

***Towne Park
Community Development District***

Agenda

December 5, 2023

AGENDA

Towne Park

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

November 28, 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, December 5, 2023**, at **6:00 PM** at the **Towne Park Amenity Center #1, 3883 White Ibis Road, Lakeland, FL 33811**.

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

Zoom Video Link: <https://us06web.zoom.us/j/82879873433>

Zoom Call-In Information: 646 931 3860

Meeting ID: 828 7987 3433

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the November 7, 2023, Board of Supervisors Meeting
4. Consideration of License Agreement for International Dance Classes
5. Consideration of 2024 Community Events Organized by Keren Figueroa- Pagan
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Discussion of Right of Way Repairs
 - ii. Discussion of Stormwater Repair Near Siltstone
 - C. Field Manager's Report
 - i. Consideration of Medulla Road Close Off Options (2)
 - ii. Consideration of Proposal from Prince & Sons for Hostile Vegetation Landscape Enhancements
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Update on Public Safety Communication at Amenity Center 1/White Egret Ln. Bus Stop
7. Supervisors Requests
8. 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, **November 7, 2023** at 4:04 p.m. at the Towne Park Amenity Center #1, 3883 White Ibis Road, Lakeland, Florida and by Zoom.

Present and constituting a quorum:

Greg Jones
Jennifer Tidwell *by Zoom*
Tom Zimmerman
Roger Runyon *by Zoom*
Zabrina Sides

Chairman
Vice Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Tricia Adams
Meredith Hammock

District Manager, GMS
District Counsel, Kilinski | Van Wyk PLLC

Alan Rayl *by Zoom*
Allen Bailey

District Engineer, Rayl Engineering
Field Operations, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order and called the roll. There were three Board members present in person and two joining via Zoom 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. There were no members of the audience wanting to comment at this time, so the next item followed.

THIRD ORDER OF BUSINESS**Approval of Minutes of October 3, 2023,
Board of Supervisors Meeting**

Ms. Adams presented the minutes from the October 3, 2023 Board of Supervisors meeting and asked for any comments, corrections, or questions. Hearing none, she asked for a motion of approval.

On MOTION by Mr. Jones, seconded by Ms. Sides, with all in favor, the Minutes of October 3, 2023 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2024-01
Amending the Fiscal Year 2023 Budget**

Ms. Adams stated that included on page 14 of the agenda packet was a copy of the resolution with the amended budget attached. She explained that this was memorializing actions that the Board took in Fiscal Year 2023 to appropriate line items. She noted that Florida Statutes require that within 60 days of the end of the fiscal year, if they have increases or decreases in line items, this budget amendment would be presented to the Board. She further explained that this was memorializing past actions and didn't have any bearing on their current Fiscal Year 2024 budget. She pointed out that the resolution was on page 12 of the agenda packet. She also pointed out that page 14 starts to show the amended budget presented and page 16 showed the revenues and expenses where line items were increased or decreased in the second column. She added that they were focused on the third column, which will be their amended budget. She explained that they have a projected amount for the end of the fiscal year because they were still expecting a couple of bills to come in, which is why they don't say actuals, but still says projected. She noted that this amended budget was being presented as a balanced budget.

On MOTION by Mr. Jones, seconded by Mr. Zimmerman, with all in favor, Resolution 2024-01 Amending the Fiscal Year 2023 Budget, was approved.

FIFTH ORDER OF BUSINESS**Consideration of Letters to Property Owners Regarding Encroachment into Drainage Easement**

Ms. Adams stated that this item was included on page 19 of the agenda packet. She explained that this was consideration of a draft letter that was prepared to go to property owners regarding encroachment into a CDD drainage easement. She pointed out that the Board authorized a survey, and the results of the survey were presented at last months meeting. She stated that the survey showed that there were about 12 lots in the vicinity of Keaton Springs and in some of the lots there were fences that were installed on residential property that were encroaching into a drainage easement in favor of the District. She further explained that the drainage easement included a drainage swale. She noted that they have had complaints from property owners in that vicinity that the drainage was not functioning properly. She also noted that at last month's meeting, the Board directed staff to prepare a draft letter for the Board to review. That letter was included in the agenda packet. She has not yet received comments back from District counsel nor from District engineer, but it was circulated for review and comment. Mr. Rayl made a suggestion to the letter on the first paragraph, last sentence where they say, *"in order to properly inspect and maintain District property."* He suggested that they change the word *"property"* to *"facilities"*. He explained that, in this instance, it was not their property, but it was their easement and ditch that they must maintain. Ms. Adam's thanked Mr. Rayl for his suggestion. Discussion ensued and there was another suggestion to add a statement to the letter regarding maintaining in accordance with Water Management District permits, etc. Ms. Adams noted that they would add in the comments from the District Engineer and the Board members and will recirculate to staff and the Chair for final approval.

On MOTION by Mr. Jones, seconded by Ms. Sides, with all in favor, the Letters to Property Owners Regarding Encroachment into Drainage Easement and delegating authority to Greg Jones to approve final form, was approved in substantial form.
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SIXTH ORDER OF BUSINESS**Consideration of Installation of Signage Requested by Towne Park Estates 2 HOA**

Ms. Adams stated that included in the agenda packet on page 21 was an email that was received from one of the HOA Board members at Towne Park Estates 2 with a request related to

the installation of signage on District property. She explained that this communication was provided to District counsel to research pertinent legal matters and to provide information to the Board. Ms. Hammock explained this request further. After discussion, it was decided to authorize staff to prepare a license agreement and for the Chairman to execute the license agreement with Towne Park Estates 2 HOA for no soliciting signage installation on CDD property.

