

***Towne Park
Community Development District***

Agenda

September 5, 2023

AGENDA

MINUTES

SECTION V

----- Forwarded message -----

From: Keren FigueroaPagan <Keren.figueroa15@outlook.com>

Date: Fri, Aug 25, 2023 at 6:13 PM

Subject: Event Request

To: Tricia Adams <tadams@gmscfi.com>

CC: Nicholes Pagan <nickpagan@kw.com>

Good afternoon Tricia,

I would like to request permission to host a couple events. Thank you in advance!

Food Truck Event:

Date: Sept 16

Time: 11am-2pm

Location: Riverstone Parking Lot

Max 3 Trucks

Movie in The Park:

Date: November 17

Time: Sunset – 9pm (duration of movie)

Location: grassy field behind dog park

Thank you!

V/R

Keren Figueroa-Pagan
Real Estate Agent

773-510-9337
Keren.figueroa15@outlook.com
9161 Narcoossee RD. #107,
Orlando, FL 32827

PAGONIUS LEGACY | kw ADVANTAGE III
KELLERWILLIAMS REALTY



SECTION VI

SECTION C

SECTION 1

SECTION 2

SECTION D

SECTION 1

Towne Park Community Development District

Summary of Check Register

July 23, 2023 to August 22, 2023

Fund	Date	Check No.'s	Amount
General Fund	7/27/23	619-623	\$ 22,692.69
	8/9/23	624-632	\$ 19,819.33
Total Amount			\$ 42,512.02

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/27/23	00095	5/12/23	24712	202305 330-53800-48200	ANT TREATMENT/RESIDENTIAL	*	185.00		
		6/20/23	25481	202306 330-53800-48200	QRTLY PEST PREVENTION	*	120.00		
		7/12/23	26129	202307 330-53800-48200	QRTLY PEST PREVENTION	*	120.00		
		7/12/23	26130	202307 330-53800-48200	QRTLY PEST PREVENTION	*	120.00		
		7/13/23	26273	202307 330-53800-48200	RODENT STATION	*	79.36		
								624.36	000619

7/27/23	00085	7/10/23	33547	202307 330-57200-11000	CARD ENCODING	*	1,005.00		
								1,005.00	000620

7/27/23	00077	7/09/23	79685	202307 330-53800-47000	CLEAN UP EVENTS	*	450.00		
								450.00	000621

7/27/23	00094	3/31/23	22464	202303 330-57200-49000	FABRIC REPLACEMENT	*	1,560.00		
								1,560.00	000622

7/27/23	00082	7/01/23	9447	202307 320-53800-46200	LANDSCAPE MAINT JULY 23	*	19,053.33		
								19,053.33	000623

8/09/23	00077	7/20/23	79709	202308 330-53800-47000	CLEANING AUG 23	*	1,230.00		
								1,230.00	000624

8/09/23	00040	8/01/23	133	202308 310-51300-34000	MANAGEMENT FEES AUG 23	*	3,541.67		
		8/01/23	133	202308 310-51300-35200	WEBSITE ADMIN AUG 23	*	100.00		
		8/01/23	133	202308 310-51300-35100	INFORMATION TECH AUG 23	*	150.00		
		8/01/23	133	202308 310-51300-31300	DISSEMINATION SVC AUG 23	*	833.33		
		8/01/23	133	202308 330-57200-11000	AMENITY ACCESS AUG 23	*	416.67		
		8/01/23	133	202308 310-51300-51000	OFFICE SUPPLIES AUG 23	*	1.74		
		8/01/23	133	202308 310-51300-42000	POSTAGE AUG 23	*	35.16		
								5,078.57	000625

