-47000		*	70.37	
			CLEANING SUPPLIES APR 23				
		4/12/23 79459	202304 330-53800-47000		*	150.00	
			EVENT CLEANUP 4/8/23				
		4/20/23 79480	202305 330-53800-47000		*	1,230.00	
			CLEANING MAY 23				
		4/22/23 79519	202304 330-53800-47000		*	150.00	
			EVENT CLEANUP 4/22/23				
E&A CLEANING CO						1,600.37	000565
5/10/23	00040	3/31/23 127	202305 320-53800-49000		*	3,263.97	
			GENERAL MAINTENANCE MAR23				
		3/31/23 127	202305 330-57200-49000		*	4,564.75	
			GENERAL MAINTENANCE MAR23				
		5/01/23 125	202305 310-51300-34000		*	3,541.67	
			MANAGEMENT FEES MAY 23				
		5/01/23 125	202305 310-51300-35200		*	100.00	
			WEBSITE ADMIN MAY 23				
		5/01/23 125	202305 310-51300-35100		*	150.00	
			INFORMATION TECH MAY 23				
		5/01/23 125	202305 310-51300-31300		*	833.33	
			DISSEMINATION SVCS MAY 23				
		5/01/23 125	202305 330-57200-11000		*	416.67	
			AMENITY ACCESS MAY 23				
		5/01/23 125	202305 310-51300-51000		*	1.80	
			OFFICE SUPPLIES MAY 23				

TWPK TOWNE PARK CDD CWRIGHT

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		5/01/23 125	202305 310-51300-42000		*	35.85	
		POSTAGE MAY 23					
		5/01/23 125	202305 310-51300-42500		*	5.10	
		COPIES MAY 23					
		5/01/23 126	202305 320-53800-12000		*	1,287.50	
		FIELD MANAGEMENT MAY 23					
				GOVERNMENTAL MANAGEMENT SERVICES-			14,200.64 000566
5/10/23 00080		5/02/23 GJ050220	202305 310-51300-11000		*	200.00	
		BOS MEETING 5/2/23					
				GREGORY M. JONES			200.00 000567
5/10/23 00055		5/02/23 JT050220	202305 310-51300-11000		*	200.00	
		BOS MEETING 5/2/23					
				JENNIFER TIDWELL			200.00 000568
5/10/23 00082		4/10/23 8604	202304 320-53800-47300		*	212.53	
		REPLACE VALVE BOX					
		5/01/23 8810	202305 320-53800-46200		*	19,053.33	
		LANDSCAPE MAINT MAY 23					
				PRINCE & SONS INC.			19,265.86 000569
5/10/23 00071		5/01/23 19139	202305 330-53800-48000		*	3,500.00	
		POOL MAINTENANCE MAY 23					
				RESORT POOL SERVICES DBA			3,500.00 000570
5/10/23 00091		5/02/23 RR050220	202305 310-51300-11000		*	200.00	
		BOS MEETING 5/2/23					
				ROGER RUNYAN			200.00 000571
5/10/23 00087		4/30/23 11265200	202304 330-53800-34500		*	2,694.40	
		SECURITY APR 23					
				SECURITAS SECURITY SERVICES			2,694.40 000572
5/10/23 00093		3/09/23 PSI-5951	202303 320-53800-49000		*	1,500.00	
		SHORELINE RESTORATION					
				SOLITUDE LAKE MANAGEMENT, LLC			1,500.00 000573
5/10/23 00024		5/01/23 92895B	202305 320-53800-46400		*	3,688.00	
		POND MAINTENANCE MAY 23					
				THE LAKE DOCTORS			3,688.00 000574
5/10/23 00092		5/02/23 TZ050220	202305 310-51300-11000		*	200.00	
		BOS MEETING 5/2/23					
				THOMAS ZIMMERMAN			200.00 000575
				TWPK TOWNE PARK CDD CWRIGHT			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/10/23	00088	5/02/23 ZS050220	202305 310-51300-11000	BOS MEETING 5/2/23	*	200.00	
				ZABRINA SIDES			200.00 000576
5/19/23	00041	5/15/23 53-BID-6	202305 330-53800-48000	POOL PERMIT 53-60-1781020	*	280.00	
		5/16/23 53-BID-6	202305 330-53800-48000	POOL PERMIT 53-60-2090932	*	280.00	
				FLORIDA DEPARTMENT OF HEALTH			560.00 000577
5/19/23	00076	5/01/23 21-188-1	202304 310-51300-31100	ENGINEER SERVICES APR 23	*	270.00	
				RAYL ENGINEERING & SURVEYING LLC			270.00 000578
5/19/23	00064	5/16/23 05162023	202305 300-15500-10000	EQUIPMENT LEASE JUNE 23	*	278.50	
				WHFS, LLC			278.50 000579
5/23/23	00068	5/15/23 6670	202304 310-51300-31500	GENERAL COUNSEL APR 23	*	3,232.50	
				KILINSKI/VAN WYK, PLLC			3,232.50 000580
5/23/23	00094	5/16/23 X22620	202305 330-53800-47500	INSTALL SHADE FABRIC	*	2,275.00	
				PLAYMORE WEST INC.			2,275.00 000581
TOTAL FOR BANK A						59,713.95	
TOTAL FOR REGISTER						59,713.95	

