

***Towne Park
Community Development District***

Agenda

October 3, 2023

AGENDA

Towne Park

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

September 26, 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, October 3, 2023**, at **4:00 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 September 5, 2023, Board of Supervisors Meeting
4. Review of Survey Report Regarding Easement Encroachment in the Vicinity of Keaton Springs
5. Discussion of November 4th Food Truck Event
6. Consideration of License Agreement with Riverstone Towne Park Phase 1-6 HOAs to Use Amenity Center for Meetings
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Ratification of Requisition No. 109
8. Supervisors Requests and Audience Comments
9. Public Comments
10. Adjournment

MINUTES

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

The regular meeting of the Board of Supervisors of the Towne Park Community Development District was held Tuesday, **September 5, 2023** at 3:02 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
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>	District Engineer, Rayl Engineering
Allen Bailey	Field Services Staff, 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.

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.

Alexander Krugla stated that he has had a couple of incidents with the volunteering people who watch the property in front of the pool. The first incident is the guy that monitor the pool at 7:00. Yesterday he stated he and his wife with friends went to the pool at 7:05 and the man named Mike closed the pool at 7:30. The website stated as of March of this year that the pools are open until 8:00 p.m. He made everyone get out at 7:30. He asked who makes up the pool hours of

operation and who follows them and what can be done about it? He also asked in the summer can the pool stay open later than 8:00 p.m.

Ms. Adams stated this is not a question-and-answer session right now but if you can stay for the meeting, we can address that type of question under staff reports. Ms. Adams asked for any other public comments for the Board of Supervisors. Hearing no other comments, she closed the public comment period.

THIRD ORDER OF BUSINESS

Approval of Minutes of August 1, 2023, Board of Supervisors Meeting

Ms. Adams stated included in the agenda packet on page five is a draft of the meeting minutes. She noted this draft has been reviewed by District Management as well as by District Counsel. She asked for any corrections from Board members or for a motion to approve.

On MOTION by Mr. Jones, seconded by Mr. Zimmerman, with all in favor, the Minutes of August 1, 2023 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of a License Agreement for Food Truck Event and Movie Night Event

Ms. Adams stated from time to time an organization will come forward that would like to offer community events. This is a proposal from Keren Pagan included on page 14 of the agenda packet. She is requesting a license agreement for the food truck event as well as movie event. The Board has considered this type of license agreement in the past. She is requesting a food truck event on September 16th and a movie night in the park on November 17th. Ms. Adams stated there is usually a vendor that provides the inflatable screen, licensing agreement for the film, and all of the equipment needed to run the film. She noted these companies do outdoor events so are accustomed to working in field conditions without power supply.

On MOTION by Mr. Jones, seconded by Ms. Tidwell, with all in favor, the License Agreement for Food Truck Event and Movie Night Event, was approved.

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

Ms. Hammock had nothing to report to the Board.

B. Engineer

Mr. Rayl stated one item that we have been having some discussions with the City of Lakeland staff about the road repair work. I had intended to report something different to the Board before Friday. We had some good discussions with the City of Lakeland and were looking at setting a meeting to discuss conducting the work through the City of Lakeland and I got an email late Friday afternoon which reversed that course, and they declined the request of addressing these outstanding maintenance bond issues. He noted he has not gotten to the bottom of the change of direction yet. We were both in agreement ourselves and Lakeland staff that if this had to be done to their satisfaction, they needed to be involved in this process to ensure that was the end result. He noted his update is not originally what he was going to update with but wanted to let the Board know that he is continuing to pursue this and hopefully will get some clarity on this before the week is over.

C. Field Manager's Report

Mr. Bailey stated that the graffiti was removed from one of the entrance pillars. The landscape barrier was damaged and repaired to help maintain the mulch and plant bed area. He noted leaning signage throughout the community was straightened. The drinking areas in the dog park were developing holes from the water faucet so pavers were placed to prevent this. A few no fishing signs were put up on Track H on Salt Springs Lane. He noted the planting is completed and appears to be establishing well. Fans were removed from the amenity as directed by the Board. He stated Amenity One gate is damaged and has gathered proposals for replacing it. He noted another side item is the Keaton Spring drainage easement with an area off Track K that has a drainage easement in place, but the water is pooling behind the houses. It appears that the homes have fences in the middle of the drain easement. He noted one resident stated they have been doing repairs.

i. Approval of \$3240, 4 ft Gate Tech Proposal for Amenity Gate.

Mr. Bailey stated he spoke with Gate Tech, they looked at our gate and amenity C's gate to see the difference in how sturdy they are. He noted the 5 ft. gate puts a lot of weight on the

edges and causes damage to them. He noted he has a proposal for 5 ft and also for a 4 ft gate. He noted the 4 ft. leaves less room for them to hang or do anything on this gate causing damage. The first gate is 5 ft. to replace what we have set up currently with a strong build. There will be a sealed gate box to hold the circuits to that gate. He noted that would be \$2,991.81 for the 5 ft. gate. The 4 ft. gate is of a similar pattern. We would have to rework where the posts are. It would come out to \$3,240.56 and a lot of that comes down to reworking where the posts actually lay. There is a third option which is labeled as heavy duty which is a gate that is much taller than the current gate. It is similar to the 5 ft. gate but uses a lot more heavy-duty materials and is a mammoth closure which is a very strong closure. This gate is on the expensive side at \$5,190.65.

Ms. Adams asked Allen for a recommendation for the Board. Mr. Bailey suggested the 4 ft. gate. Ms. Adams stated more maintenance funds have been spent this fiscal year because of repairs at the amenity center from Hurricane Ian. She noted there is offsetting revenue from the insurance company to cover some of that. She noted the new fiscal year starts October 1st so realistically this fee would be incurred in the new fiscal year.

On MOTION by Mr. Jones, seconded by Mr. Runyon, with all in favor, the Approval of \$3240.56 4 ft. Gate Tech Proposal for Amenity Gate, was approved.