On MOTION by Mr. Jones, seconded by Mr. Zimmerman, with all in favor, Authorizing Staff to Prepare the License Agreement and the Chairman to Execute the Installation of Signage Requested by Towne Park Estates 2 HOA, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Weekly Dance Classes at Amenity Center 2

Ms. Adams stated that this item was a request from a resident within the community. She explained that the Resident has an expertise in international dance, and they have been approached by patrons of the District requesting dance lessons, and they are interested in exploring that option. She pointed out that their amenity access team suggested that the Board, in the past, approved certain programs. She noted that if the Board wanted to authorize dance classes at the District facilities, they would prepare a license agreement and bring it back to the Board. The Board decided for staff to bring back a proposed license agreement to the next scheduled Board meeting.

On MOTION by Mr. Jones, seconded by Ms. Sides, with all in favor, Authorizing Staff to Bring Back a Proposed License Agreement to the Next Scheduled Board Meeting for International Dance Classes, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock reminded the Board, going into the Holiday season, that the Ethics Training requirement for the Board would begin in January 2024. She explained that their firm was working on modules that they could use to accomplish the Ethics Training and they would be available online for them to use. She added that alternatively they could incorporate them into their meetings or a workshop. She pointed out that it was four hours of required training starting January of next year.

B. Engineer**i. Status of Right of Way Repairs**

Mr. Rayl updated the Board on the pavement repair issue. He explained that he spoke with Daniel Arnette. He further explained that Faulkner did their report in June of 2022. The City of Lakeland prepared their estimate that included the Faulkner report and included the exhibits that they expected to have responsibility for in January of this year and the cost estimate total was \$251,000. After that on April 19, there was a field walkthrough with representatives of the city, representatives from Faulkner, QGS, and Preferred Materials. He noted that the areas of repair were marked in the field and measurements were taken at that time, which was how the exhibits provided by Mr. Arnette were derived. He noted the discrepancies that they saw between that exhibits where they had areas marked out in yellow and red. He pointed out that the red versions were the result of the field walkthrough. Then, QGS prepared their quote for that work and their quote was dated May 1st. He further discussed the status of the right of way repairs. He clarified that the paving was to include in the entirety of the cul-de-sac. He concluded that in the end, the QGS bid was \$190,519.53 and the Richmond American Homes commitment amounts to \$33,118.80 of that, which would leave a balance between the CDD and the developer of \$157,473. He also added that would be the balance of the work items that were apparently the end result of the April walkthrough, the bid from QGS, and the reduction by what Richmond American committed to. He noted that he felt comfortable that this was an accurate representation of what had occurred to date. He added that he was going to continue to coordinate closely with Mr. Arnette to make sure they clean up and clear up the items where there were discrepancies and see when the QGS schedule will allow them to get this work done and then they can coordinate how they will get this accepted by the city, closed out and resolved.

Ms. Adams asked Mr. Rayl if he had an update on the proposal for the Siltstone repair. Mr. Rayl responded that they did not get a quote on that repair because they discussed it at the tail end of the rainy season and the urgency wasn't there, but now was a good time to do that kind of work. He stated that he would get a quote for that repair and bring it back to the next meeting.

C. Field Manager's Report**i. Consideration of Proposal from Swim Lifts for Pool Lift Install**

Mr. Bailey presented the field manager's report which can be found in the agenda package.

Complete items included:

- Men's restroom sink replacement at Amenity One
- Women's restroom hygiene trash was secured back to the wall at Amenity One.
- Women's restroom door closer damage was repaired at Amenity One.
- Amenity Clubhouse paint damage was touched up.
- The R monument damage was cleaned up and repaired.
- Trash at the end of Medulla Road was cleaned up.
- The Breeze Way Gate was installed and stronger than previous gate.
- The Lake Doctors will treat the lake for Hydrilla on November 14th.

Mr. Bailey stated that it was brought up about installing hydraulic lifts to get a quote to see what they were looking at. He explained that he spoke with their vendor, and he said it would be around \$19,000, but they may not have to pull the permits, which would bring them to about \$16,768 to install the two hydraulic lifts. He noted that they didn't have a line item for this, but there were a couple of options that they could look at including the landscaping and the amenity repair and maintenance. Ms. Adams stated that they also had their capital reserve fund, and this would be an appropriate expense for capital reserve because it was durable equipment. She also clarified that this was for two pool lifts and was in order to become compliant with ADA requirements for public pools. She explained that the one thing that was not discussed a lot was that the hydraulic lifts were more durable unless prone to operational outages when compared to the other type of system that had been installed there in the past. Discussion ensued on the swim lifts for the pool, and it was decided to defer this item to the December 2023 Board meeting.

There was a comment on the retention pond down near Siltstone, which was noted to have not been mowed in a while and had weeds. Discussion ensued on other areas that need to be mowed and maintained also. Mr. Bailey will further investigate the areas discussed. Mr. Jones thanked Mr. Bailey and his crew for maintaining everything.

D. District Manager's Report**i. Approval of the Check Register**

Ms. Adams presented the check register to the Board from September 20, 2023 to October 20, 2023 totaling \$91,842.31.

On MOTION by Mr. Jones, seconded by Ms. Sides, with all in favor, the Check Register for \$91,842.31, was approved.

ii. Balance Sheet and Income Statement

Ms. Adams reviewed the unaudited financial statements through September 30th and the combined balance sheet with a review of the status of the general fund along with the prorated budget compared to the actuals. No action is required, and this is for informational purposes only.