SECTION 2

Towne Park
Community Development District

Unaudited Financial Reporting
April 30, 2023



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Towne Park
Community Development District
Combined Balance Sheet
April 30, 2023

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 580,967	\$ -	\$ -	\$ -	\$ 580,967
Capital Projects Account	\$ -	\$ -	\$ 1,000	\$ -	\$ 1,000
Capital Reserve Account	\$ -	\$ -	\$ -	\$ 160,883	\$ 160,883
Investments:					
Series 2016 - 2A					
Reserve	\$ -	\$ 111,450	\$ -	\$ -	\$ 111,450
Revenue	\$ -	\$ 122,547	\$ -	\$ -	\$ 122,547
Prepayment	\$ -	\$ 1	\$ -	\$ -	\$ 1
Construction	\$ -	\$ -	\$ 0	\$ -	\$ 0
Series 2018 - 2B					
Reserve	\$ -	\$ 60,538	\$ -	\$ -	\$ 60,538
Revenue	\$ -	\$ 152,940	\$ -	\$ -	\$ 152,940
Prepayment	\$ -	\$ 1	\$ -	\$ -	\$ 1
General	\$ -	\$ 0	\$ -	\$ -	\$ 0
Construction	\$ -	\$ -	\$ 70	\$ -	\$ 70
Series 2018 - 3A					
Reserve	\$ -	\$ 256,678	\$ -	\$ -	\$ 256,678
Revenue	\$ -	\$ 562,033	\$ -	\$ -	\$ 562,033
Prepayment	\$ -	\$ 1	\$ -	\$ -	\$ 1
Series 2019 - 3B					
Reserve	\$ -	\$ 167,922	\$ -	\$ -	\$ 167,922
Revenue	\$ -	\$ 366,541	\$ -	\$ -	\$ 366,541
Construction	\$ -	\$ -	\$ 123,568	\$ -	\$ 123,568
Series 2019 - 3C					
Reserve	\$ -	\$ 112,803	\$ -	\$ -	\$ 112,803
Revenue	\$ -	\$ 226,987	\$ -	\$ -	\$ 226,987
Prepayment	\$ -	\$ 12	\$ -	\$ -	\$ 12
Construction	\$ -	\$ -	\$ 0	\$ -	\$ 0
Series 2020 - 3D					
Reserve	\$ -	\$ 200,003	\$ -	\$ -	\$ 200,003
Revenue	\$ -	\$ 398,152	\$ -	\$ -	\$ 398,152
Construction	\$ -	\$ -	\$ 2,038	\$ -	\$ 2,038
Deposits	\$ 4,500	\$ -	\$ -	\$ -	\$ 4,500
Due from General Fund	\$ -	\$ 24,663	\$ -	\$ -	\$ 24,663
Prepaid Expenses	\$ 2,299	\$ -	\$ -	\$ -	\$ 2,299
Total Assets	\$ 587,766	\$ 2,763,272	\$ 126,676	\$ 160,883	\$ 3,638,597
Liabilities:					
Accounts Payable	\$ 8,558	\$ -	\$ -	\$ 79,059	\$ 87,617
Due to Debt Service	\$ 24,663	\$ -	\$ -	\$ -	\$ 24,663
Total Liabilities	\$ 33,222	\$ -	\$ -	\$ 79,059	\$ 112,281
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 2,299	\$ -	\$ -	\$ -	\$ 2,299
Restricted for:					
Debt Service - Series 2016 - 2A	\$ -	\$ 235,592	\$ -	\$ -	\$ 235,592
Debt Service - Series 2018 - 2B	\$ -	\$ 215,338	\$ -	\$ -	\$ 215,338
Debt Service - Series 2018 - 3A	\$ -	\$ 826,204	\$ -	\$ -	\$ 826,204
Debt Service - Series 2019 - 3B	\$ -	\$ 539,255	\$ -	\$ -	\$ 539,255
Debt Service - Series 2019 - 3C	\$ -	\$ 343,020	\$ -	\$ -	\$ 343,020
Debt Service - Series 2020 - 3D	\$ -	\$ 603,862	\$ -	\$ -	\$ 603,862
Capital Projects	\$ -	\$ -	\$ 126,676	\$ -	\$ 126,676
Assigned for:					
Capital Reserves	\$ -	\$ -	\$ -	\$ 81,824	\$ 81,824
Unassigned	\$ 552,245	\$ -	\$ -	\$ -	\$ 552,245
Total Fund Balances	\$ 554,544	\$ 2,763,272	\$ 126,676	\$ 81,824	\$ 3,526,316
Total Liabilities & Fund Balance	\$ 587,766	\$ 2,763,272	\$ 126,676	\$ 160,883	\$ 3,638,597