**ii. Discussion of Easement Encroachments in the Vicinity of Keaton Springs
Approval of Proposal for Survey**

Ms. Adams stated this item has been reviewed by the District Engineer as well as by field services staff and District counsel. She noted there have been complaints from residents in the vicinity of Keaton Springs regarding water standing at the back of their yards. Because of the complaints, field services staff investigated the area. She noted a map of the area is included on page 31 of the agenda packet. She noted the drainage maintenance easement is highlighted in yellow. There is a CDD parcel then private residential property on Keaton Springs. There is an easement that is part of the stormwater system at the rear of residential property in this area. She noted this easement is a drainage swale which is a water conveyance almost like a drainage ditch. She noted after a heavy rain event there could be water standing in the swale but primarily it is meant to convey water to drain away from the residential property. She noted because property

owners have encroached into this area with the installation of fences and other materials such as dirt and gravel to block the flow of water, the swale is not functioning properly.

Ms. Adams stated that the District Engineer did review the photographs of the area and Alan's staff has been on site several times. His recommendation was to require the residents to remove the fences and to have the swale restored to the way it was designed in order to function properly. She noted there have been similar issues in the past with encroachments on CDD easements. She asked the Board if they wanted a legal refresher on the easement? Ms. Hammock advised the easement is part of the private residential lot but the District has a legal right to access that area. Ms. Adams noted the swale is part of the overall stormwater management system permitted with the Water Management District. She stated because the District Engineer recommended the removal, he also suggested that we have the area surveyed to be sure of where District property lines are and where the District's easement starts and ends so that we can be directing residents appropriately. This item is ready for Board discussion. She asked Mr. Rayl for any comments before the Board discusses this item.

Mr. Rayl stated he has seen this occur in other communities before. The original engineer of record designed a rear yard swale along the back of these 11 lots involved. He noted it is a conveyance for surface water and is a part of the surface water management system that the CDD has responsibility to maintain and correctly as stated it is also a part of the lots owned by the homeowners. He noted it is their property but the District has a right for that specific use and purpose over that part of their property. He noted the easement is 20 ft. wide. He stated he has reviewed the construction plans and the swale does encumber and covers functionally that entire 20 ft. that is pretty much encumbered by the slopes and grades of the drainage easement. He noted it is very much in the Districts interest and under their responsibility to make sure that swale is maintained and functioning. What appears to be the case and why I recommended we locate the rear property corners would be to formally establish where that 20 ft. lies. There are photographs that show the profile of the swale and how it is encroached upon by the fencing. It is not so bad in the East/West direction running longitudinally with the swale but it is the side property line fences that cross the swale where obstructions are occurring.

Ms. Adams stated the field notes and observations are based on a wheeled measurement tool and not on a survey. Mr. Rayl stated that is why a survey should be done to know exactly where those fences really lie. There is a grade change that continues beyond the rear property line

or beyond this plat boundary into Track E of the adjacent plat. Those grades are much higher, and these grade changes continue into that area. He noted it is not readily apparent where the track boundary/rear property line is and that is why we recommended that line be surveyed and clearly marked in the field and then all of the encroachments can be identified.

On MOTION by Mr. Jones, seconded by Mr. Runyon, with all in favor, the Easement Encroachments in the Vicinity of Keaton Springs – Proposal for Survey, was approved.

D. District Manager's Report

i. Approval of the Check Register

Ms. Adams stated included on page 35 of the agenda packet is a check register from July 23, 2023 through August 22, 2023 totaling \$42,512.02. Included behind the register is a detailed run summary.

On MOTION by Mr. Jones, seconded by Mr. Tidwell, with all in favor, the Check Register for \$42,512.02, was approved.

ii. Balance Sheet and Income Statement

Ms. Adams reviewed the unaudited financial statements through July 31, 2023 which are included in the agenda packet. She noted on the combined balance sheet on page 41, your unassigned balance is monitored. She noted page 42 shows your assessments have been fully collected as of the end of July. She noted for the record that the expenditures in general administration, field and amenity are all over what the prorated budget is, again this is primarily due to Hurricane Ian expenses. There was a little bit of offsetting revenue from an insurance claim. There are expenses for professional staff related to the right-of-way conveyance to the City of Lakeland. She noted overall the prorated budget as of the end of July on page 3 of the financials, total expenditures prorated were \$654, 640 and your actual expenses were \$663,599. Nothing to report on debt service funds. She noted that there was no action required from the Board.

Ms. Adams stated the gentleman who made the comment has left the building, but I will bring to Board members attention that the pool hours are a policy that the Board sets. During daylight savings time which is from a Sunday in March when daylight savings time starts until a Sunday in November when daylight savings time ends the pool hours are 8:00 a.m. to 8:00 p.m.

Once daylight savings time ends in November the pool hours are 8:00 a.m. to 7:00 p.m. She noted this is the first that she has heard about the pool being closed early and will certainly follow up on that. She noted video can also be reviewed to see exactly what was happening at 7:30 on Labor Day evening because in no circumstance should people be required to leave the premises before the pool hours are closed. She noted when there is a pool officer on duty, they are typically scheduled through pool hours at 8 p.m. They are required to have the facility emptied before they leave because once they leave it is closed and no one should be at the amenity center when the pool is closed. There was a question regarding the pool sign saying Dawn to Dusk and Ms. Adams noted that the CDD pool is permitted by the Florida Department of Health to stay open from Dawn to Dusk and cannot remain open for night time swimming.

SIXTH ORDER OF BUSINESS**Supervisors Requests and Audience Comments**

Ms. Adams stated the direction from the Board regarding recent easement encroachments was to notify the property owners that an encroachment existed and that at some time they may be required to remove that encroachment. Those letters were mailed out and they were reviewed by District Counsel and District Engineer before they were mailed. She noted that property owners received them because she received several calls from people confused about what an encroachment is and confused about the fact that they are required to maintain the easement as designed as part of the District's drainage system. She stated overall they seemed to understand better as they talked through the situation.

Ms. Adams stated staff will look into the maintenance responsibilities for the area in the right of way between the roadway and the residential lot and report back to you on the field managers' report next month.

SEVENTH ORDER OF BUSINESS**Public Comments**

Ms. Adams stated that this was the other section of the agenda where they take audience comments. Mr. Dunn stated as far as the tree trimming, I did ask the developer and he said it is our property that we should trim the trees. The other comment as many times I have commented on grass being cut at the ponds and that has not happened for quite a while and he thanked the Board for taking care of that. Ms. Adams stated that there were no comments from Zoom.

