

***Towne Park
Community Development District***

Agenda

February 7, 2024

AGENDA

Towne Park

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

January 30, 2024

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, February 6, 2024**, 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/82879873433>

Zoom Call-In Information: 646 931 3860

Meeting ID: 828 7987 3433

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the December 19, 2023, Board of Supervisors Meeting
4. Consideration of Resolution 2024-02 Setting a Public Hearing to Adopt Variance Policies and Rates
5. Consideration of Resolution 2024-03 Relating to the General Election Seats and Qualifying Period Notice and Procedure
6. Consideration of Agreement with Polk County Property Appraiser
7. Consideration of Swim Lessons with SwimKids USA at Amenity Center 2
8. Discussion of 2024 Community Events
9. Staff Reports
 - A. Attorney
 - i. Review of Ethics Training Memo
 - B. Engineer
 - i. Consideration of Proposals for Stormwater Repairs Near Siltstone
 - a. Consolidated Land Services, Inc.
 - b. Level Up Site Development, LLC
 - c. Governmental Management Services
 - C. Field Manager's Report
 - i. Consideration of Current Demands Proposal for Magnetic Locks at Amenity Center 2 Restrooms
 - ii. Consideration of Swim Lifts Proposals for Hydraulic Pool Lifts at Amenity Centers 1 & 2
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
10. Supervisors Requests
11. Adjournment

MINUTES

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

The regular meeting of the Board of Supervisors of the Towne Park Community Development District was held Tuesday, **December 19, 2023** at 4:00 p.m. at the Towne Park Amenity Center #1, 3883 White Ibis Road, Lakeland, Florida and by Zoom.

Present and constituting a quorum:

Tom Zimmerman	Assistant Secretary
Roger Runyon	Assistant Secretary
Zabrina Sides	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Monica Virgen	District Manager, GMS
Meredith Hammock	District Counsel, Kilinski | Van Wyk PLLC
Alan Rayl <i>by Zoom</i>	District Engineer, Rayl Engineering
Allen Bailey	Field Services Staff, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order and called the roll. There were three Board members present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams noted this time was an opportunity for any members of the public to make a statement to the Board of Supervisors.

Lynn Thompson commented on sprinklers spraying the playground equipment.

THIRD ORDER OF BUSINESS**Approval of Minutes of November 7, 2023,
Board of Supervisors Meeting**

Ms. Adams presented the minutes from the November 7, 2023 Board of Supervisors meeting and asked for any comments, corrections, or questions. She noted the minutes had been reviewed by district management staff and district counsel. Hearing no changes from the Board, she asked for a motion of approval.

On MOTION by Ms. Sides, seconded by Mr. Zimmerman, with all in favor, the Minutes of November 7, 2023 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS**Consideration of 2024 Community Events
Organized by Keren Figueroa- Pagan**

Ms. Adams noted this was a proposal for four events in the community. The new event was the end of school summer bash and food trucks. She noted in the past it was recommended for these events to have a license agreement. It was suggested to obtain more details about the end of school summer bash before approval. This item was deferred to the February meeting.

FIFTH ORDER OF BUSINESS**Ratification of Data Sharing & Usage
Agreement with Polk County Property
Appraiser**

Ms. Adams stated this item was already processed. She noted this is presented to the Board each year and some people may be exempt from Polk County public records. This agreement will hold those records exempt.

On MOTION by Ms. Sides, seconded by Mr. Runyon, with all in favor, the Data Sharing & Usage Agreement with Polk County Property Appraiser, was ratified.

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

Ms. Hammock reminded the Board about the ethics training requirement and noted that she will send links for this 4-hour training required by each Board member. The Board was reminded of deadline for meeting the requirements.

B. Engineer**i. Discussion of Proposal for Right of Way Repairs**

Ms. Adams noted the intention has always been once the roads were constructed the City of Lakeland would own and maintain all of the roads. She added the roads have been inspected by the city and they identified areas that needed to be addressed. The city provided a list of items to be addressed before the turnover.

Ms. Adams provided an overview of the proposals. The first with QGS in the Riverstone area and is identified as Work Order #7 – 5850 for a total of \$190,519.53. The second proposal is identified as Work Order # 7-5851 in the Towne Park area and is for a total of \$66,051.21. The combined total for the two Work Orders is for \$256,571.

Mr. Rayl noted there had been a lot of research on these projects based upon the walkthrough in the Spring. He added these work order should bring them ready for turnover. He provided an overview of the specifics of the work to be completed, and noted the funds are available to complete the projects. He stated QGS will hold the prices until work can be done. It was asked for a timeline as to when it will start and how long it will take. He replied, if approved today, it is anticipated to start work in January and take 1 week to completed everything. It was asked when will the city take over and it was noted the city should do a final work through and then proceed with determination of substantial completion at the end of January. It will then be in review of our District Counsel will bring to the Board for final.

Ms. Adams explained the budgeting process and noted the funds were available. She explained the funds will be pulled from construction funds first, and then will pull from the adopted O&M budget of \$180,000 and after that pull from Reserves, if necessary. She further noted when the work is done an invoice will be issued to Richmond America for the \$33,000 that will be received back to miscellaneous revenue. Ms. Adams noted the Capital Reserve fund as of October is at \$81,816.

Ms. Adams ask suggested the Board take action to approve the proposals as presented for QGS for the Right of Way repairs.

On MOTION by Mr. Zimmerman, seconded by Ms. Sides, with all in favor, the Proposals for ROW Repairs from QGS, was approved.

Ms. Adams suggested approving any documents needed and delegating the authority to the chair and to sign any documents necessary.