TWPK TOWNE PARK CDD CWRIGHT									

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/09/23	00080	8/01/23	GJ080120	202308	310	51300	11000		BOS MEETING 8/1/23 GREGORY M. JONES	*	200.00	200.00	000626
8/09/23	00055	8/01/23	JT080120	202308	310	51300	11000		BOS MEETING 8/1/23 JENNIFER TIDWELL	*	200.00	200.00	000627
8/09/23	00076	8/02/23	RES-21-1	202307	310	51300	31100		ENGINEER SVCS JULY 23 RAYL ENGINEERING & SURVEYING LLC	*	766.00	766.00	000628
8/09/23	00091	8/01/23	RR080120	202308	310	51300	11000		BOS MEETING 8/1/23 ROGER RUNYAN	*	200.00	200.00	000629
8/09/23	00092	8/01/23	TZ080120	202308	310	51300	11000		BOS MEETING 8/1/23 THOMAS ZIMMERMAN	*	200.00	200.00	000630
8/09/23	00037	7/25/23	6999703	202308	310	51300	32300		TRUSTEE FEES FY24 SER2016	*	3,097.82		
		7/25/23	6999703	202308	300	15500	10000		TRUSTEE FEES FY23 SER2016	*	619.56		
		7/25/23	7001764	202308	310	51300	32300		TRUSTEE FEES FY24 SER2018	*	6,689.48		
		7/25/23	7001764	202308	300	15500	10000		TRUSTEE FEES FY23 SER2018	*	1,337.90		
									US BANK			11,744.76	000631
8/09/23	00088	8/01/23	ZS080120	202308	310	51300	11000		BOS MEETING 8/1/23 ZABRINA SIDES	*	200.00	200.00	000632
TOTAL FOR BANK A											42,512.02		
TOTAL FOR REGISTER											42,512.02		

SECTION 2

Towne Park
Community Development District

Unaudited Financial Reporting
July 31, 2023



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

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 425,429	\$ -	\$ -	\$ -	\$ 425,429
Capital Projects Account	\$ -	\$ -	\$ 899	\$ -	\$ 899
Capital Reserve Account	\$ -	\$ -	\$ -	\$ 81,824	\$ 81,824
Investments:					
Series 2016 - 2A					
Reserve	\$ -	\$ 111,063	\$ -	\$ -	\$ 111,063
Revenue	\$ -	\$ 87,571	\$ -	\$ -	\$ 87,571
Prepayment	\$ -	\$ 391	\$ -	\$ -	\$ 391
Construction	\$ -	\$ -	\$ 0	\$ -	\$ 0
Series 2018 - 2B					
Reserve	\$ -	\$ 60,400	\$ -	\$ -	\$ 60,400
Revenue	\$ -	\$ 82,543	\$ -	\$ -	\$ 82,543
Prepayment	\$ -	\$ 139	\$ -	\$ -	\$ 139
General	\$ -	\$ 0	\$ -	\$ -	\$ 0
Construction	\$ -	\$ -	\$ 71	\$ -	\$ 71
Series 2018 - 3A					
Reserve	\$ -	\$ 256,541	\$ -	\$ -	\$ 256,541
Revenue	\$ -	\$ 261,654	\$ -	\$ -	\$ 261,654
Prepayment	\$ -	\$ 139	\$ -	\$ -	\$ 139
Series 2019 - 3B					
Reserve	\$ -	\$ 167,264	\$ -	\$ -	\$ 167,264
Revenue	\$ -	\$ 161,524	\$ -	\$ -	\$ 161,524
Construction	\$ -	\$ -	\$ 109,827	\$ -	\$ 109,827
Series 2019 - 3C					
Reserve	\$ -	\$ 112,688	\$ -	\$ -	\$ 112,688
Revenue	\$ -	\$ 86,580	\$ -	\$ -	\$ 86,580
Prepayment	\$ -	\$ 129	\$ -	\$ -	\$ 129
Construction	\$ -	\$ -	\$ 0	\$ -	\$ 0
Series 2020 - 3D					
Reserve	\$ -	\$ 200,003	\$ -	\$ -	\$ 200,003
Revenue	\$ -	\$ 136,443	\$ -	\$ -	\$ 136,443
Construction	\$ -	\$ -	\$ 4,823	\$ -	\$ 4,823
Deposits	\$ 4,500	\$ -	\$ -	\$ -	\$ 4,500
Due from General Fund	\$ -	\$ 11,569	\$ -	\$ -	\$ 11,569
Prepaid Expenses	\$ 2,299	\$ -	\$ -	\$ -	\$ 2,299
Total Assets	\$ 432,228	\$ 1,736,640	\$ 115,620	\$ 81,824	\$ 2,366,312
Liabilities:					
Accounts Payable	\$ 5,162	\$ -	\$ -	\$ -	\$ 5,162
Due to Debt Service	\$ 11,569	\$ -	\$ -	\$ -	\$ 11,569
Total Liabilities	\$ 16,731	\$ -	\$ -	\$ -	\$ 16,731
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 2,299	\$ -	\$ -	\$ -	\$ 2,299
Restricted for:					
Debt Service - Series 2016 - 2A	\$ -	\$ 199,772	\$ -	\$ -	\$ 199,772
Debt Service - Series 2018 - 2B	\$ -	\$ 143,955	\$ -	\$ -	\$ 143,955
Debt Service - Series 2018 - 3A	\$ -	\$ 521,848	\$ -	\$ -	\$ 521,848
Debt Service - Series 2019 - 3B	\$ -	\$ 331,035	\$ -	\$ -	\$ 331,035
Debt Service - Series 2019 - 3C	\$ -	\$ 200,906	\$ -	\$ -	\$ 200,906
Debt Service - Series 2020 - 3D	\$ -	\$ 339,123	\$ -	\$ -	\$ 339,123
Capital Projects	\$ -	\$ -	\$ 115,620	\$ -	\$ 115,620
Assigned for:					
Capital Reserves	\$ -	\$ -	\$ -	\$ 81,824	\$ 81,824
Unassigned	\$ 413,199	\$ -	\$ -	\$ -	\$ 413,199
Total Fund Balances	\$ 415,498	\$ 1,736,640	\$ 115,620	\$ 81,824	\$ 2,349,581
Total Liabilities & Fund Balance	\$ 432,228	\$ 1,736,640	\$ 115,620	\$ 81,824	\$ 2,366,312

