Towne Park
Community Development District

Agenda

December 19, 2023

AGENDA

Towne Park
Community Development District

219 East Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

December 12, 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 19, 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/87040761530
Zoom Call-In Information: 646 931 3860
Meeting ID: 870 4076 1530

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 2024 Community Events Organized by Keren Figueroa- Pagan
5. Ratification of Data Sharing & Usage Agreement with Polk County Property Appraiser
6. Staff Reports
    - A. Attorney
    - B. Engineer
        - i. Discussion of Proposal for 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. Ratification of Requisitions No. 108- 113
        - iv. 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	Chairman
Jennifer Tidwell *by Zoom*	Vice Chairperson
Tom Zimmerman	Assistant Secretary
Roger Runyon *by Zoom*	Assistant Secretary
Zabrina Sides	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Meredith Hammock	District Counsel, Kilinski | Van Wyk PLLC
Alan Rayl *by Zoom*	District Engineer, Rayl Engineering
Allen Bailey	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.

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 rink 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

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!

SECTION V

Revised 12/2023
ADA Compliant

Marsha M. Faux, CFA, ASA
POLK COUNTY PROPERTY APPRAISER
2024 Data Sharing and Usage Agreement

This Data Sharing and Usage Agreement, hereinafter referred to as "**Agreement**," establishes the terms and conditions under which the Towne Park Community Development District hereinafter referred to as "**agency**," can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in FS 119.071.

In accordance with the terms and conditions of this Agreement, the agency agrees to protect confidential data in accordance with FS 282.3185 and FS 501.171 and adhere to the standards set forth within these statutes.

For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality and personal identifying information.

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages pertaining to parcels owned by individuals that have received exempt / confidential status, hereinafter referred to as "**confidential data,**" **will be protected as follows**:

1. The **agency** will not release **confidential data** that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the **confidential data** in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to **confidential data** is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to **confidential data** is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying information is released.
6. The **agency** agrees to comply with all regulations for the security of confidential personal information as defined in FS 501.171.
7. The **agency**, when defined as "local government" by FS 282.3185, is required to adhere to all cybersecurity guidelines when in possession of data provided or obtained from the Polk County Property Appraiser.

The term of this Agreement shall commence on **January 1, 2024,** and shall run until **December 31, 2024**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

POLK COUNTY PROPERTY APPRAISER

Signature: Marsha Faux

Print: Marsha M. Faux CFA, ASA

Title: Polk County Property Appraiser

Date: December 1, 2023

Agency: Towne Park CDD

Signature: Tricia L. Adams

Print: Tricia L. Adams

Title: District Manager

Date: 12/4/23

Please email the signed agreement to pataxroll@polk-county.net.

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	Prepared By:
Towne Park CDD	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	Prepared By:
Towne Park CDD	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:	Job Name / Location:
Allen Baily 6200 lee Vistga Blvd Suit 300 Orlandso fl. 332822 Phone: 1-407-560-4424 Email: abailey@gmscfl.com	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 Quen Palm bed** **Widen existing bed to 3'. Haul all material generated off site.**	1	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:	Job Name / Location:
Allen Baily 6200 lee Vistga Blvd Suit 300 Orlandso fl. 332822 Phone: 1-407-560-4424 Email: abailey@gmscfl.com	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** **Widen existing bed to 3'. Haul all material generated off site.**	1	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: _____

PRINCE & SONS

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:	Job Name / Location:
Allen Baily 6200 lee Vistga Blvd Suit 300 Orlandso fl. 332822 Phone: 1-407-560-4424 Email: abailey@gmscfl.com	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** **Widen existing bed to 3'. Haul all material generated off site.**	1	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:	Job Name / Location:
Allen Baily 6200 lee Vistga Blvd Suit 300 Orlandso fl. 332822 Phone: 1-407-560-4424 Email: abailey@gmscfl.com	Town Park CDD 3883 White Egret Lane Lakeland Fl. 33811