EIGHTH ORDER OF BUSINESS

Adjournment

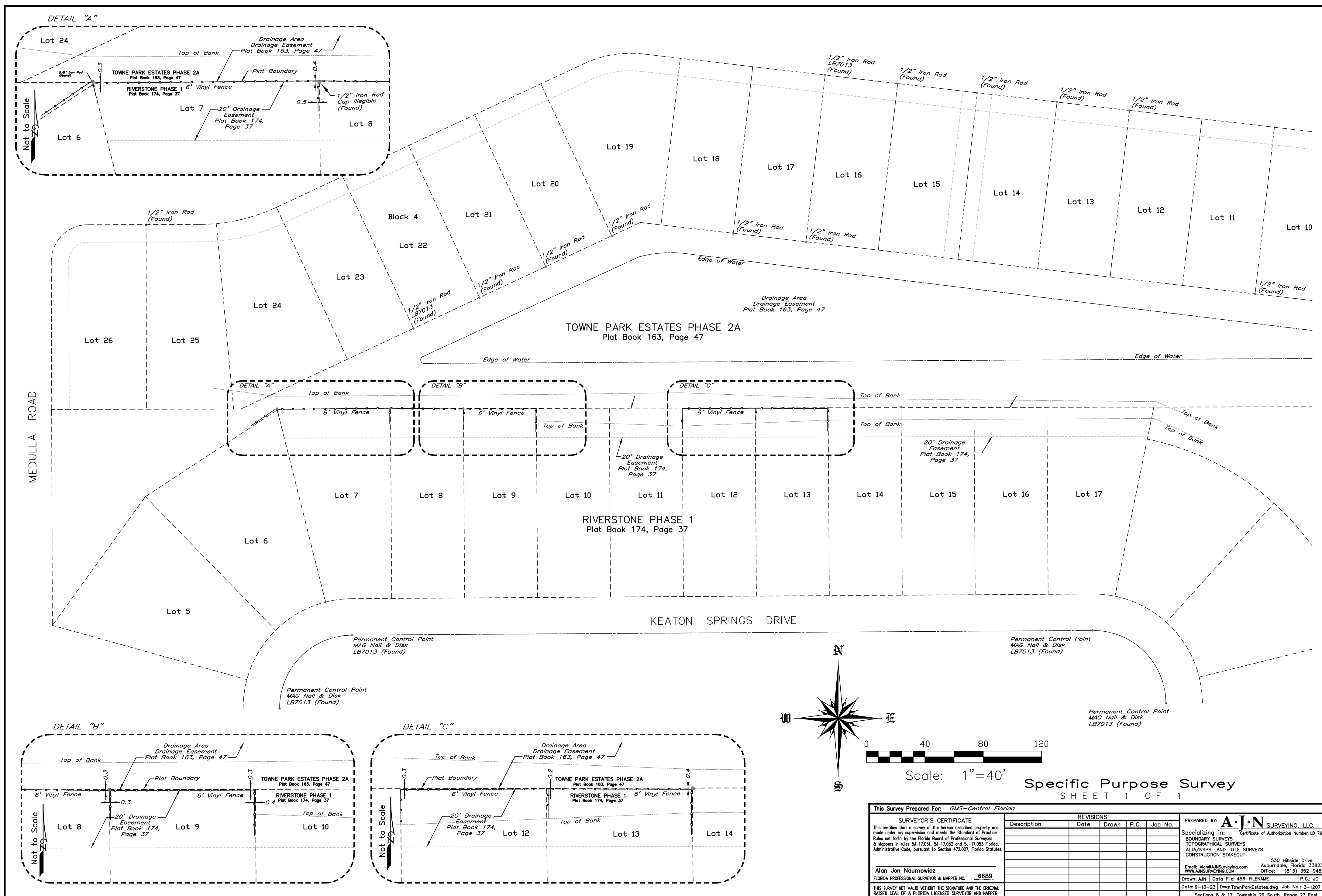
Ms. Adams adjourned the meeting.

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


Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV



SECTION V

From: Keren FigueroaPagan Keren.figueroa15@outlook.com 
Subject: Re: Towne Park Food Truck Event
Date: September 27, 2023 at 11:55 AM
To: Brittany Brookes bbrookes@gmscfl.com, Tricia Adams tadams@gmscfl.com
Cc: nickpagan@kw.com, Kathy Bosch kboschsolutions@gmail.com

KF

Good morning!

I hope all is well.

I wanted to let you know that I will not be hosting the movie night in November, because I think I may have overbooked myself lol

I was actually approached by my neighbor Melissa who is coordinating a Neighborhood Garage sale, and she asked me if I would be willing to host another food Truck Rally the same day as her Community Yard/Garage Sale on November 4th. I told her I had to run it by CDC and that I would let her know.

Could we please bring this up at the next meeting? Also, am I allowed to attend the meeting? I'd love to thank everyone for their support with all my community events. Thank you so much!

V/R
Keren



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 VII

SECTION C

Towne Park CDD

Field Management Report



October 3rd, 2023

Allen Bailey – Field Services Manager
GMS

Completed

Pool Tile



- ✚ Pool tiles at Amenity One were damaged at the edge of the pool.
- ✚ GMS staff replaced information pool tiles at Amenity One.

Pressure Wash Amenity Two Lanai

- ✚ The covered Lanai at Amenity Two had stains and dirt build up.
- ✚ GMS staff pressure washed the area clean.



Completed

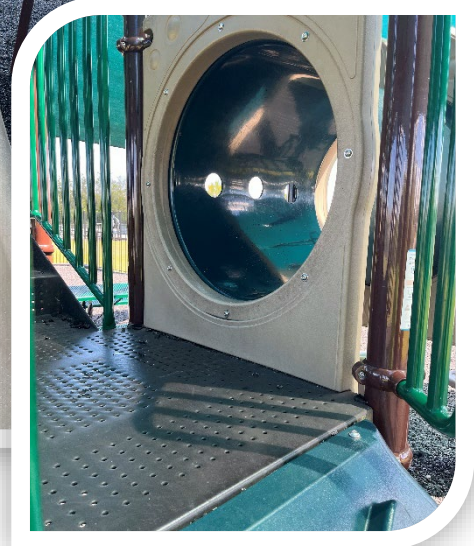
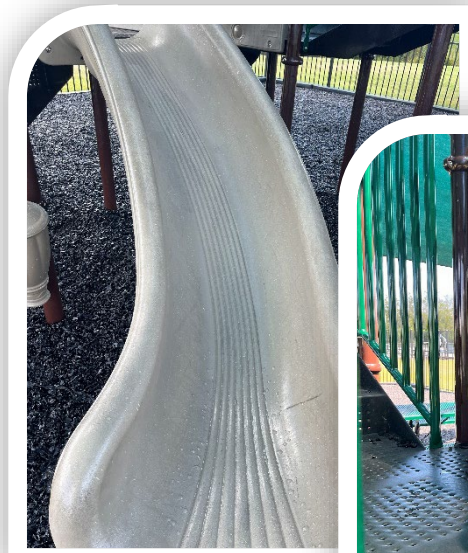
Amenity Two Women's Restroom



- ✚ The door closer was damaged at Amenity Two women's restroom.
- ✚ GMS staff were able to fix the issue and get the door working properly.