Towne Park
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 07/31/23	Actual Thru 07/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 860,473	\$ 860,473	\$ 864,991	\$ 4,518
Other Income	\$ 2,400	\$ 2,000	\$ 35,639	\$ 33,639
Total Revenues	\$ 862,873	\$ 862,473	\$ 900,630	\$ 38,157
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ 10,000	\$ 10,000	\$ -
Engineering Fees	\$ 10,000	\$ 8,333	\$ 10,795	\$ (2,461)
Attorney	\$ 40,000	\$ 33,333	\$ 42,676	\$ (9,342)
Annual Audit	\$ 4,000	\$ 4,000	\$ 4,000	\$ -
Assessment Roll Services	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Reamortization Schedules	\$ 625	\$ 625	\$ 400	\$ 225
Dissemination	\$ 10,000	\$ 8,333	\$ 8,333	\$ 0
Trustee Fees	\$ 23,867	\$ 20,594	\$ 20,594	\$ -
Management Fees	\$ 42,500	\$ 35,417	\$ 35,417	\$ (0)
Information Technology	\$ 1,800	\$ 1,500	\$ 1,500	\$ -
Website Maintenance	\$ 1,200	\$ 1,000	\$ 1,000	\$ -
Postage & Delivery	\$ 800	\$ 667	\$ 2,443	\$ (1,776)
Insurance	\$ 7,088	\$ 7,088	\$ 6,034	\$ 1,054
Printing & Binding	\$ 1,000	\$ 833	\$ 70	\$ 763
Legal Advertising	\$ 3,500	\$ 2,917	\$ 1,490	\$ 1,427
Other Current Charges	\$ 3,500	\$ 2,917	\$ 430	\$ 2,487
Office Supplies	\$ 200	\$ 167	\$ 16	\$ 150
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 167,255	\$ 142,898	\$ 150,372	\$ (7,473)