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

Ms. Adams asked for any Supervisor's requests. Mr. Jones commented on looking into doing something to close off the end of Medulla right after Siltstone. He noted that he, as a resident, contacted Lakeland and talked to Theresa Schwartz and there was nothing right now that they can't do, so it was up to them if they want to do closure of that road. Ms. Adams stated that they could have their field staff come up with a couple of ideas and send them to Allen for review.

Mr. Runyon asked if they had heard anything from FEMA. Ms. Adams explained that they did receive a recent request to supply additional information and that information had been supplied, but they had not received a disposition of the final outcome. She added that was actively in process and was not forgotten.

TENTH ORDER OF BUSINESS***Closed Security Session***

Ms. Adams stated that today's regular Board meeting was published and noticed with a closed security session. She read in accordance with Sections 119.0713 and 281.301 Florida Statutes, a portion of today's Towne Park Community Development District Board of Supervisors meeting was closed to the public because it relates to the District's security system plan. The Closed session is scheduled to begin at approximately 4:55 p.m. and will last for approximately 30 minutes but may last shorter or longer than that length. She noted that when the security system is discussed, the public will not be in attendance. The public will be notified that they can return

to the meeting upon completion of the discussion. She noted for members of the public that if they picked up an agenda, they may have noticed that they scheduled this as the last item, so they didn't feel like they needed to stay because the Board would not discuss any other matters at today's meeting. She gave members of the public opportunity to leave the facility.

ELEVENTH ORDER OF BUSINESS**Public Comments**

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS**Adjournment**

Ms. Adams adjourned the meeting.

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


Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

to be provided under separate cover

SECTION V

From: Keren FigueroaPagan Keren.figueroa15@outlook.com 
Subject: Events 2024
Date: November 18, 2023 at 6:00 AM
To: Tricia Adams tadams@gmscfl.com
Cc: Nick Pagan NICKPAGAN@KW.COM, Brittany Brookes bbrookes@gmscfl.com

KF

Good morning Tricia!

I am trying to get ahead of schedule as best as I can. I have a few dates so far that I'd like to submit for approval. Please let me know if you have any issues.

March 23
Easter Egg-stravaganza

April 19
Movie In The Park

May 31
End of School Summer Bash

June 8
Food Truck Rally

I will have more dates coming soon. Thank you again for all your support!



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

Facebook, Instagram, YouTube

SECTION VI

SECTION C

Towne Park CDD

Field Management Report



December 5th, 2023

Allen Bailey – Field Services Manager
GMS

Completed

Men's Restroom Soap Dispenser



✚ The men's restroom soap dispenser was replaced after being damaged.

Red Fern Ln Cut Back

✚ The area behind the homes on Red Fern Ln has been cut back to prevent encroachment.



Completed

Asphalt Sidewalk Edging



✚ The asphalt sidewalk has been edged to remove overgrowth.

Tract B Dry Pond

✚ The vegetation has been cleared in dry pond by the landscaper.



Complete

Large Lake Treatment

✚ The lake on Medulla has been treated and we are currently monitoring its effects.



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 1

Proposal # : 312

Proposal



Governmental
Management Services - CF

Maintenance Services

Phone: 407-201-1514

Email:

Abailey@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	
Medulla Delineator Place 20 Delineators with adhesive pads to block Medulla Rd off from traffic after Siltstone Rd.	

Qty	Description	Unit Price	Line Total
4	Labor	\$47.50	\$190.00
1	Mobilization	\$65.00	\$65.00
	Equipment		\$30.00
	Materials		\$1,058.67
Total Due:			\$1,343.67

This Proposal is Valid for 30 days.

Client Signature: _____

Proposal # : 313

Proposal



Governmental
Management Services - CF

Maintenance Services
Phone: 407-201-1514
Email:
Abailey@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	
Bollards: Place 4 Bollards on Medulla after Siltstone Rd with chains between bollards to prevent traffic.	

Qty	Description	Unit Price	Line Total
8	Labor	\$47.50	\$380.00
1	Mobilization	\$65.00	\$65.00
	Equipment		\$75.00
	Materials		\$888.80
Total Due:			\$1,408.80

This Proposal is Valid for 30 days.

Client Signature: _____

SECTION 2



200 S. F. Street
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: November 9 2023

SUBMITTED TO:

Allen Bailey
6200 Lee Vista Blvd
Suite 300
Orlando FL 32822
Phone: 1-407-560-4424
Email: abailey@gmscfl.com

Job Name / Location:

Town Park CDD
3883 White Egret Lane
Lakeland FL 33811

Town Park Pool area Screening all Sides with 7 Gal. Material.. Red areas per map.

	Qty	Unit	Unit Cost	TOTAL
Remove all existing designated hedges.				
Transplant grasses to Queen Palm bed	1			
Widen existing bed to 3'. Haul all material generated off site.		Each	\$0.00	\$990.00
Furnish and Install: 7 Gal. Pink or Purple Bouganvillas Bush on 3' Centers	64	Each	\$66.00	\$4,224.00
Drip Irrigation	1	Each		\$740.00
Mini pine bark	11	CY	\$55.00	\$605.00

Total: \$6,559.00

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc. required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Harold Simmons

Date: November 9, 2023

Accepted by: _____

Date Accepted: _____



200 S. F. Street
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: November 9 2023

SUBMITTED TO:

Allen Baily
6200 lee Vistga Blvd
Suit 300
Orlando fl. 332822
Phone: 1-407-560-4424
Email: abaily@gmscfi.com

Job Name / Location:

Town Park CDD
3883 White Egret Lane
Lakeland Fl. 33811

Town Park Pool area Screening all Sides with 7 Gal. Material.. Red and Yellow areas per map.