Amenity Two Playground

- ✚ Amenity Two playground had dirt build up from normal use.
- ✚ GMS staff Pressure washed the playground clean.



Complete

Bridge Sealed



✚ The wooden bridge between Siltstone St and Arlington River Dr was sealed to help prevent weather damage.

Erosion on Pond Bank

- ✚ Erosion was found at the pond bank near White Egret Ln.
- ✚ GMS staff repaired the erosion to mitigate further damage.



Complete

Fence Repairs on Medulla



✚ GMS Staff repaired fence sections along Medulla that had come loose.

Site Items

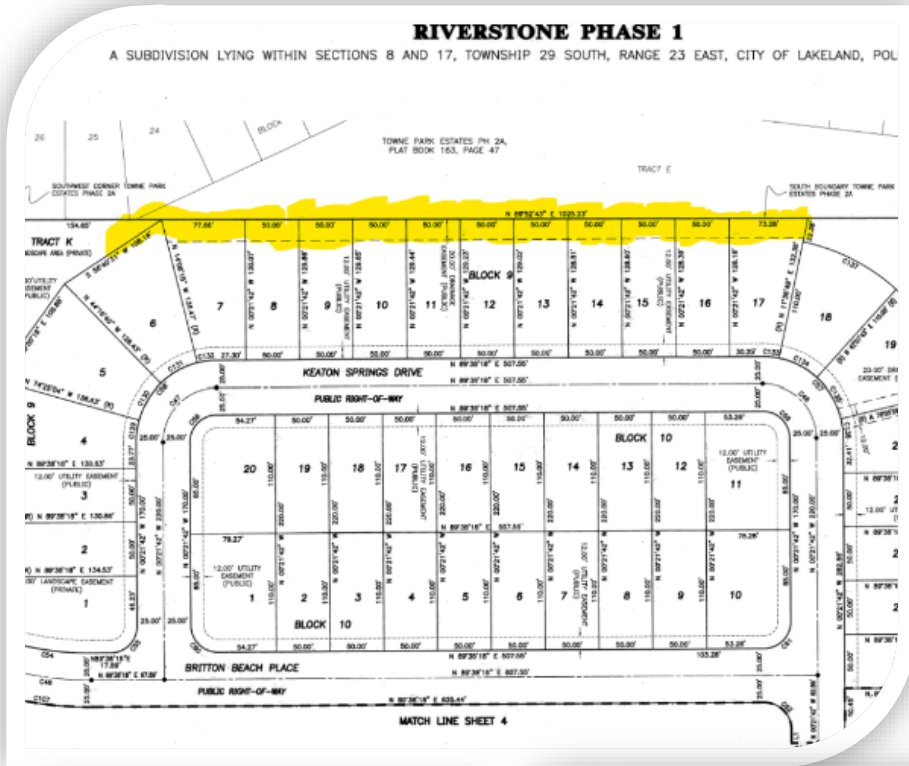
Breeze Way Gate Repair

- ✚ The Amenity One breeze way gate has an estimated install date of October 30th.
- ✚ Gate Tech has informed us that we will need to give them one day for install. We will need to close amenity one's pool down for the day.



Site Items

Keaton Spring Drainage Easement



The district has a report on the drainage easement behind Keaton Spring that has residential fences within its boundaries.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-460-4424, or by email at abailey@gmscfl.com. Thank you.

Respectfully,
Allen Bailey

SECTION D

SECTION 1

Towne Park Community Development District

Summary of Check Register

August 23, 2023 to September 19, 2023

Fund	Date	Check No.'s	Amount
General Fund	8/23/23	633-636	\$ 17,395.81
	8/31/23	637-641	\$ 8,401.62
	9/1/23	642-649	\$ 50,662.91
	9/7/23	650-652	\$ 7,162.72
	9/13/23	653	\$ 557.00
	9/15/23	654-659	\$ 8,480.52
Total Amount			\$ 92,660.58

*** CHECK DATES 08/23/2023 - 09/19/2023 ***
TOWNE PARK CDD GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
8/31/23	00082	7/17/23 9474	202307 320-53800-47300		*	302.02	
		REPLACE WIRE MODULES					
		7/24/23 9544	202307 320-53800-47300		*	1,300.00	
		NEW SOFTWARE DOWNLOADED					
				PRINCE & SONS INC.			1,602.02 000640
8/31/23	00071	8/01/23 19909	202308 330-53800-48000		*	3,500.00	
		POOL MAINTENANCE AUG 23					
				RESORT POOL SERVICES DBA			3,500.00 000641
9/01/23	00024	7/03/23 107614B	202307 320-53800-46400		*	3,688.00	
		POND MAINT JULY 23					
		8/01/23 113225B	202308 320-53800-46400		*	3,688.00	
		POND MAINT AUG 23					
				THE LAKE DOCTORS			7,376.00 000642
9/01/23	00085	8/04/23 105409	202308 330-57200-11000		*	3,226.07	
		2 DOOR CONTROLLER KIT					
		8/25/23 105303	202308 330-57200-11000		*	457.49	
		CDVI READER/KEYREADS					
				CURRENT DEMANDS			3,683.56 000643
9/01/23	00077	8/14/23 11858	202308 330-53800-47000		*	95.88	
		CLEANING SUPPLIES AUG 23					
		8/20/23 79804	202309 330-53800-47000		*	1,230.00	
		CLEANING SEPT 23					
		8/31/23 11866	202308 330-53800-47000		*	47.94	
		CLEANING SUPPLIES AUG 23					
				E&A CLEANING CO			1,373.82 000644
9/01/23	00040	6/30/23 135	202306 330-53800-47500		*	3,238.95	
		AMENITY GEN MAINT JUNE 23					
		6/30/23 136	202306 320-53800-47500		*	3,727.00	
		INSTALL POND SIGN JUNE 23					
		7/31/23 137	202307 320-53800-47500		*	2,007.21	
		GENERAL MAINT JULY 23					
				GOVERNMENTAL MANAGEMENT SERVICES-			8,973.16 000645
9/01/23	00082	8/01/23 9680	202308 320-53800-46200		*	19,053.33	
		LANDSCAPE MAINT AUG 23					
				PRINCE & SONS INC.			19,053.33 000646
9/01/23	00071	9/01/23 20215	202309 330-53800-48000		*	3,500.00	
		POOL MAINT SEPT 23					
				RESORT POOL SERVICES DBA			3,500.00 000647