Towne Park
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 07/31/23	Actual Thru 07/31/23	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Property Insurance	\$ 20,258	\$ 20,258	\$ 20,583	\$ (325)
Field Management	\$ 15,450	\$ 12,875	\$ 12,875	\$ -
Landscape Maintenance	\$ 263,665	\$ 219,721	\$ 190,533	\$ 29,188
Landscape Enhancements/Replacement	\$ 35,000	\$ 35,000	\$ 45,133	\$ (10,133)
Pond Maintenance	\$ 32,172	\$ 26,810	\$ 32,319	\$ (5,509)
Electric	\$ 5,400	\$ 4,500	\$ 1,984	\$ 2,516
Streetlighting	\$ 20,000	\$ 16,667	\$ -	\$ 16,667
Water & Sewer	\$ 2,500	\$ 2,083	\$ 669	\$ 1,414
Irrigation Repairs	\$ 12,500	\$ 10,417	\$ 3,110	\$ 7,307
General Repairs & Maintenance	\$ 15,000	\$ 12,500	\$ 29,082	\$ (16,582)
Contingency	\$ 10,000	\$ 8,333	\$ 10,650	\$ (2,317)
Subtotal Field Expenditures	\$ 431,945	\$ 369,164	\$ 346,938	\$ 22,226
Amenity Expenditures				
Electric	\$ 18,000	\$ 15,000	\$ 17,153	\$ (2,153)
Water	\$ 7,500	\$ 6,250	\$ 4,733	\$ 1,517
Internet & Phone	\$ 3,200	\$ 2,667	\$ 2,155	\$ 512
Playground & Equipment Lease	\$ 23,593	\$ 19,661	\$ 19,957	\$ (296)
Pool Service Contract	\$ 36,000	\$ 30,000	\$ 36,010	\$ (6,010)
Janitorial Services	\$ 19,500	\$ 16,250	\$ 17,344	\$ (1,094)
Security Services	\$ 33,800	\$ 28,167	\$ 20,952	\$ 7,215
Pest Control	\$ 4,500	\$ 3,750	\$ 929	\$ 2,821
Amenity Access Management	\$ 5,000	\$ 4,167	\$ 5,172	\$ (1,005)
Amenity Repair & Maintenance	\$ 15,000	\$ 12,500	\$ 24,252	\$ (11,752)
Contingency	\$ 5,000	\$ 4,167	\$ 17,634	\$ (13,467)
Subtotal Amenity Expenditures	\$ 171,093	\$ 142,577	\$ 166,290	\$ (23,712)
Total Operations & Maintenance	\$ 603,038	\$ 511,741	\$ 513,227	\$ (1,486)
Total Expenditures	\$ 770,293	\$ 654,640	\$ 663,599	\$ (8,959)
Excess (Deficiency) of Revenues over Expenditures	\$ 92,580		\$ 237,031	
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out) - Capital Reserve	\$ (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	\$ -		\$ 76,148	
Fund Balance - Beginning	\$ -		\$ 339,349	
Fund Balance - Ending	\$ -		\$ 415,498	

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

	Adopted Budget	Prorated Budget Thru 07/31/23	Actual Thru 07/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 111,715	\$ 111,715	\$ 112,301	\$ 586
Interest	\$ -	\$ -	\$ 4,137	\$ 4,137
Total Revenues	\$ 111,715	\$ 111,715	\$ 116,438	\$ 4,723
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	\$ 39,625	\$ 39,481	\$ 144
Total Expenditures	\$ 110,000	\$ 110,000	\$ 114,856	\$ (4,856)
Excess (Deficiency) of Revenues over Expenditures	\$ 1,715		\$ 1,582	\$ 9,580
Fund Balance - Beginning	\$ 85,955		\$ 198,190	
Fund Balance - Ending	\$ 87,670		\$ 199,772	

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

	Adopted Budget	Prorated Budget Thru 07/31/23	Actual Thru 07/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 130,304	\$ 130,304	\$ 130,987	\$ 683
Interest	\$ -	\$ -	\$ 4,515	\$ 4,515
Total Revenues	\$ 130,304	\$ 130,304	\$ 135,502	\$ 5,199
Expenditures:				
Interest - 11/1	\$ 45,384	\$ 45,384	\$ 45,384	\$ 0
Special Call - 11/1	\$ -	\$ -	\$ 5,000	\$ (5,000)
Principal - 5/1	\$ 30,000	\$ 30,000	\$ 30,000	\$ -
Interest - 5/1	\$ 45,384	\$ 45,384	\$ 45,247	\$ 138
Total Expenditures	\$ 120,769	\$ 120,769	\$ 125,631	\$ (4,862)
Excess (Deficiency) of Revenues over Expenditures	\$ 9,535		\$ 9,871	
Fund Balance - Beginning	\$ 72,371		\$ 134,084	
Fund Balance - Ending	\$ 81,906		\$ 143,955	