	Qty	Unit	Unit Cost	TOTAL
Remove all existing designated hedges.				
Transplant grasses to Quen Palm bed	1			
Widen existing bed to 3'. Haul all material generated off site.		Each		\$1,350.00
Furnish and Install: 7 Gal. Pink or Purple Bouganvillas Bush on 3' Centers	104	Each	\$66.00	\$6,864.00
Drip Irrigation	1	Each		\$1,253.00
Mini pine bark	17	CY	\$55.00	\$935.00

Total: \$10,402.00

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc. required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Harold Simmons

Date: November 9, 2023

Accepted by: _____

Date Accepted: _____



200 S. F. Street
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: November 9 2023

SUBMITTED TO:

Allen Bailly
6200 lee Vistga Blvd
Suit 300
Orlando fl. 332822
Phone: 1-407-560-4424
Email: abailey@gmscfl.com

Job Name / Location:

Town Park CDD
3883 White Egret Lane
Lakeland Fl. 33811

Town Park Pool area Screening all Sides with 15 Gal. Material.. Red Area only

	Qty	Unit	Unit Cost	TOTAL
Remove all existing designated hedges.				
Transplant grasses to Quen Palm bed	1			
Widen existing bed to 3'. Haul all material generated off site.		Each		\$990.00
Furnish and Install: 15 Gal. Pink or Purple Bouganvillas Bush on 4' Centers	49	Each	\$162.00	\$7,938.00
Drip Irrigation	1	Each		\$740.00
Mini pine bark	11	CY	\$55.00	\$605.00
			Total:	\$10,273.00

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc. required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Harold Simmons

Date: November 9, 2023

Accepted by: _____

Date Accepted: _____



200 S. F. Street
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: November 9 2023

SUBMITTED TO:

Allen Baily
6200 lee Vistga Blvd
Suit 300
Orlando fl. 332822
Phone: 1-407-560-4424
Email: abailey@gmscfi.com

Job Name / Location:

Town Park CDD
3883 White Egret Lane
Lakeland Fl. 33811

Town Park Pool area Screening all Sides with 15 Gal. Material.. Red and Yellow areas per map.

	Qty	Unit	Unit Cost	TOTAL
Remove all existing designated hedges.				
Transplant grasses to Quen Palm bed	1			
Widen existing bed to 3'. Haul all material generated off site.		Each	\$0.00	\$1,350.00
Furnish and Install: 15 Gal. Pink or Purple Bouganvillas Bush on 4' Centers	79	Each	\$162.00	\$12,798.00
Drip Irrigation	1	Each		\$1,253.00
Mini pine bark	17	CY	\$55.00	\$935.00
			Total:	\$16,336.00

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc. required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