Towne Park
Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/23	Thru 04/30/23	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 860,473	\$ 860,473	\$ 851,697	\$ (8,776)
Other Income	\$ 2,400	\$ 1,400	\$ 3,840	\$ 2,440
Total Revenues	\$ 862,873	\$ 861,873	\$ 855,537	\$ (6,336)
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 7,000	\$ -
Engineering Fees	\$ 10,000	\$ 5,833	\$ 7,859	\$ (2,026)
Attorney	\$ 40,000	\$ 23,333	\$ 31,568	\$ (8,235)
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Assessment Roll Services	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Reamortization Schedules	\$ 625	\$ 625	\$ 400	\$ 225
Dissemination	\$ 10,000	\$ 5,833	\$ 5,833	\$ 0
Trustee Fees	\$ 23,867	\$ 20,594	\$ 20,594	\$ -
Management Fees	\$ 42,500	\$ 24,792	\$ 24,792	\$ (0)
Information Technology	\$ 1,800	\$ 1,050	\$ 1,050	\$ -
Website Maintenance	\$ 1,200	\$ 700	\$ 700	\$ -
Postage & Delivery	\$ 800	\$ 467	\$ 870	\$ (403)
Insurance	\$ 7,088	\$ 7,088	\$ 6,034	\$ 1,054
Printing & Binding	\$ 1,000	\$ 583	\$ 56	\$ 527
Legal Advertising	\$ 3,500	\$ 2,042	\$ 1,159	\$ 882
Other Current Charges	\$ 3,500	\$ 2,042	\$ 310	\$ 1,731
Office Supplies	\$ 200	\$ 117	\$ 11	\$ 106
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 167,255	\$ 107,273	\$ 113,411	\$ (6,138)

Towne Park
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2023

	Adopted Budget	Prorated Budget Thru 04/30/23	Actual Thru 04/30/23	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 20,258	\$ 20,258	\$ 20,583	\$ (325)
Field Management	\$ 15,450	\$ 9,013	\$ 9,013	\$ -
Landscape Maintenance	\$ 263,665	\$ 153,805	\$ 133,373	\$ 20,431
Landscape Enhancements/Replacement	\$ 35,000	\$ 35,000	\$ 36,447	\$ (1,447)
Pond Maintenance	\$ 32,172	\$ 18,767	\$ 24,943	\$ (6,176)
Electric	\$ 5,400	\$ 3,150	\$ 1,299	\$ 1,851
Streetlighting	\$ 20,000	\$ 11,667	\$ -	\$ 11,667
Water & Sewer	\$ 2,500	\$ 1,458	\$ 491	\$ 968
Irrigation Repairs	\$ 12,500	\$ 7,292	\$ 3,110	\$ 4,182
General Repairs & Maintenance	\$ 15,000	\$ 8,750	\$ 29,082	\$ (20,332)
Contingency	\$ 10,000	\$ 5,833	\$ 3,507	\$ 2,326
Subtotal Field Expenditures	\$ 431,945	\$ 274,992	\$ 261,848	\$ 13,144
Amenity Expenditures				
Electric	\$ 18,000	\$ 10,500	\$ 12,449	\$ (1,949)
Water	\$ 7,500	\$ 4,375	\$ 2,419	\$ 1,956
Internet & Phone	\$ 3,200	\$ 1,867	\$ 1,501	\$ 366
Playground & Equipment Lease	\$ 23,593	\$ 13,763	\$ 13,763	\$ 0
Pool Service Contract	\$ 36,000	\$ 21,000	\$ 24,950	\$ (3,950)
Janitorial Services	\$ 19,500	\$ 11,375	\$ 12,132	\$ (757)
Security Services	\$ 33,800	\$ 19,717	\$ 15,859	\$ 3,857
Pest Control	\$ 4,500	\$ 2,625	\$ -	\$ 2,625
Amenity Access Management	\$ 5,000	\$ 2,917	\$ 2,917	\$ (0)
Amenity Repair & Maintenance	\$ 15,000	\$ 8,750	\$ 18,211	\$ (9,461)
Contingency	\$ 5,000	\$ 2,917	\$ -	\$ 2,917
Subtotal Amenity Expenditures	\$ 171,093	\$ 99,804	\$ 104,200	\$ (4,396)
Total Operations & Maintenance	\$ 603,038	\$ 374,796	\$ 366,048	\$ 8,748
Total Expenditures	\$ 770,293	\$ 482,070	\$ 479,459	\$ 2,610
Excess (Deficiency) of Revenues over Expenditures	\$ 92,580		\$ 376,078	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out) - Capital Reserve	\$ (92,580)	\$ (92,580)	\$ (160,883)	\$ (68,303)
Net Change in Fund Balance	\$ -		\$ 215,195	
Fund Balance - Beginning	\$ -		\$ 339,349	
Fund Balance - Ending	\$ -		\$ 554,544	