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

	Adopted Budget	Prorated Budget Thru 07/31/23	Actual Thru 07/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 525,011	\$ 525,011	\$ 527,765	\$ 2,754
Interest	\$ -	\$ -	\$ 16,787	\$ 16,787
Total Revenues	\$ 525,011	\$ 525,011	\$ 544,551	\$ 19,540
Expenditures:				
Interest - 11/1	\$ 194,463	\$ 194,463	\$ 194,463	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 5,000	\$ (5,000)
Principal - 5/1	\$ 125,000	\$ 125,000	\$ 125,000	\$ -
Interest - 5/1	\$ 194,463	\$ 194,463	\$ 194,325	\$ 138
Total Expenditures	\$ 513,925	\$ 513,925	\$ 518,788	\$ (4,863)
Excess (Deficiency) of Revenues over Expenditures	\$ 11,086		\$ 25,764	
Fund Balance - Beginning	\$ 234,809		\$ 496,084	
Fund Balance - Ending	\$ 245,895		\$ 521,848	

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

	Adopted Budget	Prorated Budget Thru 07/31/23	Actual Thru 07/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 335,844	\$ 335,844	\$ 337,605	\$ 1,761
Interest	\$ -	\$ -	\$ 10,268	\$ 10,268
Total Revenues	\$ 335,844	\$ 335,844	\$ 347,874	\$ 12,030
Expenditures:				
Interest - 11/1	\$ 117,159	\$ 117,159	\$ 117,159	\$ -
Principal - 5/1	\$ 100,000	\$ 100,000	\$ 100,000	\$ -
Interest - 5/1	\$ 117,159	\$ 117,159	\$ 117,159	\$ -
Total Expenditures	\$ 334,319	\$ 334,319	\$ 334,319	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,525		\$ 13,555	
Fund Balance - Beginning	\$ 146,617		\$ 317,480	
Fund Balance - Ending	\$ 148,142		\$ 331,035	

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

	Adopted Budget	Prorated Budget Thru 07/31/23	Actual Thru 07/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 225,524	\$ 225,524	\$ 226,707	\$ 1,183
Interest	\$ -	\$ -	\$ 6,752	\$ 6,752
Total Revenues	\$ 225,524	\$ 225,524	\$ 233,460	\$ 7,935
Expenditures:				
Interest - 11/1	\$ 78,438	\$ 78,438	\$ 78,438	\$ 0
Special Call - 11/1	\$ -	\$ -	\$ 5,000	\$ (5,000)
Principal - 5/1	\$ 70,000	\$ 70,000	\$ 70,000	\$ -
Interest - 5/1	\$ 78,438	\$ 78,438	\$ 78,322	\$ 116
Total Expenditures	\$ 226,876	\$ 226,876	\$ 231,759	\$ (4,883)
Excess (Deficiency) of Revenues over Expenditures	\$ (1,352)		\$ 1,700	
Fund Balance - Beginning	\$ 87,056		\$ 199,206	
Fund Balance - Ending	\$ 85,705		\$ 200,906	

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

	Adopted Budget	Prorated Budget Thru 07/31/23	Actual Thru 07/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 399,925	\$ 399,925	\$ 402,023	\$ 2,098
Interest	\$ -	\$ -	\$ 11,719	\$ 11,719
Total Revenues	\$ 399,925	\$ 399,925	\$ 413,742	\$ 13,817
Expenditures:				
Interest - 11/1	\$ 128,334	\$ 128,334	\$ 128,334	\$ -
Principal - 5/1	\$ 145,000	\$ 145,000	\$ 145,000	\$ -
Interest - 5/1	\$ 128,334	\$ 128,334	\$ 128,334	\$ -
Total Expenditures	\$ 401,669	\$ 401,669	\$ 401,669	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (1,743)		\$ 12,073	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (6,150)	\$ (6,150)
Net Change in Fund Balance	\$ (1,743)		\$ 5,923	
Fund Balance - Beginning	\$ 130,469		\$ 333,201	
Fund Balance - Ending	\$ 128,725		\$ 339,123	