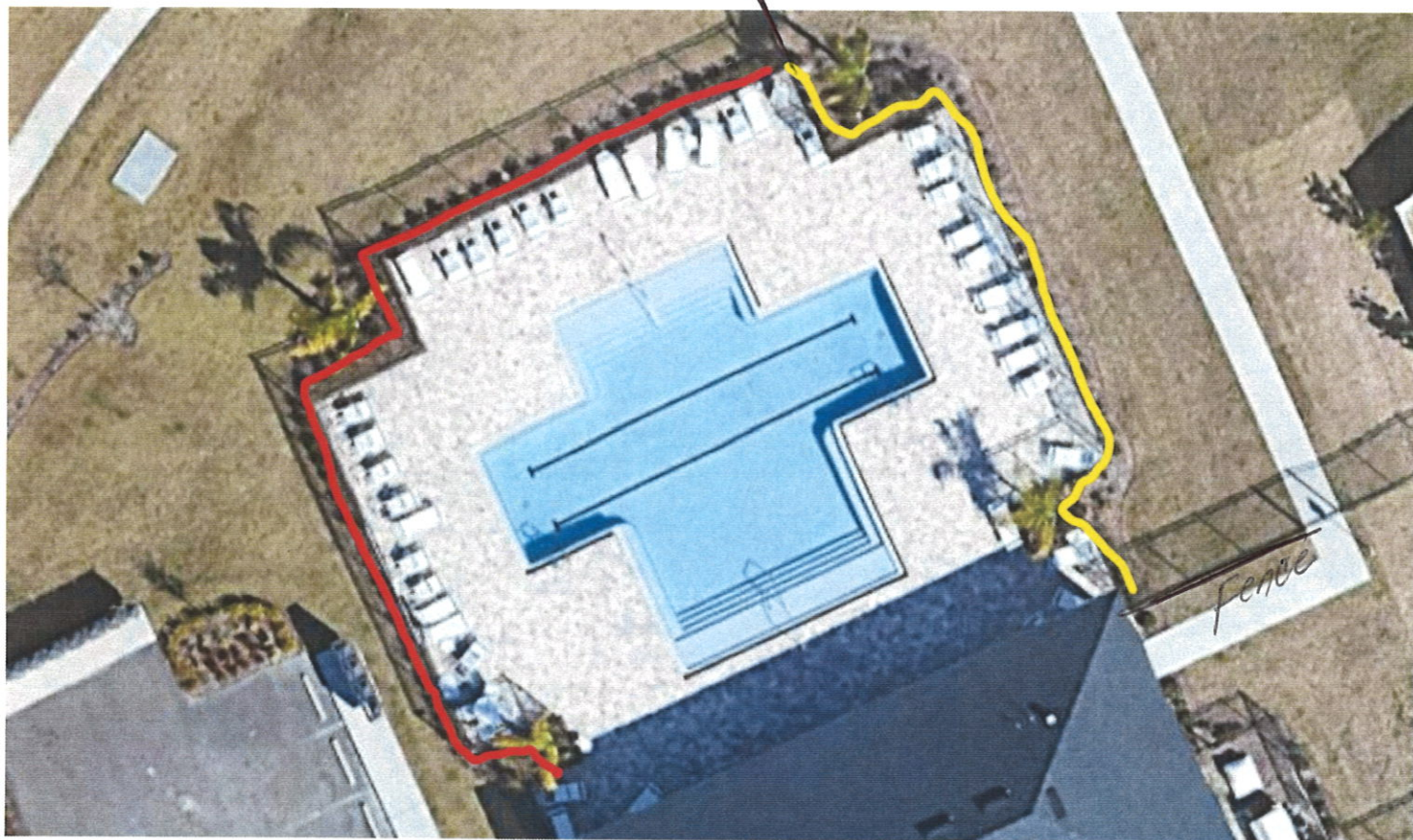
Submitted by: Harold Simmons

Date: November 9, 2023

Accepted by: _____

Date Accepted: _____

Fence to PARK.



fence

SECTION D

SECTION 1

Towne Park Community Development District

Summary of Check Register

October 21, 2023 to November 21, 2023

Fund	Date	Check No.'s	Amount
General Fund	10/27/23	679-685	\$ 32,524.60
	11/3/23	686	\$ 250.00
	11/8/23	687-691	\$ 1,000.00
	11/16/23	692-699	\$ 42,029.16
	11/20/23	700	\$ 4,862.39
	Total Amount		\$ 80,666.15

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 11/28/23	PAGE 2
*** CHECK DATES 10/21/2023 - 11/21/2023 ***	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 #
11/08/23	00091	11/07/23 RR110720	202311 310-51300-11000		*	200.00	
		BOS MEETING 11/7/23					
				ROGER RUNYAN			200.00 000689
11/08/23	00092	11/07/23 TZ110720	202311 310-51300-11000		*	200.00	
		BOS MEETING 11/7/23					
				THOMAS ZIMMERMAN			200.00 000690
11/08/23	00088	11/07/23 ZS110720	202311 310-51300-11000		*	200.00	
		BOS MEETING 11/7/23					
				ZABRINA SIDES			200.00 000691
11/16/23	00077	10/12/23 11925	202310 330-53800-47000		*	170.45	
		CLEANING SUPPLIES OCT 23					
		10/20/23 79975	202311 330-53800-47000		*	1,230.00	
		CLEANING NOV 23					
		10/28/23 80032	202310 330-53800-47000		*	150.00	
		CLEAN UP EVENT 10/28/23					
		11/06/23 11968	202311 330-53800-47000		*	50.21	
		CLEANING SUPPLIES NOV 23					
				E&A CLEANING CO			1,600.66 000692
11/16/23	00040	9/30/23 144	202309 320-53800-47500		*	1,468.00	
		GENERAL MAINT SEPT 23					
		11/01/23 145	202311 310-51300-34000		*	3,754.17	
		MANAGEMENT FEES NOV 23					
		11/01/23 145	202311 310-51300-35200		*	100.00	
		WEBSITE ADMIN NOV 23					
		11/01/23 145	202311 310-51300-35100		*	150.00	
		INFORMATION TECH NOV 23					
		11/01/23 145	202311 310-51300-31300		*	833.33	
		DISSEMINATION SVC NOV 23					
		11/01/23 145	202311 330-57200-11000		*	750.00	
		AMENITY ACCESS NOV 23					
		11/01/23 145	202311 310-51300-51000		*	1.11	
		OFFICE SUPPLIES NOV 23					
		11/01/23 145	202311 310-51300-42000		*	23.31	
		POSTAGE NOV 23					
		11/01/23 145	202311 310-51300-42500		*	2.85	
		COPIES NOV 23					
		11/01/23 146	202311 320-53800-12000		*	1,750.00	
		FIELD MANAGEMENT NOV 23					
				GOVERNMENTAL MANAGEMENT SERVICES-			8,832.77 000693
11/16/23	00082	11/01/23 10695	202311 320-53800-46200		*	19,053.33	
		LANDSCAPE MAINT NOV 23					
				PRINCE & SONS INC.			19,053.33 000694
				TWPK TOWNE PARK CDD CWRIGHT			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
11/16/23	00076	11/01/23 RES21-18	202310 310-51300-31100	ENGINEER SERVICES OCT 23	*	2,461.45	
				RAYL ENGINEERING & SURVEYING LLC			2,461.45 000695
11/16/23	00071	11/01/23 20839	202311 330-53800-48000	POOL MAINTENANCE NOV 23	*	3,500.00	
				RESORT POOL SERVICES DBA			3,500.00 000696
11/16/23	00087	10/31/23 11493445	202310 330-53800-34500	SECURITY OCT 23	*	2,414.44	
				SECURITAS SECURITY SERVICES			2,414.44 000697
11/16/23	00024	11/06/23 136350B	202311 320-53800-46400	POND MAINTENANCE NOV 23	*	3,888.00	
				THE LAKE DOCTORS			3,888.00 000698
11/16/23	00064	11/16/23 11162023	202311 300-15500-10000	EQUIPMENT LEASE DEC 23	*	278.51	
				WHFS, LLC			278.51 000699
11/20/23	00068	11/09/23 8013	202310 310-51300-31500	GENERAL COUNSEL OCT 23	*	4,862.39	
				KILINSKI/VAN WYK, PLLC			4,862.39 000700
TOTAL FOR BANK A						80,666.15	
TOTAL FOR REGISTER						80,666.15	