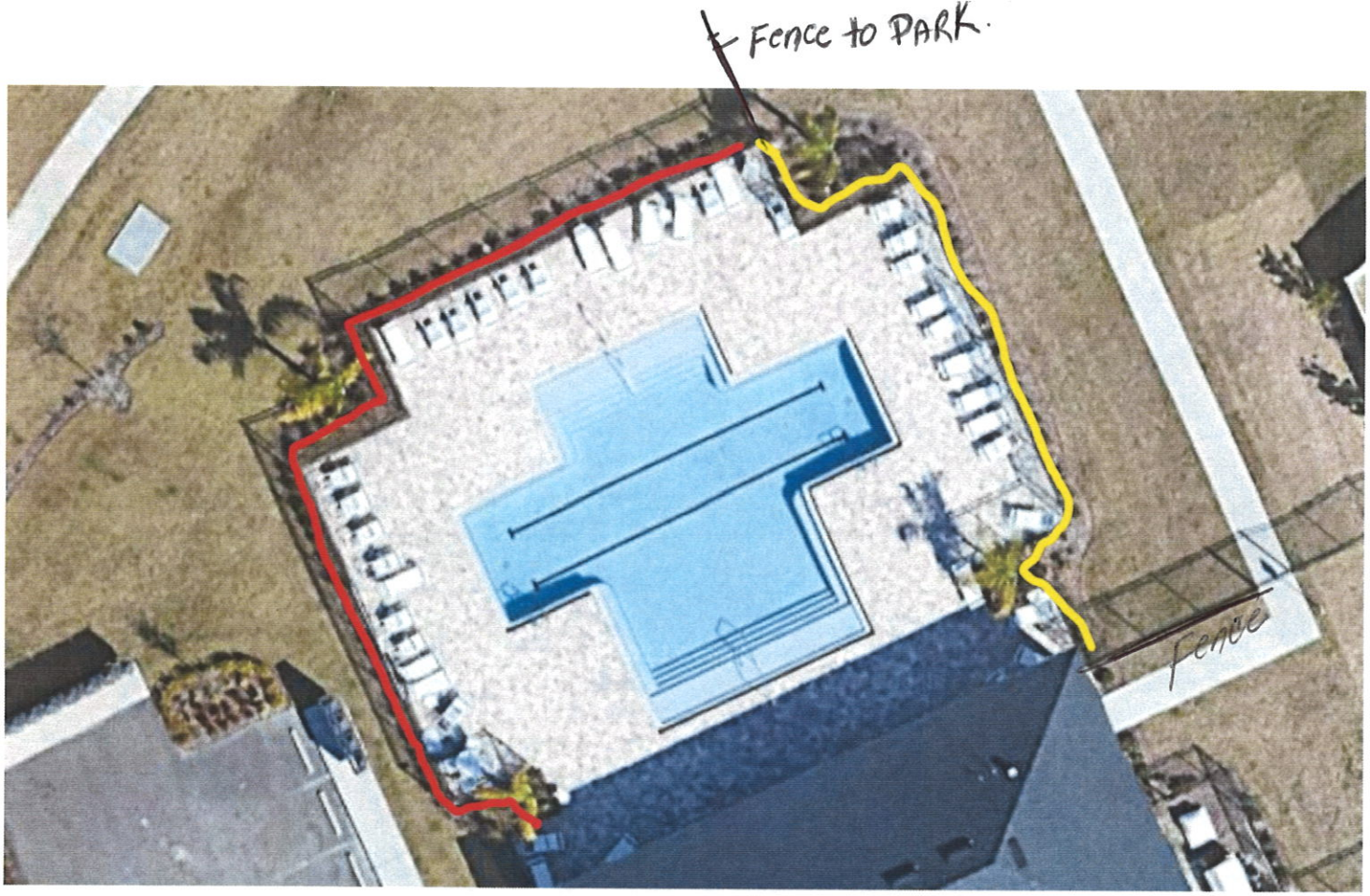
Town Park Pool area Screening all Sides with 15 Gal. Material.. Red and Yellow areas per map.

	Qty	Unit	Unit Cost	TOTAL
Remove all existing designated hedges. **Transplant grasses to Quen Palm bed** **Widen existing bed to 3'. Haul all material generated off site.**	1	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: _____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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**

*** 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	CHECK #
10/27/23	00100	10/05/23	23-1207	202310	320-53800-49000		*	1,750.00		
			SURVEYING SVCS OCT 23							
						AJN SURVEYING, LLC			1,750.00	000679
10/27/23	00077	9/09/23	79924	202309	330-53800-47000		*	150.00		
			CLEAN UP EVENT 9/9/23							
		9/28/23	11902	202309	330-53800-47000		*	75.90		
			CLEANING SUPPLIES SEPT 23							
						E&A CLEANING CO			225.90	000680
10/27/23	00040	8/31/23	140	202308	320-53800-47500		*	2,451.18		
			GENERAL MAINT AUG 23							
						GOVERNMENTAL MANAGEMENT SERVICES-			2,451.18	000681
10/27/23	00082	9/21/23	10179	202309	320-53800-47300		*	637.68		
			REPLACE SPRAY HEADS							
		9/21/23	10361	202309	320-53800-47300		*	500.00		
			REPLACE BROKEN VALVE BOX							
		10/01/23	10318	202310	320-53800-46200		*	19,053.33		
			LANDSCAPE MAINT OCT 23							
						PRINCE & SONS INC.			20,191.01	000682
10/27/23	00071	10/01/23	20567	202310	330-53800-48000		*	3,500.00		
			POOL MAINTENANCE OCT 23							
		10/06/23	20744	202310	330-53800-47500		*	240.00		
			REPAIR TANK LIDS							
						RESORT POOL SERVICES DBA			3,740.00	000683
10/27/23	00024	10/02/23	129602B	202310	320-53800-46400		*	3,888.00		
			POND MAINTENANCE OCT 23							
						THE LAKE DOCTORS			3,888.00	000684
10/27/23	00064	10/27/23	10272023	202310	300-15500-10000		*	278.51		
			EQUIPMENT LEASE NOV 23							
						WHFS, LLC			278.51	000685
11/03/23	00101	10/30/23	10302023	202311	300-36900-10000		*	250.00		
			REFUND RENTAL FEE							
						JOYCE TIBBETTS			250.00	000686
11/08/23	00080	11/07/23	GJ110720	202311	310-51300-11000		*	200.00		
			BOS MEETING 11/7/23							
						GREGORY M. JONES			200.00	000687
11/08/23	00055	11/07/23	JT110720	202311	310-51300-11000		*	200.00		
			BOS MEETING 11/7/23							
						JENNIFER TIDWELL			200.00	000688

*** 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

*** 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	#
11/16/23	00076	11/01/23	RES21-18	202310	310-51300-31100		*	2,461.45		
			ENGINEER SERVICES OCT 23							
						RAYL ENGINEERING & SURVEYING LLC			2,461.45	000695
11/16/23	00071	11/01/23	20839	202311	330-53800-48000		*	3,500.00		
			POOL MAINTENANCE NOV 23							
						RESORT POOL SERVICES DBA			3,500.00	000696
11/16/23	00087	10/31/23	11493445	202310	330-53800-34500		*	2,414.44		
			SECURITY OCT 23							
						SECURITAS SECURITY SERVICES			2,414.44	000697
11/16/23	00024	11/06/23	136350B	202311	320-53800-46400		*	3,888.00		
			POND MAINTENANCE NOV 23							
						THE LAKE DOCTORS			3,888.00	000698
11/16/23	00064	11/16/23	11162023	202311	300-15500-10000		*	278.51		
			EQUIPMENT LEASE DEC 23							
						WHFS, LLC			278.51	000699
11/20/23	00068	11/09/23	8013	202310	310-51300-31500		*	4,862.39		
			GENERAL COUNSEL OCT 23							
						KILINSKI/VAN WYK, PLLC			4,862.39	000700