Towne Park
Community Development District
Debt Service Fund Series 2016 - 2A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/23	Thru 04/30/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 111,715	\$ 111,715	\$ 110,575	\$ (1,140)
Interest	\$ -	\$ -	\$ 2,202	\$ 2,202
Total Revenues	\$ 111,715	\$ 111,715	\$ 112,777	\$ 1,062
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		\$ 37,402	\$ 6,062
Fund Balance - Beginning	\$ 85,955		\$ 198,190	
Fund Balance - Ending	\$ 87,670		\$ 235,592	

Towne Park
Community Development District
Debt Service Fund Series 2018 - 2B
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/23	Thru 04/30/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 130,304	\$ 130,304	\$ 128,974	\$ (1,330)
Interest	\$ -	\$ -	\$ 2,665	\$ 2,665
Total Revenues	\$ 130,304	\$ 130,304	\$ 131,639	\$ 1,335
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		\$ 81,254	
Fund Balance - Beginning	\$ 72,371		\$ 134,084	
Fund Balance - Ending	\$ 81,906		\$ 215,338	

Towne Park
Community Development District
Debt Service Fund Series 2018 - 3A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/23	Thru 04/30/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 525,011	\$ 525,011	\$ 519,654	\$ (5,358)
Interest	\$ -	\$ -	\$ 9,929	\$ 9,929
Total Revenues	\$ 525,011	\$ 525,011	\$ 529,582	\$ 4,571
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		\$ 330,120	
Fund Balance - Beginning	\$ 234,809		\$ 496,084	
Fund Balance - Ending	\$ 245,895		\$ 826,204	

Towne Park
Community Development District
Debt Service Fund Series 2019 - 3B
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/23	Thru 04/30/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 335,844	\$ 335,844	\$ 332,416	\$ (3,427)
Interest	\$ -	\$ -	\$ 6,518	\$ 6,518
Total Revenues	\$ 335,844	\$ 335,844	\$ 338,934	\$ 3,090
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		\$ 221,775	
Fund Balance - Beginning	\$ 146,617		\$ 317,480	
Fund Balance - Ending	\$ 148,142		\$ 539,255	

Towne Park
Community Development District
Debt Service Fund Series 2019 - 3C
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/23	Thru 04/30/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 225,524	\$ 225,524	\$ 223,223	\$ (2,301)
Interest	\$ -	\$ -	\$ 4,029	\$ 4,029
Total Revenues	\$ 225,524	\$ 225,524	\$ 227,252	\$ 1,727
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)		\$ 143,814	
Fund Balance - Beginning	\$ 87,056		\$ 199,206	
Fund Balance - Ending	\$ 85,705		\$ 343,020	