TWPK TOWNE PARK CDD CWRIGHT

SECTION 2

Towne Park
Community Development District

Unaudited Financial Reporting
October 31, 2023



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

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
<u>Cash:</u>					
Operating Account	\$ 177,195	\$ -	\$ -	\$ -	\$ 177,195
Capital Projects Account	\$ -	\$ -	\$ 785	\$ -	\$ 785
Capital Reserve Account	\$ -	\$ -	\$ -	\$ 81,816	\$ 81,816
<u>Investments:</u>					
<u>Series 2016 - 2A</u>					
Reserve	\$ -	\$ 111,063	\$ -	\$ -	\$ 111,063
Revenue	\$ -	\$ 90,831	\$ -	\$ -	\$ 90,831
Prepayment	\$ -	\$ 396	\$ -	\$ -	\$ 396
Construction	\$ -	\$ -	\$ 0	\$ -	\$ 0
<u>Series 2018 - 2B</u>					
Reserve	\$ -	\$ 60,400	\$ -	\$ -	\$ 60,400
Revenue	\$ -	\$ 85,180	\$ -	\$ -	\$ 85,180
Prepayment	\$ -	\$ 141	\$ -	\$ -	\$ 141
General	\$ -	\$ 0	\$ -	\$ -	\$ 0
Construction	\$ -	\$ -	\$ 72	\$ -	\$ 72
<u>Series 2018 - 3A</u>					
Reserve	\$ -	\$ 256,541	\$ -	\$ -	\$ 256,541
Revenue	\$ -	\$ 271,566	\$ -	\$ -	\$ 271,566
Prepayment	\$ -	\$ 141	\$ -	\$ -	\$ 141
<u>Series 2019 - 3B</u>					
Reserve	\$ -	\$ 167,922	\$ -	\$ -	\$ 167,922
Revenue	\$ -	\$ 167,839	\$ -	\$ -	\$ 167,839
Construction	\$ -	\$ -	\$ 68,789	\$ -	\$ 68,789
<u>Series 2019 - 3C</u>					
Reserve	\$ -	\$ 112,688	\$ -	\$ -	\$ 112,688
Revenue	\$ -	\$ 90,551	\$ -	\$ -	\$ 90,551
Prepayment	\$ -	\$ 130	\$ -	\$ -	\$ 130
Construction	\$ -	\$ -	\$ 0	\$ -	\$ 0
<u>Series 2020 - 3D</u>					
Reserve	\$ -	\$ 200,003	\$ -	\$ -	\$ 200,003
Revenue	\$ -	\$ 140,813	\$ -	\$ -	\$ 140,813
Construction	\$ -	\$ -	\$ 6,467	\$ -	\$ 6,467
Assessments Receivable	\$ 2,136	\$ 4,291	\$ -	\$ -	\$ 6,427
Deposits	\$ 4,500	\$ -	\$ -	\$ -	\$ 4,500
Prepaid Expenses	\$ 279	\$ -	\$ -	\$ -	\$ 279
Total Assets	\$ 184,110	\$ 1,760,495	\$ 76,113	\$ 81,816	\$ 2,102,534
Liabilities:					
Accounts Payable	\$ 11,527	\$ -	\$ -	\$ -	\$ 11,527
Total Liabilities	\$ 11,527	\$ -	\$ -	\$ -	\$ 11,527
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 279	\$ -	\$ -	\$ -	\$ 279
Restricted for:					
Debt Service - Series 2016 - 2A	\$ -	\$ 202,566	\$ -	\$ -	\$ 202,566
Debt Service - Series 2018 - 2B	\$ -	\$ 146,044	\$ -	\$ -	\$ 146,044
Debt Service - Series 2018 - 3A	\$ -	\$ 529,551	\$ -	\$ -	\$ 529,551
Debt Service - Series 2019 - 3B	\$ -	\$ 336,595	\$ -	\$ -	\$ 336,595
Debt Service - Series 2019 - 3C	\$ -	\$ 203,929	\$ -	\$ -	\$ 203,929
Debt Service - Series 2020 - 3D	\$ -	\$ 341,809	\$ -	\$ -	\$ 341,809
Capital Projects	\$ -	\$ -	\$ 76,113	\$ -	\$ 76,113
Assigned for:					
Capital Reserves	\$ -	\$ -	\$ -	\$ 81,816	\$ 81,816
Unassigned	\$ 172,305	\$ -	\$ -	\$ -	\$ 172,305
Total Fund Balances	\$ 172,583	\$ 1,760,495	\$ 76,113	\$ 81,816	\$ 2,091,007
Total Liabilities & Fund Balance	\$ 184,110	\$ 1,760,495	\$ 76,113	\$ 81,816	\$ 2,102,534

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/23	Thru 10/31/23	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 1,024,144	\$ -	\$ -	\$ -
Other Income	\$ 2,400	\$ 200	\$ 870	\$ 670
Total Revenues	\$ 1,026,544	\$ 200	\$ 870	\$ 670
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 1,000	\$ 1,000	\$ -
Engineering Fees	\$ 15,000	\$ 1,250	\$ 2,461	\$ (1,211)
Attorney	\$ 40,000	\$ 3,333	\$ 4,862	\$ (1,529)
Annual Audit	\$ 4,100	\$ -	\$ -	\$ -
Assessment Roll Services	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Reamortization Schedules	\$ 625	\$ -	\$ -	\$ -
Dissemination	\$ 10,000	\$ 833	\$ 833	\$ -
Trustee Fees	\$ 23,867	\$ 23,867	\$ 14,533	\$ 9,334
Management Fees	\$ 45,050	\$ 3,754	\$ 3,754	\$ -
Information Technology	\$ 1,800	\$ 150	\$ 150	\$ -
Website Maintenance	\$ 1,200	\$ 100	\$ 100	\$ -
Postage & Delivery	\$ 1,300	\$ 108	\$ 27	\$ 81
Insurance	\$ 6,985	\$ 6,985	\$ 6,572	\$ 413
Printing & Binding	\$ 500	\$ 42	\$ 2	\$ 40
Legal Advertising	\$ 3,500	\$ 292	\$ -	\$ 292
Other Current Charges	\$ 4,000	\$ 333	\$ 40	\$ 294
Office Supplies	\$ 200	\$ 17	\$ 1	\$ 16
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 175,302	\$ 47,239	\$ 39,511	\$ 7,729