TOTAL FOR BANK A 80,666.15

TOTAL FOR REGISTER 80,666.15

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:					
Cash:					
Operating Account	$ 177,195	$ -	$ -	$ -	$ 177,195
Capital Projects Account	$ -	$ -	$ 785	$ -	$ 785
Capital Reserve Account	$ -	$ -	$ -	$ 81,816	$ 81,816
Investments:					
Series 2016 - 2A					
Reserve	$ -	$ 111,063	$ -	$ -	$ 111,063
Revenue	$ -	$ 90,831	$ -	$ -	$ 90,831
Prepayment	$ -	$ 396	$ -	$ -	$ 396
Construction	$ -	$ -	$ 0	$ -	$ 0
Series 2018 - 2B					
Reserve	$ -	$ 60,400	$ -	$ -	$ 60,400
Revenue	$ -	$ 85,180	$ -	$ -	$ 85,180
Prepayment	$ -	$ 141	$ -	$ -	$ 141
General	$ -	$ 0	$ -	$ -	$ 0
Construction	$ -	$ -	$ 72	$ -	$ 72
Series 2018 - 3A					
Reserve	$ -	$ 256,541	$ -	$ -	$ 256,541
Revenue	$ -	$ 271,566	$ -	$ -	$ 271,566
Prepayment	$ -	$ 141	$ -	$ -	$ 141
Series 2019 - 3B					
Reserve	$ -	$ 167,922	$ -	$ -	$ 167,922
Revenue	$ -	$ 167,839	$ -	$ -	$ 167,839
Construction	$ -	$ -	$ 68,789	$ -	$ 68,789
Series 2019 - 3C					
Reserve	$ -	$ 112,688	$ -	$ -	$ 112,688
Revenue	$ -	$ 90,551	$ -	$ -	$ 90,551
Prepayment	$ -	$ 130	$ -	$ -	$ 130
Construction	$ -	$ -	$ 0	$ -	$ 0
Series 2020 - 3D					
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 Liabilites	**$ 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 Budget	Prorated Budget Thru 10/31/23	Actual Thru 10/31/23	Variance
Revenues:				
Assessments - Tax Roll	$ 1,024,144	$ -	$ -	$ -
Other Income	$ 2,400	$ 200	$ 870	$ 670
Total Revenues	**$ 1,026,544**	**$ 200**	**$ 870**	**$ 670**
Expenditures:				
General & Administrative:				
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 Budget	Prorated Budget Thru 10/31/23	Actual Thru 10/31/23	Variance
Operations & Maintenance				
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)	
Other Financing Sources/(Uses):				
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 Budget	Prorated Budget Thru 10/31/23	Actual 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 Budget	Prorated Budget Thru 10/31/23	Actual 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 Budget	Prorated Budget Thru 10/31/23	Actual 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 Budget	Prorated Budget Thru 10/31/23	Actual 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 Budget	Prorated Budget Thru 10/31/23	Actual 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 Budget	Prorated Budget Thru 10/31/23	Actual 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 2016 - 2A	Series 2018 - 2B	Series 2018 - 3A	Series 2019 - 3B	Series 2019 - 3C	Series 2020 - 3D	Total
Revenues							
Interest	$ -	$ 0	$ -	$ 339	$ -	$ 24	$ 364
Total Revenues	**$ -**	**$ 0**	**$ -**	**$ 339**	**$ -**	**$ 24**	**$ 364**
Expenditures:							
Capital Outlay	$ -	$ -	$ -	$ 170	$ -	$ -	$ 170
Miscellaneous	$ -	$ -	$ -	$ -	$ 38	$ -	$ 38
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ 170**	**$ 38**	**$ -**	**$ 208**
Excess (Deficiency) of Revenues over Expenditures	**$ -**	**$ 0**	**$ -**	**$ 169**	**$ (38)**	**$ 24**	**$ 156**
Other Financing Sources/(Uses)							
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 Budget	Prorated Budget Thru 10/31/23	Actual 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
Operations & Maintenance													
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

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: 108

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee pursuant to applicable Acquisition Agreement: HUB International Midwest West

(D) Amount Payable: $573.00

(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 # 3115706 - Renew Business

(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 (e.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.

_____ 9/14/23
Consulting Engineer

#108
HUB
$573.00
Renew Business - Riverstone 5/6.

Hub International Midwest West

Phone: 630-468-5600
Fax:

Invoice # 3115706	Page 1 of 1
ACCOUNT NUMBER	DATE
HIGHLLC-01	08/14/2023
BALANCE DUE ON	AMOUNT DUE
04/16/2023	$573.00

RECEIVED
By jannis at 9:10:03 AM, 8/24/2023

Revised invoices see pg 2 & 3

SENT TO CDD
By rnantes at 11:16:04 AM, 9/13/2023

Town Park Community Development District
Cassidy Land Development, LLC
Jeff Shenefield
3020 S. Florida Ave. #101
Lakeland, FL 33803