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

	Series	Series	Series	Series	Series	Series	
	2016 - 2A	2018 - 2B	2018 - 3A	2019 - 3B	2019 - 3C	2020 - 3D	Total
Revenues							
Developer Contributions	\$ -	\$ -	\$ 12,310	\$ -	\$ 419	\$ -	\$ 12,729
Interest	\$ -	\$ 2	\$ -	\$ 4,027	\$ -	\$ 75	\$ 4,104
Total Revenues	\$ -	\$ 2	\$ 12,310	\$ 4,027	\$ 419	\$ 75	\$ 16,833
Expenditures:							
Capital Outlay	\$ -	\$ -	\$ 3,750	\$ 28,396	\$ 440	\$ 2,038	\$ 34,624
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ 101	\$ -	\$ 101
Total Expenditures	\$ -	\$ -	\$ 3,750	\$ 28,396	\$ 542	\$ 2,038	\$ 34,726
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 2	\$ 8,560	\$ (24,369)	\$ (123)	\$ (1,963)	\$ (17,892)
Other Financing Sources/(Uses)							
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,150	\$ 6,150
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,150	\$ 6,150
Net Change in Fund Balance	\$ -	\$ 2	\$ 8,560	\$ (24,369)	\$ (123)	\$ 4,187	\$ (11,742)
Fund Balance - Beginning	\$ 0	\$ 69	\$ (8,560)	\$ 134,196	\$ 1,021	\$ 636	\$ 127,362
Fund Balance - Ending	\$ 0	\$ 71	\$ -	\$ 109,827	\$ 899	\$ 4,823	\$ 115,620

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

	Adopted Budget	Prorated Budget Thru 07/31/23	Actual Thru 07/31/23	Variance
Revenues:				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
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	\$ 92,580	\$ 81,824	\$ -
Fund Balance - Beginning	\$ 90,000	\$ 90,000	\$ -	\$ -
Fund Balance - Ending	\$ 182,580	\$ 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	\$ 7,535	\$ 5,726	\$ 33	\$ -	\$ -	\$ 864,991
Other Income	\$ 160	\$ 480	\$ 1,400	\$ 90	\$ 250	\$ 340	\$ 1,120	\$ 1,987	\$ 29,132	\$ 680	\$ -	\$ -	\$ 35,639
Total Revenues	\$ 160	\$ 26,035	\$ 788,260	\$ 17,642	\$ 1,637	\$ 8,404	\$ 13,399	\$ 9,521	\$ 34,858	\$ 713	\$ -	\$ -	\$ 900,630
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ 800	\$ 800	\$ 1,000	\$ 800	\$ 1,800	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ 10,000
Engineering Fees	\$ 2,429	\$ 2,693	\$ 1,350	\$ 200	\$ 470	\$ 448	\$ 270	\$ 586	\$ 1,584	\$ 766	\$ -	\$ -	\$ 10,795
Attorney	\$ 2,395	\$ 3,458	\$ 11,407	\$ 3,171	\$ 4,143	\$ 3,764	\$ 3,233	\$ 4,811	\$ 3,314	\$ 2,983	\$ -	\$ -	\$ 42,676
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000	\$ -	\$ -	\$ -	\$ 4,000
Assessment Roll Services	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Reamortization Schedules	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400
Dissemination	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ -	\$ -	\$ 8,333
Trustee Fees	\$ 14,533	\$ -	\$ -	\$ 6,061	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,594
Management Fees	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ -	\$ -	\$ 35,417
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ 1,500
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ 1,000
Postage & Delivery	\$ 39	\$ 21	\$ 473	\$ 23	\$ 95	\$ 91	\$ 127	\$ 36	\$ 88	\$ 1,449	\$ -	\$ -	\$ 2,443
Insurance	\$ 6,350	\$ -	\$ -	\$ (316)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,034
Printing & Binding	\$ 6	\$ 3	\$ 0	\$ 11	\$ -	\$ 32	\$ 5	\$ 5	\$ 5	\$ 4	\$ -	\$ -	\$ 70
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,159	\$ 331	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,490
Other Current Charges	\$ 39	\$ 39	\$ 75	\$ 39	\$ 40	\$ 39	\$ 39	\$ 40	\$ 40	\$ 40	\$ -	\$ -	\$ 430
Office Supplies	\$ 2	\$ 1	\$ 2	\$ 1	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ -	\$ -	\$ 16
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 36,793	\$ 11,640	\$ 18,731	\$ 14,815	\$ 10,174	\$ 11,958	\$ 9,631	\$ 11,104	\$ 14,657	\$ 10,869	\$ -	\$ -	\$ 150,372