TWPK TOWNE PARK CDD CWRIGHT

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/15/23	00055	9/05/23 JT090520	202309 310-51300-11000		*	200.00	
		BOS MEETING 9/5/23		JENNIFER TIDWELL			200.00 000656
9/15/23	00068	9/11/23 7536	202308 310-51300-31500		*	2,603.81	
		GENERAL COUNSEL AUG 23		KILINSKI/VAN WYK, PLLC			2,603.81 000657
9/15/23	00091	9/05/23 RR090520	202309 310-51300-11000		*	200.00	
		BOS MEETING 9/5/23		ROGER RUNYAN			200.00 000658
9/15/23	00092	9/05/23 TZ090520	202309 310-51300-11000		*	200.00	
		BOS MEETING 9/5/23		THOMAS ZIMMERMAN			200.00 000659
TOTAL FOR BANK A						92,660.58	
TOTAL FOR REGISTER						92,660.58	

TWPK TOWNE PARK CDD CWRIGHT

SECTION 2

Towne Park
Community Development District

Unaudited Financial Reporting
August 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
August 31, 2023

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 374,309	\$ -	\$ -	\$ -	\$ 374,309
Capital Projects Account	\$ -	\$ -	\$ 861	\$ -	\$ 861
Capital Reserve Account	\$ -	\$ -	\$ -	\$ 81,824	\$ 81,824
Investments:					
Series 2016 - 2A					
Reserve	\$ -	\$ 111,063	\$ -	\$ -	\$ 111,063
Revenue	\$ -	\$ 89,041	\$ -	\$ -	\$ 89,041
Prepayment	\$ -	\$ 392	\$ -	\$ -	\$ 392
Construction	\$ -	\$ -	\$ 0	\$ -	\$ 0
Series 2018 - 2B					
Reserve	\$ -	\$ 60,400	\$ -	\$ -	\$ 60,400
Revenue	\$ -	\$ 83,991	\$ -	\$ -	\$ 83,991
Prepayment	\$ -	\$ 140	\$ -	\$ -	\$ 140
General	\$ -	\$ 0	\$ -	\$ -	\$ 0
Construction	\$ -	\$ -	\$ 71	\$ -	\$ 71
Series 2018 - 3A					
Reserve	\$ -	\$ 256,541	\$ -	\$ -	\$ 256,541
Revenue	\$ -	\$ 267,254	\$ -	\$ -	\$ 267,254
Prepayment	\$ -	\$ 140	\$ -	\$ -	\$ 140
Series 2019 - 3B					
Reserve	\$ -	\$ 165,016	\$ -	\$ -	\$ 165,016
Revenue	\$ -	\$ 167,346	\$ -	\$ -	\$ 167,346
Construction	\$ -	\$ -	\$ 105,769	\$ -	\$ 105,769
Series 2019 - 3C					
Reserve	\$ -	\$ 112,688	\$ -	\$ -	\$ 112,688
Revenue	\$ -	\$ 88,892	\$ -	\$ -	\$ 88,892
Prepayment	\$ -	\$ 129	\$ -	\$ -	\$ 129
Construction	\$ -	\$ -	\$ 0	\$ -	\$ 0
Series 2020 - 3D					
Reserve	\$ -	\$ 200,003	\$ -	\$ -	\$ 200,003
Revenue	\$ -	\$ 139,670	\$ -	\$ -	\$ 139,670
Construction	\$ -	\$ -	\$ 5,647	\$ -	\$ 5,647
Deposits	\$ 4,500	\$ -	\$ -	\$ -	\$ 4,500
Prepaid Expenses	\$ 10,829	\$ -	\$ -	\$ -	\$ 10,829
Total Assets	\$ 389,638	\$ 1,742,705	\$ 112,349	\$ 81,824	\$ 2,326,516
Liabilities:					
Accounts Payable	\$ 52,011	\$ -	\$ -	\$ -	\$ 52,011
Total Liabilities	\$ 52,011	\$ -	\$ -	\$ -	\$ 52,011
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 10,829	\$ -	\$ -	\$ -	\$ 10,829
Restricted for:					
Debt Service - Series 2016 - 2A	\$ -	\$ 200,496	\$ -	\$ -	\$ 200,496
Debt Service - Series 2018 - 2B	\$ -	\$ 144,531	\$ -	\$ -	\$ 144,531
Debt Service - Series 2018 - 3A	\$ -	\$ 523,935	\$ -	\$ -	\$ 523,935
Debt Service - Series 2019 - 3B	\$ -	\$ 332,361	\$ -	\$ -	\$ 332,361
Debt Service - Series 2019 - 3C	\$ -	\$ 201,709	\$ -	\$ -	\$ 201,709
Debt Service - Series 2020 - 3D	\$ -	\$ 339,673	\$ -	\$ -	\$ 339,673
Capital Projects	\$ -	\$ -	\$ 112,349	\$ -	\$ 112,349
Assigned for:					
Capital Reserves	\$ -	\$ -	\$ -	\$ 81,824	\$ 81,824
Unassigned	\$ 326,798	\$ -	\$ -	\$ -	\$ 326,798
Total Fund Balances	\$ 337,627	\$ 1,742,705	\$ 112,349	\$ 81,824	\$ 2,274,504
Total Liabilities & Fund Balance	\$ 389,638	\$ 1,742,705	\$ 112,349	\$ 81,824	\$ 2,326,516