Towne Park
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/23	Thru 10/31/23	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 30,401	\$ 30,401	\$ 30,111	\$ 290
Field Management	\$ 21,000	\$ 1,750	\$ 1,750	\$ -
Landscape Maintenance	\$ 263,665	\$ 21,972	\$ 19,053	\$ 2,919
Landscape Enhancements/Replacement	\$ 35,000	\$ 2,917	\$ -	\$ 2,917
Pond Maintenance	\$ 46,656	\$ 3,888	\$ 3,888	\$ -
Electric	\$ 5,400	\$ 450	\$ 208	\$ 242
Water & Sewer	\$ 1,100	\$ 92	\$ 60	\$ 31
Irrigation Repairs	\$ 12,500	\$ 1,042	\$ -	\$ 1,042
Right Of Way Repairs	\$ 180,000	\$ 15,000	\$ -	\$ 15,000
General Repairs & Maintenance	\$ 15,000	\$ 1,250	\$ -	\$ 1,250
Contingency	\$ 14,343	\$ 1,195	\$ 1,750	\$ (555)
Subtotal Field Expenditures	\$ 625,065	\$ 79,956	\$ 56,821	\$ 23,135
Amenity Expenditures				
Electric	\$ 26,400	\$ 2,200	\$ 1,624	\$ 576
Water	\$ 8,400	\$ 700	\$ 831	\$ (131)
Internet & Phone	\$ 3,200	\$ 267	\$ 218	\$ 49
Playground & Equipment Lease	\$ 26,935	\$ 2,245	\$ 2,065	\$ 180
Pool Service Contract	\$ 42,000	\$ 3,500	\$ 3,500	\$ -
Pool Furniture Repair & Replacement	\$ 6,000	\$ 500	\$ -	\$ 500
Janitorial Services	\$ 22,500	\$ 1,875	\$ 1,550	\$ 325
Security Services	\$ 43,000	\$ 3,583	\$ 2,414	\$ 1,169
Pest Control	\$ 3,400	\$ 283	\$ -	\$ 283
Amenity Access Management	\$ 9,000	\$ 750	\$ 750	\$ -
Amenity Repair & Maintenance	\$ 20,000	\$ 1,667	\$ 240	\$ 1,427
Contingency	\$ 14,343	\$ 1,195	\$ -	\$ 1,195
Subtotal Amenity Expenditures	\$ 225,177	\$ 18,765	\$ 13,192	\$ 5,573
Total Operations & Maintenance	\$ 850,242	\$ 98,721	\$ 70,013	\$ 28,708
Total Expenditures	\$ 1,025,544	\$ 145,960	\$ 109,524	\$ 36,436
Excess (Deficiency) of Revenues over Expenditures	\$ 1,000		\$ (108,654)	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out) - Capital Reserve	\$ (1,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (1,000)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ (108,654)	
Fund Balance - Beginning	\$ -		\$ 281,237	
Fund Balance - Ending	\$ -		\$ 172,583	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/23	Thru 10/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 111,715	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 885	\$ 885
Total Revenues	\$ 111,715	\$ -	\$ 885	\$ 885
Expenditures:				
Interest - 11/1	\$ 39,481	\$ -	\$ -	\$ -
Principal - 11/1	\$ 30,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 38,731	\$ -	\$ -	\$ -
Total Expenditures	\$ 108,213	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 3,502		\$ 885	
Fund Balance - Beginning	\$ 88,973		\$ 201,681	
Fund Balance - Ending	\$ 92,475		\$ 202,566	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/23	Thru 10/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 130,304	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 589	\$ 589
Total Revenues	\$ 130,304	\$ -	\$ 589	\$ 589
Expenditures:				
Interest - 11/1	\$ 44,647	\$ -	\$ -	\$ -
Principal - 5/1	\$ 30,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 44,647	\$ -	\$ -	\$ -
Total Expenditures	\$ 119,294	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 11,010		\$ 589	
Fund Balance - Beginning	\$ 84,005		\$ 145,456	
Fund Balance - Ending	\$ 95,015		\$ 146,044	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/23	Thru 10/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 525,011	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 2,134	\$ 2,134
Total Revenues	\$ 525,011	\$ -	\$ 2,134	\$ 2,134
Expenditures:				
Interest - 11/1	\$ 191,825	\$ -	\$ -	\$ -
Principal - 5/1	\$ 130,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 191,825	\$ -	\$ -	\$ -
Total Expenditures	\$ 513,650	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 11,361		\$ 2,134	
Fund Balance - Beginning	\$ 267,050		\$ 527,417	
Fund Balance - Ending	\$ 278,411		\$ 529,551	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/23	Thru 10/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 335,844	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 1,356	\$ 1,356
Total Revenues	\$ 335,844	\$ -	\$ 1,356	\$ 1,356
Expenditures:				
Interest - 11/1	\$ 115,409	\$ -	\$ -	\$ -
Principal - 5/1	\$ 105,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 115,409	\$ -	\$ -	\$ -
Total Expenditures	\$ 335,819	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 25		\$ 1,356	
Fund Balance - Beginning	\$ 164,779		\$ 335,238	
Fund Balance - Ending	\$ 164,804		\$ 336,595	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/23	Thru 10/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 225,524	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 822	\$ 822
Total Revenues	\$ 225,524	\$ -	\$ 822	\$ 822
Expenditures:				
Interest - 11/1	\$ 77,053	\$ -	\$ -	\$ -
Principal - 5/1	\$ 70,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 77,053	\$ -	\$ -	\$ -
Total Expenditures	\$ 224,106	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,418		\$ 822	
Fund Balance - Beginning	\$ 88,964		\$ 203,107	
Fund Balance - Ending	\$ 90,382		\$ 203,929	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/23	Thru 10/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 399,925	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 1,381	\$ 1,381
Total Revenues	\$ 399,925	\$ -	\$ 1,381	\$ 1,381
Expenditures:				
Interest - 11/1	\$ 126,431	\$ -	\$ -	\$ -
Principal - 5/1	\$ 145,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 126,431	\$ -	\$ -	\$ -
Total Expenditures	\$ 397,863	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 2,063		\$ 1,381	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (812)	\$ (812)
Net Change in Fund Balance	\$ 2,063		\$ 569	
Fund Balance - Beginning	\$ 141,226		\$ 341,240	
Fund Balance - Ending	\$ 143,289		\$ 341,809	