Towne Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Expenditures													
Property Insurance	\$ 20,583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,583
Field Management	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ -	\$ -	\$ 12,875
Landscape Maintenance	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ -	\$ -	\$ 190,533
Landscape Enhancements/Replacement	\$ 4,260	\$ 31,647	\$ -	\$ -	\$ 540	\$ -	\$ -	\$ 8,133	\$ 552	\$ -	\$ -	\$ -	\$ 45,133
Pond Maintenance	\$ 2,815	\$ 3,688	\$ 3,688	\$ 3,688	\$ 3,688	\$ 3,688	\$ 3,688	\$ 3,688	\$ 3,688	\$ -	\$ -	\$ -	\$ 32,319
Electric	\$ 56	\$ 223	\$ 155	\$ 203	\$ 222	\$ 193	\$ 246	\$ 233	\$ 225	\$ 227	\$ -	\$ -	\$ 1,984
Streetlighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & Sewer	\$ 86	\$ 83	\$ 86	\$ 57	\$ 59	\$ 60	\$ 59	\$ 60	\$ 59	\$ 59	\$ -	\$ -	\$ 669
Irrigation Repairs	\$ 758	\$ 143	\$ 391	\$ 94	\$ 1,511	\$ -	\$ 213	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,110
General Repairs & Maintenance	\$ 581	\$ -	\$ 352	\$ 24,692	\$ 3,458	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,082
Contingency	\$ 10,650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,650
Subtotal Field Expenditures	\$ 60,129	\$ 56,125	\$ 25,013	\$ 49,074	\$ 29,819	\$ 24,282	\$ 24,547	\$ 32,455	\$ 24,866	\$ 20,627	\$ -	\$ -	\$ 346,938
Amenity Expenditures													
Electric	\$ 854	\$ 3,140	\$ 2,974	\$ 1,422	\$ 763	\$ 2,567	\$ 729	\$ 2,411	\$ 1,588	\$ 705	\$ -	\$ -	\$ 17,153
Water	\$ 179	\$ 621	\$ 434	\$ 171	\$ 157	\$ 630	\$ 227	\$ 1,252	\$ 819	\$ 243	\$ -	\$ -	\$ 4,733
Internet & Phone	\$ 193	\$ 218	\$ 218	\$ 218	\$ 218	\$ 218	\$ 218	\$ 218	\$ 218	\$ 218	\$ -	\$ -	\$ 2,155
Playground & Equipment Lease	\$ 1,966	\$ 1,966	\$ 1,966	\$ 1,966	\$ 1,966	\$ 1,966	\$ 1,966	\$ 2,065	\$ 2,065	\$ 2,065	\$ -	\$ -	\$ 19,957
Pool Service Contract	\$ 3,500	\$ 3,950	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 4,060	\$ 3,500	\$ 3,500	\$ -	\$ -	\$ 36,010
Janitorial Services	\$ 2,414	\$ 1,645	\$ 2,118	\$ 1,728	\$ 1,348	\$ 1,278	\$ 1,600	\$ 1,830	\$ 1,702	\$ 1,680	\$ -	\$ -	\$ 17,344
Security Services	\$ 2,533	\$ 2,102	\$ 1,739	\$ 2,479	\$ 2,264	\$ 2,048	\$ 2,694	\$ 2,479	\$ 2,614	\$ -	\$ -	\$ -	\$ 20,952
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 185	\$ 425	\$ 319	\$ -	\$ -	\$ 929
Amenity Access Management	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 1,422	\$ -	\$ -	\$ 5,172
Amenity Repair & Maintenance	\$ 2,350	\$ 3,110	\$ 2,618	\$ 3,834	\$ 6,299	\$ -	\$ -	\$ 2,875	\$ 3,166	\$ -	\$ -	\$ -	\$ 24,252
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,560	\$ 11,509	\$ 4,565	\$ -	\$ -	\$ -	\$ -	\$ 17,634
Subtotal Amenity Expenditures	\$ 14,405	\$ 17,169	\$ 15,983	\$ 15,735	\$ 16,932	\$ 14,184	\$ 22,860	\$ 22,356	\$ 16,513	\$ 10,151	\$ -	\$ -	\$ 166,290
Total Operations & Maintenance	\$ 74,535	\$ 73,294	\$ 40,996	\$ 64,809	\$ 46,751	\$ 38,466	\$ 47,407	\$ 54,811	\$ 41,379	\$ 30,778	\$ -	\$ -	\$ 513,227
Total Expenditures	\$ 111,328	\$ 84,934	\$ 59,728	\$ 79,625	\$ 56,926	\$ 50,424	\$ 57,038	\$ 65,915	\$ 56,035	\$ 41,647	\$ -	\$ -	\$ 663,599
Excess (Deficiency) of Revenues over Expenditures	\$ (111,168)	\$ (58,899)	\$ 728,532	\$ (61,982)	\$ (55,288)	\$ (42,020)	\$ (43,639)	\$ (56,393)	\$ (21,177)	\$ (40,934)	\$ -	\$ -	\$ 237,031
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	\$ (111,168)	\$ (58,899)	\$ 728,532	\$ (61,982)	\$ (216,171)	\$ (42,020)	\$ (43,639)	\$ (56,393)	\$ (21,177)	\$ (40,934)	\$ -	\$ -	\$ 76,148