Towne Park
Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/23	Thru 08/31/23	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 860,473	\$ 860,473	\$ 864,991	\$ 4,518
Other Income	\$ 2,400	\$ 2,200	\$ 36,409	\$ 34,209
Total Revenues	\$ 862,873	\$ 862,673	\$ 901,400	\$ 38,727
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ 11,000	\$ -
Engineering Fees	\$ 10,000	\$ 9,167	\$ 13,943	\$ (4,776)
Attorney	\$ 40,000	\$ 36,667	\$ 45,280	\$ (8,613)
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	\$ 9,167	\$ 9,167	\$ 0
Trustee Fees	\$ 23,867	\$ 23,867	\$ 23,530	\$ 337
Management Fees	\$ 42,500	\$ 38,958	\$ 38,958	\$ (0)
Information Technology	\$ 1,800	\$ 1,650	\$ 1,650	\$ -
Website Maintenance	\$ 1,200	\$ 1,100	\$ 1,100	\$ -
Postage & Delivery	\$ 800	\$ 733	\$ 2,478	\$ (1,745)
Insurance	\$ 7,088	\$ 7,088	\$ 6,034	\$ 1,054
Printing & Binding	\$ 1,000	\$ 917	\$ 70	\$ 847
Legal Advertising	\$ 3,500	\$ 3,208	\$ 3,675	\$ (467)
Other Current Charges	\$ 3,500	\$ 3,208	\$ 469	\$ 2,740
Office Supplies	\$ 200	\$ 183	\$ 18	\$ 165
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 167,255	\$ 156,713	\$ 166,946	\$ (10,233)

Towne Park
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/23	Thru 08/31/23	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 20,258	\$ 20,258	\$ 20,583	\$ (325)
Field Management	\$ 15,450	\$ 14,163	\$ 14,163	\$ -
Landscape Maintenance	\$ 263,665	\$ 241,693	\$ 209,587	\$ 32,106
Landscape Enhancements/Replacement	\$ 35,000	\$ 35,000	\$ 45,133	\$ (10,133)
Pond Maintenance	\$ 32,172	\$ 29,491	\$ 39,695	\$ (10,204)
Electric	\$ 5,400	\$ 4,950	\$ 2,200	\$ 2,750
Streetlighting	\$ 20,000	\$ 18,333	\$ -	\$ 18,333
Water & Sewer	\$ 2,500	\$ 2,292	\$ 728	\$ 1,564
Irrigation Repairs	\$ 12,500	\$ 11,458	\$ 5,595	\$ 5,863
General Repairs & Maintenance	\$ 15,000	\$ 13,750	\$ 34,817	\$ (21,067)
Contingency	\$ 10,000	\$ 9,167	\$ 13,781	\$ (4,614)
Subtotal Field Expenditures	\$ 431,945	\$ 400,554	\$ 386,280	\$ 14,274
Amenity Expenditures				
Electric	\$ 18,000	\$ 16,500	\$ 19,651	\$ (3,151)
Water	\$ 7,500	\$ 6,875	\$ 6,190	\$ 685
Internet & Phone	\$ 3,200	\$ 2,933	\$ 2,373	\$ 561
Playground & Equipment Lease	\$ 23,593	\$ 21,627	\$ 22,021	\$ (394)
Pool Service Contract	\$ 36,000	\$ 33,000	\$ 39,510	\$ (6,510)
Janitorial Services	\$ 19,500	\$ 17,875	\$ 19,441	\$ (1,566)
Security Services	\$ 33,800	\$ 30,983	\$ 23,967	\$ 7,016
Pest Control	\$ 4,500	\$ 4,125	\$ 1,319	\$ 2,806
Amenity Access Management	\$ 5,000	\$ 4,583	\$ 9,272	\$ (4,689)
Amenity Repair & Maintenance	\$ 15,000	\$ 13,750	\$ 27,491	\$ (13,741)
Contingency	\$ 5,000	\$ 4,583	\$ 17,778	\$ (13,194)
Subtotal Amenity Expenditures	\$ 171,093	\$ 156,835	\$ 189,013	\$ (32,178)
Total Operations & Maintenance	\$ 603,038	\$ 557,390	\$ 575,293	\$ (17,904)
Total Expenditures	\$ 770,293	\$ 714,103	\$ 742,240	\$ (28,137)
Excess (Deficiency) of Revenues over Expenditures	\$ 92,580		\$ 159,160	
<u>Other Financing Sources/(Uses):</u>				
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	\$ -		\$ (1,723)	
Fund Balance - Beginning	\$ -		\$ 339,349	
Fund Balance - Ending	\$ -		\$ 337,627	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/23	Thru 08/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 111,715	\$ 111,715	\$ 112,301	\$ 586
Interest	\$ -	\$ -	\$ 4,862	\$ 4,862
Total Revenues	\$ 111,715	\$ 111,715	\$ 117,162	\$ 5,447
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		\$ 2,306	\$ 10,304
Fund Balance - Beginning	\$ 85,955		\$ 198,190	
Fund Balance - Ending	\$ 87,670		\$ 200,496	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/23	Thru 08/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 130,304	\$ 130,304	\$ 130,987	\$ 683
Interest	\$ -	\$ -	\$ 5,091	\$ 5,091
Total Revenues	\$ 130,304	\$ 130,304	\$ 136,078	\$ 5,775
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		\$ 10,447	
Fund Balance - Beginning	\$ 72,371		\$ 134,084	
Fund Balance - Ending	\$ 81,906		\$ 144,531	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/23	Thru 08/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 525,011	\$ 525,011	\$ 527,765	\$ 2,754
Interest	\$ -	\$ -	\$ 18,873	\$ 18,873
Total Revenues	\$ 525,011	\$ 525,011	\$ 546,638	\$ 21,627
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		\$ 27,851	
Fund Balance - Beginning	\$ 234,809		\$ 496,084	
Fund Balance - Ending	\$ 245,895		\$ 523,935	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/23	Thru 08/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 335,844	\$ 335,844	\$ 337,605	\$ 1,761
Interest	\$ -	\$ -	\$ 11,595	\$ 11,595
Total Revenues	\$ 335,844	\$ 335,844	\$ 349,200	\$ 13,356
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		\$ 14,881	
Fund Balance - Beginning	\$ 146,617		\$ 317,480	
Fund Balance - Ending	\$ 148,142		\$ 332,361	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/23	Thru 08/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 225,524	\$ 225,524	\$ 226,707	\$ 1,183
Interest	\$ -	\$ -	\$ 7,555	\$ 7,555
Total Revenues	\$ 225,524	\$ 225,524	\$ 234,262	\$ 8,738
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)		\$ 2,503	
Fund Balance - Beginning	\$ 87,056		\$ 199,206	
Fund Balance - Ending	\$ 85,705		\$ 201,709	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/23	Thru 08/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 399,925	\$ 399,925	\$ 402,023	\$ 2,098
Interest	\$ -	\$ -	\$ 13,074	\$ 13,074
Total Revenues	\$ 399,925	\$ 399,925	\$ 415,097	\$ 15,172
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)		\$ 13,428	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (6,956)	\$ (6,956)
Net Change in Fund Balance	\$ (1,743)		\$ 6,472	
Fund Balance - Beginning	\$ 130,469		\$ 333,201	
Fund Balance - Ending	\$ 128,725		\$ 339,673	