Towne Park
Community Development District
Debt Service Fund Series 2020 - 3D
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/23	Thru 04/30/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 399,925	\$ 399,925	\$ 395,844	\$ (4,081)
Interest	\$ -	\$ -	\$ 7,028	\$ 7,028
Total Revenues	\$ 399,925	\$ 399,925	\$ 402,873	\$ 2,947
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)		\$ 274,538	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (3,876)	\$ (3,876)
Net Change in Fund Balance	\$ (1,743)		\$ 270,662	
Fund Balance - Beginning	\$ 130,469		\$ 333,201	
Fund Balance - Ending	\$ 128,725		\$ 603,862	

Towne Park
Community Development District
Capital Projects Funds
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2023

	Series	Series	Series	Series	Series	Series	
	2016 - 2A	2018 - 2B	2018 - 3A	2019 - 3B	2019 - 3C	2020 - 3D	Total
<u>Revenues</u>							
Developer Contributions	\$ -	\$ -	\$ 12,310	\$ -	\$ 419	\$ -	12,729
Interest	\$ -	\$ 1	\$ -	\$ 2,622	\$ -	\$ 43	2,666
Total Revenues	\$ -	\$ 1	\$ 12,310	\$ 2,622	\$ 419	\$ 43	15,395
<u>Expenditures:</u>							
Capital Outlay	\$ -	\$ -	\$ 3,750	\$ 13,250	\$ 440	\$ 2,517	19,957
Total Expenditures	\$ -	\$ -	\$ 3,750	\$ 13,250	\$ 440	\$ 2,517	19,957
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 1	\$ 8,560	\$ (10,628)	\$ (21)	\$ (2,474)	(4,562)
<u>Other Financing Sources/(Uses)</u>							
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,876	3,876
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,876	3,876
Net Change in Fund Balance	\$ -	\$ 1	\$ 8,560	\$ (10,628)	\$ (21)	\$ 1,402	(686)
Fund Balance - Beginning	\$ 0	\$ 69	\$ (8,560)	\$ 134,196	\$ 1,021	\$ 636	127,362
Fund Balance - Ending	\$ 0	\$ 70	\$ -	\$ 123,568	\$ 1,000	\$ 2,038	126,676

Towne Park
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2023

	Adopted Budget	Prorated Budget Thru 04/30/23	Actual Thru 04/30/23	Variance
Revenues:				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$0	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 79,059	\$ -
Total Expenditures	\$ -	\$ -	\$ 79,059	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (79,059)	\$ -
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		\$ 81,824	
Fund Balance - Beginning	\$ 90,000		\$ -	
Fund Balance - Ending	\$ 182,580		\$ 81,824	

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	\$ 12,279	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 851,697
Other Income	\$ 160	\$ 480	\$ 1,400	\$ 90	\$ 250	\$ 340	\$ 1,120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,840
Total Revenues	\$ 160	\$ 26,035	\$ 788,260	\$ 17,642	\$ 1,637	\$ 8,404	\$ 13,399	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 855,537
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ 800	\$ 800	\$ 1,000	\$ 800	\$ 1,800	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,000
Engineering Fees	\$ 2,429	\$ 2,693	\$ 1,350	\$ 200	\$ 470	\$ 448	\$ 270	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,859
Attorney	\$ 2,395	\$ 3,458	\$ 11,407	\$ 3,171	\$ 4,143	\$ 3,764	\$ 3,233	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,568
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Roll Services	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Reamortization Schedules	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400
Dissemination	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,833
Trustee Fees	\$ 14,533	\$ -	\$ -	\$ 6,061	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,594
Management Fees	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,792
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,050
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700
Postage & Delivery	\$ 39	\$ 21	\$ 473	\$ 23	\$ 95	\$ 91	\$ 127	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 870
Insurance	\$ 6,350	\$ -	\$ -	\$ (316)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,034
Printing & Binding	\$ 6	\$ 3	\$ 0	\$ 11	\$ -	\$ 32	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,159	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,159
Other Current Charges	\$ 39	\$ 39	\$ 75	\$ 39	\$ 40	\$ 39	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 310
Office Supplies	\$ 2	\$ 1	\$ 2	\$ 1	\$ 2	\$ 2	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 36,793	\$ 11,640	\$ 18,731	\$ 14,815	\$ 10,174	\$ 11,958	\$ 9,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 113,411