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	\$52,252.84	\$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	\$180.10	\$210.06	\$846.38	\$541.42	\$363.57	\$644.73	\$4,173.45
03/17/23	2/1-2/28/23	\$25,139.15	(\$383.10)	(\$495.12)	\$0.00	\$24,260.93	\$8,063.96	\$1,046.93	\$1,221.14	\$4,920.14	\$3,147.36	\$2,113.50	\$3,747.90	\$24,260.93
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
05/11/23	4/1-4/30/23	\$18,568.34	\$0.00	(\$371.37)	\$0.00	\$18,196.97	\$6,048.40	\$785.25	\$915.92	\$3,690.36	\$2,360.68	\$1,585.24	\$2,811.12	\$18,196.97
05/24/23	3/31/23	\$4,471.09	\$0.00	\$0.00	\$0.00	\$4,471.09	\$1,486.12	\$192.94	\$225.05	\$906.74	\$580.03	\$389.50	\$690.71	\$4,471.09
06/29/23	6/1/23-6/30/23	\$17,579.81	\$0.00	(\$351.60)	\$0.00	\$17,228.21	\$5,726.39	\$743.45	\$867.16	\$3,493.90	\$2,235.01	\$1,500.84	\$2,661.46	\$17,228.21
07/31/23	4/1-6/30/23	\$0.00	\$0.00	\$0.00	\$100.18	\$100.18	\$33.29	\$4.32	\$5.04	\$20.32	\$13.00	\$8.73	\$15.48	\$100.18
TOTAL		\$ 2,813,420.98	\$ (157,749.82)	\$ (53,580.72)	\$ 288.97	\$ 2,602,379.41	\$ 864,991.23	\$ 112,300.57	\$ 130,987.08	\$ 527,764.92	\$ 337,605.17	\$ 226,707.33	\$ 402,023.11	\$ 2,602,379.41

101%	Net Percent Collected
\$0.00	Balance Remaining to Collect