Towne Park
Community Development District
Capital Projects Funds
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 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	\$ -	\$ 2	\$ -	\$ 4,470	\$ -	\$ 94	4,565
Total Revenues	\$ -	\$ 2	\$ 12,310	\$ 4,470	\$ 419	\$ 94	17,294
<u>Expenditures:</u>							
Capital Outlay	\$ -	\$ -	\$ 3,750	\$ 28,396	\$ 440	\$ 6,538	39,124
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ 139	\$ -	139
Total Expenditures	\$ -	\$ -	\$ 3,750	\$ 28,396	\$ 580	\$ 6,538	39,264
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 2	\$ 8,560	\$ (23,926)	\$ (161)	\$ (6,444)	(21,969)
<u>Other Financing Sources/(Uses)</u>							
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ (4,500)	\$ -	\$ 11,456	6,956
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ (4,500)	\$ -	\$ 11,456	6,956
Net Change in Fund Balance	\$ -	\$ 2	\$ 8,560	\$ (28,426)	\$ (161)	\$ 5,011	(15,013)
Fund Balance - Beginning	\$ 0	\$ 69	\$ (8,560)	\$ 134,196	\$ 1,021	\$ 636	127,362
Fund Balance - Ending	\$ 0	\$ 71	\$ -	\$ 105,769	\$ 861	\$ 5,647	112,349

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/23	Thru 08/31/23	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		\$ 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	\$ 7,535	\$ 5,726	\$ 33	\$ -	\$ -	\$ 864,991
Other Income	\$ 160	\$ 480	\$ 1,400	\$ 90	\$ 250	\$ 340	\$ 1,120	\$ 1,987	\$ 29,132	\$ 680	\$ 770	\$ -	\$ 36,409
Total Revenues	\$ 160	\$ 26,035	\$ 788,260	\$ 17,642	\$ 1,637	\$ 8,404	\$ 13,399	\$ 9,521	\$ 34,858	\$ 713	\$ 770	\$ -	\$ 901,400
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ 800	\$ 800	\$ 1,000	\$ 800	\$ 1,800	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ 11,000
Engineering Fees	\$ 2,429	\$ 2,693	\$ 1,350	\$ 200	\$ 470	\$ 448	\$ 270	\$ 586	\$ 1,584	\$ 766	\$ 3,148	\$ -	\$ 13,943
Attorney	\$ 2,395	\$ 3,458	\$ 11,407	\$ 3,171	\$ 4,143	\$ 3,764	\$ 3,233	\$ 4,811	\$ 3,314	\$ 2,983	\$ 2,604	\$ -	\$ 45,280
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	\$ 833	\$ -	\$ 9,167
Trustee Fees	\$ 14,533	\$ -	\$ -	\$ 6,061	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,936	\$ -	\$ 23,530
Management Fees	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ -	\$ 38,958
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ 1,650
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ 1,100
Postage & Delivery	\$ 39	\$ 21	\$ 473	\$ 23	\$ 95	\$ 91	\$ 127	\$ 36	\$ 88	\$ 1,449	\$ 35	\$ -	\$ 2,478
Insurance	\$ 6,350	\$ -	\$ -	\$ (316)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,034
Printing & Binding	\$ 6	\$ 3	\$ 0	\$ 11	\$ -	\$ 32	\$ 5	\$ 5	\$ 5	\$ 4	\$ -	\$ -	\$ 70
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,159	\$ 331	\$ -	\$ -	\$ 2,186	\$ -	\$ -	\$ 3,675
Other Current Charges	\$ 39	\$ 39	\$ 75	\$ 39	\$ 40	\$ 39	\$ 39	\$ 40	\$ 40	\$ 40	\$ 39	\$ -	\$ 469
Office Supplies	\$ 2	\$ 1	\$ 2	\$ 1	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ -	\$ 18
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	\$ 13,055	\$ 14,389	\$ -	\$ 166,946