APPROVE
By lroden at 10:37:57 AM, 9/6/2023

Pay My Bill Online

Visit our online portal to easily and securely pay your HUB invoice using your banking information (ACH)

www.hubinternational.com/paymybill

Bond (Renewable) PolicyNumber: LICX1204141 Effective: 04/16/2023 to 06/20/2023

Item #	Trans Eff Date	Due Date	Trans	Description	Amount
36331393	04/16/2023	04/16/2023	RENB	Fncl. Lakeland Electric. Towne Park, Riverstone Ph 5/6 - U	$3,218.00
36331393	04/16/2023	08/14/2023	APCR	return premium	($2,645.00)

Fncl. Lakeland Electric. Towne Park, Riverstone Ph 5/6 - Utility Deposit - Install Electrical Facilites. $128,712

Policy Invoice Balance: **$573.00**

Total Invoice Balance: **$573.00**

ADDITIONAL PAYMENT OPTIONS

PAY BY CHECK

Please remit your payment to:
HUB International
55 East Jackson Boulevard
Suite 14th Floor
Chicago, IL 60604

***** PREMIUM FINANCING OPTIONS MAY BE AVAILABLE UPON REQUEST; PLEASE CONTACT YOUR HUB REPRESENTATIVE *****

***** PLEASE RETURN A COPY OF THIS INVOICE WITH YOUR CHECK, AND REFERENCE ON THE PAYMENT YOUR INVOICE # 3115706 *****

Hub International Midwest West

Phone: 630-468-5600
Fax:

RECEIVED
By rnantes at 9:59:05 AM, 3/24/2023

Invoice # 3115706	Page 1 of 1
ACCOUNT NUMBER	DATE
HIGHLLC-01	03/23/2023
BALANCE DUE ON	AMOUNT DUE
04/16/2023	$3,218.00

Town Park Community Development District
Highland - Cassidy LLC
Jeff Shenefield
3020 S. Florida Ave. #101
Lakeland, FL 33803

Pay My Bill Online

Visit our online portal to easily and securely pay your HUB invoice using your banking information (ACH)

www.hubinternational.com/paymybill

Bond (Renewable) PolicyNumber: LICX1204141 Effective: 04/16/2023 to 04/16/2024

Item #	Trans Eff Date	Due Date	Trans	Description	Amount
36331393	04/16/2023	04/16/2023	RENB	Fncl. Lakeland Electric. Towne Park, Riverstone Ph 5/6 - U	$3,218.00

Fncl. Lakeland Electric. Towne Park, Riverstone Ph 5/6 - Utility Deposit - Install Electrical Facilites. $128,712

Policy Invoice Balance: **$3,218.00**

Total Invoice Balance: **$3,218.00**

Thank you for your business!

ADDITIONAL PAYMENT OPTIONS

PAY BY CHECK

Please remit your payment to:
HUB International
55 East Jackson Boulevard
Suite 14th Floor
Chicago, IL 60604

BOND HAS BEEN RELEASED. RECEIVING CREDIT.

***** PREMIUM FINANCING OPTIONS MAY BE AVAILABLE UPON REQUEST; PLEASE CONTACT YOUR HUB REPRESENTATIVE *****

***** PLEASE RETURN A COPY OF THIS INVOICE WITH YOUR CHECK, AND REFERENCE ON THE PAYMENT YOUR INVOICE # 3115706 *****

Hub International Midwest West
Phone: 630-468-5600
Fax:

Invoice # 3244310	Page 1 of 1
ACCOUNT NUMBER	DATE
HIGHLLC-01	07/05/2023
BALANCE DUE ON	AMOUNT DUE
07/05/2023	-$2,645.00

Town Park Community Development District
Cassidy Land Development, LLC
Jeff Shenefield
3020 S. Florida Ave. #101
Lakeland, FL 33803

Pay My Bill Online

Visit our online portal to easily and securely pay your HUB invoice using your banking information (ACH)

www.hubinternational.com/paymybill

Bond (Renewable) PolicyNumber: LICX1204141 Effective: 04/16/2023 to 04/16/2024

Item #	Trans Eff Date	Due Date	Trans	Description	Amount
37991179	06/20/2023	07/05/2023	ENDT	return premium	($2,645.00)
Fncl. Lakeland Electric. Towne Park, Riverstone Ph 5/6 - Utility Deposit - Install Electrical Facilites- Return Premium				**Policy Invoice Balance:**	**($2,645.00)**
				Total Invoice Balance:	**($2,645.00)**

Thank you for your business!

ADDITIONAL PAYMENT OPTIONS

PAY BY CHECK

Please remit your payment to:
HUB International
55 East Jackson Boulevard
Suite 14th Floor
Chicago, IL 60604

***** PREMIUM FINANCING OPTIONS MAY BE AVAILABLE UPON REQUEST; PLEASE CONTACT YOUR HUB REPRESENTATIVE *****

***** PLEASE RETURN A COPY OF THIS INVOICE WITH YOUR CHECK, AND REFERENCE ON THE PAYMENT YOUR INVOICE # 3244310 *****

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 (e.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.

_____ 9/14/23
Consulting Engineer

109
Central Fl Traffic Control
$ 300.00
ATSSA Certified Drawings

Approved

DA 09/06/2023

Invoice

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

Date	Invoice #
7/20/2023	146

301920

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

Bill To
Heath Construction 346 E Central Avenue Winter Haven, FL 33880

SENT TO CDD
By rnantes at 11:16:04 AM, 9/13/2023

Riverstone 5 and 6
□□A□E AND DE□□

DE□ □R□□□r□□□□□

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!