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	\$ 1,288	\$ -	\$ -	\$ -	\$ -	\$ -	9,013
Landscape Maintenance	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ -	\$ -	\$ -	\$ -	\$ -	133,373
Landscape Enhancements/Replacement	\$ 4,260	\$ 31,647	\$ -	\$ -	\$ 540	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	36,447
Pond Maintenance	\$ 2,815	\$ 3,688	\$ 3,688	\$ 3,688	\$ 3,688	\$ 3,688	\$ 3,688	\$ -	\$ -	\$ -	\$ -	\$ -	24,943
Electric	\$ 56	\$ 223	\$ 155	\$ 203	\$ 222	\$ 193	\$ 246	\$ -	\$ -	\$ -	\$ -	\$ -	1,299
Streetlighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Water & Sewer	\$ 86	\$ 83	\$ 86	\$ 57	\$ 59	\$ 60	\$ 59	\$ -	\$ -	\$ -	\$ -	\$ -	491
Irrigation Repairs	\$ 758	\$ 143	\$ 391	\$ 94	\$ 1,511	\$ -	\$ 213	\$ -	\$ -	\$ -	\$ -	\$ -	3,110
General Repairs & Maintenance	\$ 581	\$ -	\$ 352	\$ 24,692	\$ 3,458	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	29,082
Contingency	\$ 3,507	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,507
Subtotal Field Expenditures	\$ 52,987	\$ 56,125	\$ 25,013	\$ 49,074	\$ 29,819	\$ 24,282	\$ 24,547	\$ -	\$ -	\$ -	\$ -	\$ -	261,848
Amenity Expenditures													
Electric	\$ 854	\$ 3,140	\$ 2,974	\$ 1,422	\$ 763	\$ 2,567	\$ 729	\$ -	\$ -	\$ -	\$ -	\$ -	12,449
Water	\$ 179	\$ 621	\$ 434	\$ 171	\$ 157	\$ 630	\$ 227	\$ -	\$ -	\$ -	\$ -	\$ -	2,419
Internet & Phone	\$ 193	\$ 218	\$ 218	\$ 218	\$ 218	\$ 218	\$ 218	\$ -	\$ -	\$ -	\$ -	\$ -	1,501
Playground & Equipment Lease	\$ 1,966	\$ 1,966	\$ 1,966	\$ 1,966	\$ 1,966	\$ 1,966	\$ 1,966	\$ -	\$ -	\$ -	\$ -	\$ -	13,763
Pool Service Contract	\$ 3,500	\$ 3,950	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ -	24,950
Janitorial Services	\$ 2,414	\$ 1,645	\$ 2,118	\$ 1,728	\$ 1,348	\$ 1,278	\$ 1,600	\$ -	\$ -	\$ -	\$ -	\$ -	12,132
Security Services	\$ 2,533	\$ 2,102	\$ 1,739	\$ 2,479	\$ 2,264	\$ 2,048	\$ 2,694	\$ -	\$ -	\$ -	\$ -	\$ -	15,859
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Access Management	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	2,917
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	\$ 11,351	\$ -	\$ -	\$ -	\$ -	\$ -	104,200
Total Operations & Maintenance	\$ 67,392	\$ 73,294	\$ 40,996	\$ 64,809	\$ 46,751	\$ 36,906	\$ 35,898	\$ -	\$ -	\$ -	\$ -	\$ -	366,048
Total Expenditures	\$ 104,185	\$ 84,934	\$ 59,728	\$ 79,625	\$ 56,926	\$ 48,864	\$ 45,198	\$ -	\$ -	\$ -	\$ -	\$ -	479,459
Excess (Deficiency) of Revenues over Expenditures	\$ (104,025)	\$ (58,899)	\$ 728,532	\$ (61,982)	\$ (55,288)	\$ (40,460)	\$ (31,799)	\$ -	\$ -	\$ -	\$ -	\$ -	376,078
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	\$ (104,025)	\$ (58,899)	\$ 728,532	\$ (61,982)	\$ (216,171)	\$ (40,460)	\$ (31,799)	\$ -	\$ -	\$ -	\$ -	\$ -	215,195

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		
04/11/23	3/1-3/31/23	\$37,696.20	\$0.00	(\$753.92)	\$0.00	\$36,942.28	\$12,279.05	\$1,594.17	\$1,859.44	\$7,491.93	\$4,792.50	\$3,218.24	\$5,706.95	\$36,942.28		
TOTAL		\$ 2,772,801.74	\$ (157,749.82)	\$ (52,857.75)	\$ 188.79	\$ 2,562,382.96	\$ 851,697.03	\$ 110,574.61	\$ 128,973.91	\$ 519,653.60	\$ 332,416.45	\$ 223,223.02	\$ 395,844.34	\$ 2,562,382.96		

99%	Net Percent Collected
\$26,417.60	Balance Remaining to Collect