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	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ -	14,163
Landscape Maintenance	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ -	209,587
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	\$ 3,688	\$ 3,688	\$ -	39,695
Electric	\$ 56	\$ 223	\$ 155	\$ 203	\$ 222	\$ 193	\$ 246	\$ 233	\$ 225	\$ 227	\$ 216	\$ -	2,200
Streetlighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Water & Sewer	\$ 86	\$ 83	\$ 86	\$ 57	\$ 59	\$ 60	\$ 59	\$ 60	\$ 59	\$ 59	\$ 59	\$ -	728
Irrigation Repairs	\$ 758	\$ 143	\$ 391	\$ 94	\$ 1,511	\$ -	\$ 213	\$ -	\$ -	\$ 1,602	\$ 884	\$ -	5,595
General Repairs & Maintenance	\$ 581	\$ -	\$ 352	\$ 24,692	\$ 3,458	\$ -	\$ -	\$ -	\$ 3,727	\$ 2,007	\$ -	\$ -	34,817
Contingency	\$ 13,781	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,781
Subtotal Field Expenditures	\$ 63,260	\$ 56,125	\$ 25,013	\$ 49,074	\$ 29,819	\$ 24,282	\$ 24,547	\$ 32,455	\$ 28,593	\$ 27,924	\$ 25,188	\$ -	386,280
Amenity Expenditures													
Electric	\$ 854	\$ 3,140	\$ 2,974	\$ 1,422	\$ 763	\$ 2,567	\$ 729	\$ 2,411	\$ 1,588	\$ 705	\$ 2,498	\$ -	19,651
Water	\$ 179	\$ 621	\$ 434	\$ 171	\$ 157	\$ 630	\$ 227	\$ 1,252	\$ 819	\$ 243	\$ 1,458	\$ -	6,190
Internet & Phone	\$ 193	\$ 218	\$ 218	\$ 218	\$ 218	\$ 218	\$ 218	\$ 218	\$ 218	\$ 218	\$ 218	\$ -	2,373
Playground & Equipment Lease	\$ 1,966	\$ 1,966	\$ 1,966	\$ 1,966	\$ 1,966	\$ 1,966	\$ 1,966	\$ 2,065	\$ 2,065	\$ 2,065	\$ 2,065	\$ -	22,021
Pool Service Contract	\$ 3,500	\$ 3,950	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 4,060	\$ 3,500	\$ 3,500	\$ 3,500	\$ -	39,510
Janitorial Services	\$ 2,414	\$ 1,645	\$ 2,118	\$ 1,728	\$ 1,348	\$ 1,278	\$ 1,600	\$ 1,830	\$ 2,152	\$ 1,954	\$ 1,374	\$ -	19,441
Security Services	\$ 2,533	\$ 2,102	\$ 1,739	\$ 2,479	\$ 2,264	\$ 2,048	\$ 2,694	\$ 2,479	\$ 2,614	\$ 3,015	\$ -	\$ -	23,967
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 185	\$ 425	\$ 319	\$ 390	\$ -	1,319
Amenity Access Management	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 1,422	\$ 4,100	\$ -	9,272
Amenity Repair & Maintenance	\$ 2,350	\$ 3,110	\$ 2,618	\$ 3,834	\$ 6,299	\$ -	\$ -	\$ 2,875	\$ 6,405	\$ -	\$ -	\$ -	27,491
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,560	\$ 11,509	\$ 4,565	\$ -	\$ -	\$ 144	\$ -	17,778
Subtotal Amenity Expenditures	\$ 14,405	\$ 17,169	\$ 15,983	\$ 15,735	\$ 16,932	\$ 14,184	\$ 22,860	\$ 22,356	\$ 20,202	\$ 13,440	\$ 15,746	\$ -	189,013
Total Operations & Maintenance	\$ 77,666	\$ 73,294	\$ 40,996	\$ 64,809	\$ 46,751	\$ 38,466	\$ 47,407	\$ 54,811	\$ 48,795	\$ 41,364	\$ 40,933	\$ -	575,293
Total Expenditures	\$ 114,459	\$ 84,934	\$ 59,728	\$ 79,625	\$ 56,926	\$ 50,424	\$ 57,038	\$ 65,915	\$ 63,451	\$ 54,419	\$ 55,322	\$ -	742,240
Excess (Deficiency) of Revenues over Expenditures	\$ (114,299)	\$ (58,899)	\$ 728,532	\$ (61,982)	\$ (55,288)	\$ (42,020)	\$ (43,639)	\$ (56,393)	\$ (28,593)	\$ (53,706)	\$ (54,552)	\$ -	159,160
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	\$ (114,299)	\$ (58,899)	\$ 728,532	\$ (61,982)	\$ (216,171)	\$ (42,020)	\$ (43,639)	\$ (56,393)	\$ (28,593)	\$ (53,706)	\$ (54,552)	\$ -	(1,723)

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	\$180.10	\$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

SECTION 3

EXHIBIT C

FORMS OF REQUISITIONS

TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2020 (ASSESSMENT AREA 3D 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 Sixth Supplemental Trust Indenture dated as of December 1, 2020 (collectively, the "Assessment Area 3D 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 3D Indenture):

- (A) Requisition Number: 109
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to applicable Acquisition Agreement: Central Florida Traffic Control
- (D) Amount Payable: \$300.00
- (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 # 146 - ATSSA Certified Drawings
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

X Assessment Area 3D Acquisition and Construction Account.

The undersigned hereby certifies that:

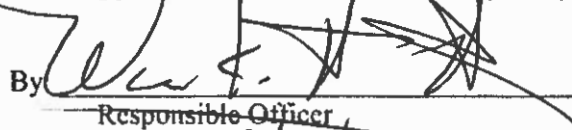
- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against:
 - X Assessment Area 3D Acquisition and Construction Account;
- 3. each disbursement set forth above was incurred in connection with:
 - X the Costs of the Assessment Area 3D 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 or on file with the District are copies of the invoice(s) or applicable contracts from the vendor of the property acquired or the services rendered, as well as applicable conveyance instruments (c.g. deed(s), bill(s) of sale, easement(s), etc.) with respect to which disbursement is hereby requested.

**TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT**

By 
Responsible Officer

Date: 9/15/23

**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 3D Project and is consistent with: (i) the Acquisition Agreement; (ii) the plans and specifications for the portion of the Assessment Area 3D 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 3D 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 3D 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.

109
Central Fl Traffic Control
\$ 300.00
ATSSA Certified Drawings


Consulting Engineer 9/14/23

Approved

Invoice



CENTRAL FLORIDA TRAFFIC CONTROL
1730 DUNDEE RD
WINTER HAVEN FL 33884-1018

DA 09/06/2023

Date	Invoice #
7/20/2023	146

301920

RECEIVED

By beberline at 9:34:24 AM, 7/24/2023

Riverstone 5
and 6

PHASE AND DEV?

DEV R R R R R R R R R R

Bill To
Heath Construction 346 E Central Avenue Winter Haven, FL 33880
SENT TO CDD By mantes at 11:16:04 AM, 9/13/2023

Date of Service	Terms	P.O. No.	Project Manager	Project
4/27/2023	Net 30		Daniel Arnett	23-027C Medulla Rd/Siltstone St.
Description		Qty/Days	Rate	Amount
Medulla Rd/Siltstone St. - ATSSA Certified Drawings ATSSA Certified Drawings		1	300.00	300.00
			Total	\$300.00

Thank you for your business!