EXHIBIT C

FORMS OF REQUISITIONS

TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2018
(ASSESSMENT AREA 3A 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 from the District to U.S. Bank National Association, as successor trustee (the "Trustee"), dated as of June 1, 2016, as supplemented by that certain Third Supplemental Trust Indenture dated as of June 1, 2018 (collectively, the "Assessment Area 3A Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Assessment Area 3A Indenture):

(A) Requisition Number: **265**

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee pursuant to applicable Acquisition Agreement: **Riverstone LLC**

(D) Amount Payable: **$54,356.72**

(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 10302020 for Return of Developer Funding

(F) Fund or Account and subaccount, if any, from which disbursement to be made:

X Assessment Area 3A Project 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 3A Project Acquisition and Construction Account;

3. each disbursement set forth above was incurred in connection with:

   X the Costs of the Assessment Area 3A Project.

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

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

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

Req #265
Riverstone LLC
$54,356.72

TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: 01/25/2021

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 3A Project, and is consistent with: (i) the applicable Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

_____
Consulting Engineer

Riverstone, LLC

Invoice

Date: 10/30/20
Invoice #: 10302020

To: TowneParke CDD
c/o: Riverstone Ph 1 (3A)

Return of Developer Contribution
QGS Pay App 19 - 51,045.42

Salesperson	Job	Due Date
Alex Aponte	Riverstone Phase 1	Upon Receipt

Qty	Description	Unit Price	Line Total
1.00	**Return of Developer Funding**	55,042.78	$55,042.78
			$0.00
	Note: See attached Funding Request #21A		$0.00
			$0.00
			$0.00
			$0.00
			$0.00
			$0.00
			$0.00
			$0.00
			$0.00
			$0.00
			$0.00
			$0.00
			$0.00
			$0.00
			$0.00
			$0.00
			$0.00
		Subtotal	55,042.78
		Sales Tax	
		Total	55,042.78

Make all checks payable to Riverstone, LLC

Thank you for your business!

Tax ID is #_____

Riverstone, LLC

Invoice

Date: 10/30/20
Invoice #: 10302020

To: TowneParke CDD
c/o: Riverstone Ph 1 (3A)

Return of Developer Contribution
QGS Pay App 19 - 51,045.42

Salesperson	Job	Due Date
Alex Aponte	Riverstone Phase 1	Upon Receipt

Qty	Description	Unit Price	Line Total
1.00	**Return of Developer Funding**	55,042.78	$55,042.78
			$0.00
	Note: See attached Funding Request #21A		$0.00
			$0.00
			$0.00
			$0.00
			$0.00
			$0.00
			$0.00
			$0.00
			$0.00
			$0.00
			$0.00
			$0.00
			$0.00
			$0.00
			$0.00
			$0.00
			$0.00
		Subtotal	55,042.78
		Sales Tax	
		Total	55,042.78

Make all checks payable to Riverstone, LLC

Thank you for your business!

Tax ID is #_____

EXHIBIT C

FORMS OF REQUISITIONS

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

(Acquisition and Construction)

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

(A) Requisition Number: **111**

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee pursuant to applicable Acquisition Agreement: **Towne Park CDD (Transfer funds to TP CDD 2020 construction acct # 231507005)**

(D) Amount Payable: **$4,500.00**

(E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments: To reimburse for paying req # 107 from wrong phase

(F) Fund or Account and subaccount, if any, from which disbursement to be made:

X Assessment Area 3B Acquisition and Construction Account.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,

2. each disbursement set forth above is a proper charge against:

   X Assessment Area 3B Acquisition and Construction Account;

3. each disbursement set forth above was incurred in connection with:

   X the Costs of the Assessment Area 3B Project.

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

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

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

TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: 8/21/23

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

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

_____ 8/21/23
Consulting Engineer

~~111~~ 111
Town Park CDD
Transfer funds.
$4,500.00

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: 107

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee pursuant to applicable Acquisition Agreement: Raysor Transportation Consulting, LLC

(D) Amount Payable: $4,500.00

(E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 9-266110 & 8-266110 - Additional Services

(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 (e.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: _____

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.

#107
Raysor Transportation
$4,500
Additional Services

8/16/23
Consulting Engineer

RAYSOR Transportation Consulting

TRAFFIC ENGINEERING
DEVELOPMENT SUPPORT

INVOICE

July 31, 2023

Riverstone, LLC
Attn: Accounts Payable
346 East Central Avenue
Winter Haven, Florida 33880

PROFESSIONAL TRAFFIC ENGINEERING SERVICES

PROJECT NAME: **RIVERSTONE TRAFFIC SIGNAL DESIGN** | *Lakeland, Florida*
CLIENT CONTACT: *Rennie Heath / Daniel Arnette*

INVOICE No. 9-266110
Period Ending: July 31, 2023

	TOTAL FEE	PERCENT COMPLETE	FEE EARNED	PRIOR BILLING	CURRENT FEE
TASK 1.0: TRAFFIC SIGNAL DESIGN PLANS	$ 25,000.00	100%	$ 25,000.00	$ 25,000.00	$ 0.00
TASK 2.0: STRUCTURAL ENGINEERING DESIGN	$ 6,000.00	100%	$ 6,000.00	$ 6,000.00	$ 0.00
TASK 3.0: PERMITTING SERVICES	$ 2,000.00	100%	$ 2,000.00	$ 2,000.00	$ 0.00
TASK 4.0: MARCH 2022 CHANGE ORDER	$ 8,500.00	100%	$ 8,500.00	$ 8,500.00	$ 0.00
TASK 5.0: ADDITIONAL SERVICES			$ 16,550.00	$ 14,050.00	$ 2,500.00
TOTAL			**$ 58,050.00**	**$ 55,550.00**	**$ 2,500.00**

ADDITIONAL SERVICES THIS PERIOD: (A) FIELD MEETING WITH LAKELAND ELECTRIC ON 7/18/23, (B) SIGNAL PLAN REVISIONS. [10 HOURS @ $250/HR]

CURRENT PAYMENT DUE: $ 2,500.00 <<< due upon receipt

PLEASE REMIT PAYMENT TO:

RAYSOR TRANSPORTATION CONSULTING, LLC
19046 BRUCE B. DOWNS BOULEVARD, SUITE 308
TAMPA, FLORIDA 33647

Rennie Heath

RAYSOR Transportation Consulting

Michael Raysor

Michael D. Raysor, P.E.
President

Signature Certificate

Reference number: QMXDG-OK96K-TMK3K-JFVID

Signer	Timestamp	Signature
Rennie Heath Email: rheath@heathfl.com		Rennie Heath
Sent:	10 Aug 2023 13:51:25 UTC	
Viewed:	10 Aug 2023 17:13:58 UTC	
Signed:	10 Aug 2023 17:14:10 UTC	
Recipient Verification:		IP address: 47.207.74.13
✔Email verified	10 Aug 2023 17:13:58 UTC	Location: Winter Haven, United States

Document completed by all parties on:

10 Aug 2023 17:14:10 UTC

RECEIVED

By beberline at 12:03:35 PM, 7/3/2023

RAYSOR Transportation Consulting

TRAFFIC ENGINEERING DEVELOPMENT SUPPORT

INVOICE

June 30, 2023

Riverstone, LLC
Attn: Accounts Payable
346 East Central Avenue
Winter Haven, Florida 33880

SENT TO CDD

By rnantes at 3:32:22 PM, 8/15/2023

PROFESSIONAL TRAFFIC ENGINEERING SERVICES

PROJECT NAME: **RIVERSTONE TRAFFIC SIGNAL DESIGN** | *Lakeland, Florida*
CLIENT CONTACT: *Rennie Heath / Daniel Arnette*

INVOICE No. 8-266110
Period Ending: June 30, 2023

	TOTAL FEE	PERCENT COMPLETE	FEE EARNED	PRIOR BILLING	CURRENT FEE
TASK 1.0: TRAFFIC SIGNAL DESIGN PLANS	$ 25,000.00	100%	$ 25,000.00	$ 9,050.00	$ 0.00
TASK 2.0: STRUCTURAL ENGINEERING DESIGN	$ 6,000.00	100%	$ 6,000.00	$ 6,000.00	$ 0.00
TASK 3.0: PERMITTING SERVICES	$ 2,000.00	100%	$ 2,000.00	$ 2,000.00	$ 0.00
TASK 4.0: MARCH 2022 CHANGE ORDER	$ 8,500.00	100%	$ 8,500.00	$ 8,500.00	$ 0.00
TASK 5.0: ADDITIONAL SERVICES			$ 14,050.00	$ 12,050.00	$ 2,000.00
TOTAL			**$ 55,550.00**	**$ 53,550.00**	**$ 2,000.00**

ADDITIONAL SERVICES THIS PERIOD: (A) CONFLICT RESOLUTION BETWEEN POLK COUNTY DESIGN PLANS AND SIGNALIZATION PLANS, INCLUDING PHONE CALLS, EMAILS, VIRTUAL MEETING, ETC., (B) FIELD REVIEW OF SIGNAL POLE STAKING LOCATIONS. [8 HOURS @ $250/HR]

CURRENT PAYMENT DUE: $ 2,000.00 <<< due upon receipt

PLEASE REMIT PAYMENT TO:

RAYSOR TRANSPORTATION CONSULTING, LLC
19046 BRUCE B. DOWNS BOULEVARD, SUITE 308
TAMPA, FLORIDA 33647

Rennie Heath

RAYSOR Transportation Consulting

Michael Raysor

Michael D. Raysor, P.E.
President

Signature Certificate

Reference number: XMNXE-KPNNM-CPY2U-XNXZT

Signer	Timestamp	Signature
Rennie Heath Email: rheath@heathfl.com		Rennie Heath
Sent:	10 Aug 2023 13:50:46 UTC	
Viewed:	10 Aug 2023 17:10:25 UTC	
Signed:	10 Aug 2023 17:10:48 UTC	
Recipient Verification:		IP address: 47.207.74.13
✔Email verified	10 Aug 2023 17:10:25 UTC	Location: Winter Haven, United States

Document completed by all parties on:

10 Aug 2023 17:10:48 UTC

EXHIBIT C

FORMS OF REQUISITIONS

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

(Acquisition and Construction)

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

(A) Requisition Number: **112**

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee pursuant to applicable Acquisition Agreement: **DS Boring LLC**

(D) Amount Payable: **$37,605.00**

(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 # 2023148, 2023218 & 2023273 - Installed Directional Bores & Transformer Clean up

(F) Fund or Account and subaccount, if any, from which disbursement to be made:

X Assessment Area 3B Acquisition and Construction Account.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,

2. each disbursement set forth above is a proper charge against:

   X Assessment Area 3B Acquisition and Construction Account;

3. each disbursement set forth above was incurred in connection with:

   X the Costs of the Assessment Area 3B Project.

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

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

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

TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: 9/12/23

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

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

_____ 9/12/23
Consulting Engineer

#112
DS Boring
$ 37,605.00
Install direct Bores & transform Clean up

Approved

DA 08/23/2023

301920

Invoice

DS Boring LLC

14315 Wadsworth Drive
Odessa, FL. 33556

RECEIVED
By beberline at 3:55:28 PM, 7/20/2023

Date	Invoice #
7/20/2023	2023218

R r

Bill To

HEATH CONSTRUCTION
346 EAST CENTRAL AVE
WINTER HAVEN, FL 33880

SENT TO CDD
By rnantes at 8:34:59 AM, 9/7/2023

Phase 5

Ship To

RIVERSTONE/MEDULLA
DANIEL ARNETTE

Atlantic Property Company, LLC

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
D ARNETTE	Net 30	DS	7/20/2023		023-062	RIVERSTONE/MEDULLA B...