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

	Series	Series	Series	Series	Series	Series	
	2016 - 2A	2018 - 2B	2018 - 3A	2019 - 3B	2019 - 3C	2020 - 3D	Total
<u>Revenues</u>							
Interest	\$ -	\$ 0	\$ -	\$ 339	\$ -	\$ 24	\$ 364
Total Revenues	\$ -	\$ 0	\$ -	\$ 339	\$ -	\$ 24	\$ 364
<u>Expenditures:</u>							
Capital Outlay	\$ -	\$ -	\$ -	\$ 170	\$ -	\$ -	\$ 170
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ 38	\$ -	\$ 38
Total Expenditures	\$ -	\$ -	\$ -	\$ 170	\$ 38	\$ -	\$ 208
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 0	\$ -	\$ 169	\$ (38)	\$ 24	\$ 156
<u>Other Financing Sources/(Uses)</u>							
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 812	\$ 812
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 812	\$ 812
Net Change in Fund Balance	\$ -	\$ 0	\$ -	\$ 169	\$ (38)	\$ 836	\$ 967
Fund Balance - Beginning	\$ 0	\$ 71	\$ -	\$ 68,620	\$ 823	\$ 5,632	\$ 75,146
Fund Balance - Ending	\$ 0	\$ 72	\$ -	\$ 68,789	\$ 785	\$ 6,467	\$ 76,113

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/23	Thru 10/31/23	Variance
Revenues:				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Miscellaneous Expense	\$ -	\$ -	\$ 8	\$ -
Total Expenditures	\$ -	\$ -	\$ 8	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (8)	\$ -
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ 1,000	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ 1,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 1,000		\$ (8)	
Fund Balance - Beginning	\$ 81,824		\$ 81,824	
Fund Balance - Ending	\$ 82,824		\$ 81,816	

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Other Income	\$ 870	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	870
Total Revenues	\$ 870	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	870
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,000
Engineering Fees	\$ 2,461	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,461
Attorney	\$ 4,862	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,862
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Roll Services	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Reamortization Schedules	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination	\$ 833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	833
Trustee Fees	\$ 14,533	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14,533
Management Fees	\$ 3,754	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,754
Information Technology	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	150
Website Maintenance	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	100
Postage & Delivery	\$ 27	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	27
Insurance	\$ 6,572	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,572
Printing & Binding	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Other Current Charges	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	40
Office Supplies	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative	\$ 39,511	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	39,511

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	\$ 30,111	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	30,111
Field Management	\$ 1,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,750
Landscape Maintenance	\$ 19,053	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	19,053
Landscape Enhancements/Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pond Maintenance	\$ 3,888	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,888
Electric	\$ 208	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	208
Water & Sewer	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	60
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Right Of Way Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ 1,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,750
Subtotal Field Expenditures	\$ 56,821	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	56,821
Amenity Expenditures													
Electric	\$ 1,624	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,624
Water	\$ 831	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	831
Internet & Phone	\$ 218	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	218
Playground & Equipment Lease	\$ 2,065	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,065
Pool Service Contract	\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,500
Pool Furniture Repair & Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Janitorial Services	\$ 1,550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,550
Security Services	\$ 2,414	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,414
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Access Management	\$ 750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	750
Amenity Repair & Maintenance	\$ 240	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	240
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Amenity Expenditures	\$ 13,192	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,192
Total Operations & Maintenance	\$ 70,013	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	70,013
Total Expenditures	\$ 109,524	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	109,524
Excess (Deficiency) of Revenues over Expenditures	\$ (108,654)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(108,654)
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (108,654)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(108,654)

SECTION 3

Towne Park CDD Security

- An application has been filed with the Polk County Bureau for Safe Schools to schedule a crossing guard at Amenity Center I. This must be evaluated by the county, county engineers, school system, etc.
- Staff is working with Lakeland Police regarding community policing for the area as it is available.
- Quotes are being obtained for off-duty officer costs, additional security guard costs, and remote guarding options at both facilities on an as-needed basis.