Quantity	Item Code	Description	Price Each	Amount
1	DIRECTIONAL B...	LF - DIRECTIONAL BORE 1-2" CONDUIT	11,650.00	11,650.00
1	DIRECTIONAL B...	LF - DIRECTIONAL BORE 2' CONDUIT	6,300.00	6,300.00
865	DIRECTIONAL B...	LF - DIRECTIONAL BORE 1-1" CONDUIT	12.00	10,380.00

RE: DS Boring invoices for TP CDD to pay

NR Nicole Ray
To Development Invoices; Sheila Rounds

Follow up. Completed on Wednesday, September 6, 2023.
You replied to this message on 9/6/2023 4:30 PM.

Phase 2 remaining funds. Rennie wants to pay his remaining traffic and the DS Boring from the CDD.

Thank you for your business.

Phone #
813-929-1715

Total $28,330.00

Job# 023-062

D S Boring, LLC
14315 Wadsworth Drive
Odessa FL. 33556

Date: 10/4/2022
ATTN: DANIEL ARNETTE

HEATH CONSTUCTION
RE: MEDULLA BLVD RIVERSTONE

		Quantity/FT	Cost	Total
1)				
2)	DIRECTIONAL BORE 1-2" CONDUIT	1100	$14.00	$15,400.00
3)	DIRECTIONAL BORE ADDITIONAL 2" CONDUIT	1100	$8.00	$8,800.00
4)	DIRECTIONAL BORE 1-1" CONDUIT	865	$12.00	$10,380.00
5)				$0.00
6)				$0.00
7)				$0.00
8)				$0.00
9)				$0.00
10)				$0.00
11)				$0.00
12)				$0.00
13)				$0.00
14)				$0.00

Notes: THIS QUOTE INCLUDES ALL MATERIAL, LABOR, & EQUIPMENT..

Total: $34,580.00
PARTIAL BILL — 6,250
$28,330

Exclusions: Permits, Fees, Certified As-Builts, Surveying, Testing, Density Tests, Mot, Landscaping, Irrigation, Concrete and sod

Based on:
1) Proposal Good For 30 Days
2) Price Includes Labor and Equipment.
3) Proposal Becomes part Of Contract
4) To Be Field Measured Upon Completion
5) Payable on Completion
6) No retainage
7) All Material, Bedding Tape, Wire, Etc. Supplied By others
8) Milleage based trip charge(s) may apply if work area is not ready as quoted
9) Developer responsible for having all crossings "ASBUILT" when notified of completion
10) Hourly rates and/or trip charges will apply for locating crossings if damaged or any other reason oher than the fault of DS Boring, LLC.

Thank You For The Opportunity To Bid Your Projects

Accepted By :
Company :
Signature: Warren Heath
Print Name: Warren Heath
Position:
PO#:

Thank You
Dwight Spivey
Project Manager
Mobile: (813)724-4736
E-Mail: dwightspivey.dsboring@gmail.com

2022-10-07

D.A.

DS Boring LLC

14315 Wadsworth Drive
Odessa, FL. 33556

RECEIVED

By beberline at 4:07:40 PM, 8/31/2023

Approved **Invoice**

DA 08/31/2023

Date	Invoice#
8/31/2023	2023273

301920

Bill To	Ship To
HEATH CONSTRUCTION 346 EAST CENTRAL AVE WINTER HAVEN, FL 33880	RIVERSTONE/MEDULLA BLVD CO #1 DANIEL ARNETTE Atlantic Property Company, LLC □ □AT I□ T□E DE□E□O□ER □A□IN□ □

SENT TO CDD

By rnantes at 8:34:59 AM, 9/7/2023

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
D ARNETTE	Net 30	DS	8/31/2023		023-062	RIVERSTONE/MEDULLA B...

Quantity	Item Code	Description	Price Each	Amount
1	MISCELLANOUS	HOURLY WORK. INSTALLED 2-2" ELBOWS INTO EXISTING HOT TRANSFORMER. CLEAN UP + DODDED	2,800.00	2,800.00
1	MISCELLANOUS	MATERIAL - PALLET OF SOD	225.00	225.00

RE: DS Boring invoices for TP CDD to pay

NR Nicole Ray
To Development Invoices; Sheila Rounds

Follow up. Completed on Wednesday, September 6, 2023.
You replied to this message on 9/6/2023 4:30 PM.

Phase 2 remaining funds. Rennie wants to pay his remaining traffic and the DS Boring from the CDD.

Thank you for your business.

Phone#
813-929-1715

Total $3,025.00

DS Boring LLC

14315 Wadsworth Drive
Odessa, FL. 33556

RECEIVED

By beberline at 6:12:13 PM, 7/5/2023

Approved

Invoice

DA 08/31/2023

Date	Invoice#
5/12/2023	2023148

301920

Bill To	Ship To
HEATH CONSTRUCTION 346 EAST CENTRAL AVE WINTER HAVEN, FL 33880 Phase 5	RIVERSTONE MEDULLA BLVD DIRECTIONAL BORE DANIEL ARNETTE Atlantic Property Company, LLC

SENT TO CDD

By rnantes at 8:34:59 AM, 9/7/2023

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
D. ARNETTE	Net 30	DS	5/12/2023		023-062	RIVERSTONE/MEDULLA B...

Quantity	Item Code	Description	Price Each	Amount
250	DIRECTIONAL B...	LF - DIRECTIONAL BORE 1-2" CONDUIT	15.00	3,750.00
250	DIRECTIONAL B...	LF - DIRECTIONAL BORE ADDITONAL 2" CONDUIT	10.00	2,500.00

RE: DS Boring invoices for TP CDD to pay

NR Nicole Ray
To Development Invoices; Sheila Rounds

Follow up. Completed on Wednesday, September 6, 2023.
You replied to this message on 9/6/2023 4:30 PM.

Phase 2 remaining funds. Rennie wants to pay his remaining traffic and the DS Boring from the CDD.

Thank you for your business.

Phone#
813-929-1715

Total $6,250.00

D S Boring, LLC
14315 Wadsworth Drive
Odessa FL. 33556

Date: 10/4/2022

HEATH CONSTUCTION

ATTN: DANIEL ARNETTE

RE: MEDULLA BLVD RIVERSTONE

		Quantity/FT	Cost	Total
1)				
2)	DIRECTIONAL BORE 1-2" CONDUIT	1100	$14.00	$15,400.00
3)	DIRECTIONAL BORE ADDITIONAL 2" CONDUIT	1100	$8.00	$8,800.00
4)	DIRECTIONAL BORE 1-1" CONDUIT	865	$12.00	$10,380.00
5)				$0.00
6)				$0.00
7)				$0.00
8)				$0.00
9)				$0.00
10)				$0.00
11)				$0.00
12)				$0.00
13)				$0.00
14)				$0.00

Notes: THIS QUOTE INCLUDES ALL MATERIAL, LABOR, & EQUIPMENT..

Total: $34,580.00

Exclusions: Permits, Fees, Certified As-Builts, Surveying, Testing, Density Tests, Mot, Landscaping, Irrigation, Concrete and sod

Based on:

1) Proposal Good For 30 Days
2) Price Includes Labor and Equipment.
3) Proposal Becomes part Of Contract
4) To Be Field Measured Upon Completion
5) Payable on Completion
6) No retainage
7) All Material, Bedding Tape, Wire, Etc. Supplied By others
8) Milleage based trip charge(s) may apply if work area is not ready as quoted
9) Developer responsible for having all crossings "ASBUILT" when notified of completion
10) Hourly rates and/or trip charges will apply for locating crossings if damaged or any other reason oher than the fault of DS Boring, LLC.

Thank You For The Opportunity To Bid Your Projects

Accepted By:
Company:
Signature: Warren Heath
Print Name: Warren Heath
Position:
PO#:

Thank You
Dwight Spivey
Project Manager
Mobile: (813)724-4736
E-Mail: dwightspivey.dsboring@gmail.com

2022-10-07

D.A.

EXHIBIT C

FORMS OF REQUISITIONS

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

(Acquisition and Construction)

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

(A) Requisition Number: **113**

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee pursuant to applicable Acquisition Agreement: **Hamilton Engineering & Surveying, LLC**

(D) Amount Payable: **$170.00**

(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 # 70491 - Construction Staking for May - June 2023

(F) Fund or Account and subaccount, if any, from which disbursement to be made:

X Assessment Area 3B Acquisition and Construction Account.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,

2. each disbursement set forth above is a proper charge against:

   X Assessment Area 3B Acquisition and Construction Account;

3. each disbursement set forth above was incurred in connection with:

   X the Costs of the Assessment Area 3B Project.

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

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

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

TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: 10/24/23

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

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

_____ 10/24/23
Consulting Engineer

113
Hamilton Eng & Survey
$ 170.00
Const. Staking May-June 2023

PAY OUT OF TP CDD PH 2

Approved

DA 10/17/2023

Invoice

RECEIVED

By beberline at 4:00:34 PM, 7/6/2023

HAMILTON
ENGINEERING & SURVEYING, LLC

TAMPA OFFICE
3409 w. lemon street
tampa, fl 33609
813.250.3535

SENT TO CDD

By rnantes at 3:23:34 PM, 10/23/2023

Heath Construction and Management, LLC
346 East Central Avenue
Winter Haven, FL 33880

June 29, 2023
Project No: 03792.0009
Invoice No: 70491
Project Manager: R. Joseph Clark

DE R r

Project 03792.0009 Riverstone Medulla Road Phase 2

Email invoices to: Phillip Allende: pallende@heathfl.com and Elizabeth Hay :Ehay@WHMSFL.COM

Professional Services for the Period: May 14, 2023 to June 10, 2023

Phase 033H Contruction Staking Hourly-Stake Elec.

Professional Personnel

		Hours	Rate	Amount	
Crew Chief/Field Crew Team					
McCall, Jason	5/22/2023	1.00	170.00	170.00	
1 Hour- Meet on site rained out					
Totals		1.00		170.00	
Total Labor					**170.00**
			Total for this Section:		**$170.00**
		TOTAL DUE THIS INVOICE:			**$170.00**

Billed-to-Date

	Current	Prior	Total
Labor	170.00	0.00	170.00
Totals	**170.00**	**0.00**	**170.00**

NEED MORE INFORMATION

PLEASE INCLUDE INVOICE # ON CHECK. Thank you. **Billing Questions: Accounts Receivable 813.250.3535** All invoices are due upon receipt. A late charge of 1.5% will be added to any unpaid balance after 30 days.

Billing Backup

Monday, July 3, 2023
12:14:56 PM

Hamilton Engineering & Surveying, LLC Invoice 70491 Dated 6/29/2023

Project 03792.0009 Riverstone Medulla Road Phase 2

Phase 033H Contruction Staking Hourly-Stake Elec.

Professional Personnel

		Hours	Rate	Amount	
Crew Chief/Field Crew Team					
22 - McCall, Jason	5/22/2023	1.00	170.00	170.00	
1 Hour- Meet on site rained out					
Totals		1.00		170.00	
Total Labor					**170.00**

Total for this Section: **$170.00**

$170.00

Total this Report **$170.00**

SECTION 4

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.