On MOTION by Ms. Sides, seconded by Mr. Runyon, with all in favor, Authorizing the Chair to Execute Any Necessary Documents Needed for this Project, was approved.

ii. Discussion of Stormwater Repair Near Siltstone

Mr. Rayl stated he will request a few other contractors for a quote. This item will be differed and added to the February meeting agenda.

C. Field Manager's Report

Mr. Bailey presented the Field Manager's Report to include the men's' restroom repair, landscaping completion, sidewalk edged, vegetation cleared, and the lake treated for vegetation. Fish release is to be discussed. There was a question about the Riverstone pool key card and obtaining other proposals for other pools. The Board ask for a proposal on other key fobs.

i. Consideration of Medulla Road Close Off Options (2)

Mr. Bailey presented the proposal options to walk the road. The first option uses delineators. It was noted they are like others in the community and will not damage the road. This is for \$1,343.67 The other option will damage the roads using a chain and having drill holes in the asphalt. The discussion was held on which option was the best route to proceed. It was suggested to defer this item. There were concerns voiced the city would not take responsibility and illegal activity in the area.

The Board decided to defer this item.

****District Engineer left the meeting at 4:38 p.m.***

ii. Consideration of Proposal from Prince & Sons for Hostile Vegetation Landscape Enhancements

Mr. Bailey presented the proposal options for vegetation landscaping near the playground area to defer jumping. Option 1 from Prince & Sons was for 7-gallon plants and options for size and color on the red (outside) area only at \$6,559. The other option was to add the yellow area for \$10,402. Option 2 for a larger plant with 15-gallon plants was for \$10,273 and for adding the

yellow will \$16,336. Discussion was held on allocation of 35,000 for the year, option to extend the fence, size of plants, vegetation planted to touch each other to create a barrier, timeline, and liability, Ms. Hammock stated she didn't want to speculate on liability. She added it is permissible. It was noted this would come from the Landscape Enhancement fund.

After discussion the Board decided to go with the 1st option for \$6,559 on the red area and to allow the Field Manager to confirm size of plantings to create the barrier. This approval will delegate authority to the Chair to execute.

On MOTION by Ms. Sides, seconded by Mr. Zimmerman, with all in favor, the Proposals for \$6,559 Contingent On Field Manager Confirming that Bushes will be Touching and Creating a Complete Barrier and Delegating Authority to the Chair to Execute, was approved.

D. District Manager's Report

i. Approval of the Check Register

Ms. Adams updated the Board on the FEMA grant application with tentative approval. She noted they have a meeting to discuss further steps and timeline.

She presented the check register to the Board from October 1, 2023 through November 21, 2023 totaling \$80,666.15 from the general fund. Ms. Adams offered to answer any questions concerning the check register and asked for a motion of approval.

On MOTION by Ms. Sides, seconded by Mr. Runyon, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Ms. Adams reviewed the unaudited financial statements. She discussed a transfer out as future action and a Reserve Study process with a timeline. She added no action is required, and this is for informational purposes only.

iii. Ratification of Requisition No. 108-113

Ms. Adams presented the requestions for the bonds from the construction accounts and noted they have been processed. She noted they are just looking for a motion to ratify.

On MOTION by Ms. Sides, seconded by Mr. Zimmerman, with all in favor, Requisition No.108-113, was ratified.

iv. Update on Public Safety Communication at Amenity Center 1/ White Egret Ln. Bus Stop

Ms. Adams reviewed the closed security session held at a previous meeting for options for improving the security. She explained the amenity access services for the process. The 1st option was consideration of school crossing guards and will report information back to the Board. She explained the work with the police department and as a result a police officer observed the bus stop and witnessed boisterous activity. An email from Lakeland Police department was sent out for parents to govern their children. Other information will be presented at another time. She noted it was suggested to possibility to move the bus stop.

SEVENTH ORDER OF BUSINESS

Supervisors Requests

Ms. Adams asked for any Supervisor's requests. She noted the next meeting is scheduled for January 2, 2024. She noted discussion with the Chairman, and he had suggested to cancel the January 2nd meeting and meet on February 6, 2024.

Mr. Zimmerman mentioned landscape issues brought to him by homeowner's property improvement. Mr. Adams suggested to reach out to city and the HOA to provide a statement on landscape ordinances and right of ways.

Another comment was made on holiday lights and to improve the current decorations. Amounts were discussed for the future budget planning.

EIGHTH ORDER OF BUSINESS

Adjournment

Having no other business, the Board adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE FOR A PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES AND FEES OF THE DISTRICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Towne Park Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (“**Act**”), for the purpose of owning, operating, maintaining, and providing certain public infrastructure improvements; and

WHEREAS, by virtue of certain plats and other legal instruments, the District holds certain easement rights, and additional easements may in the future be dedicated to the District (together, “**District Easements**”); and

WHEREAS, construction of unauthorized improvements within District Easements may interfere with the proper operation and maintenance of the District’s improvements; and

WHEREAS, the Board of Supervisors of the District (“**Board**”) is authorized by the Act to adopt rules, orders, rates, fees and charges pursuant to Chapter 120, Florida Statutes.

WHEREAS, the Board finds that it is in the best interests of the District and necessary for the efficient operation of the District to set a public hearing to consider adoption of a policy and application fee for the installation of improvements within District Easements, attached hereto as **Exhibit A** and incorporated herein by this reference (“**Easement Variance Policy**”).

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

SECTION 1. The Board intends to adopt its proposed Easement Variance Policy, attached hereto as **Exhibit A**, which includes an application fee. The District will hold a public hearing on such Easement Variance Policy at a meeting of the Board to be held on **April 2, 2024, at 4:00 p.m. at the Towne Park Amenity Center #1, 3883 White Ibis Road, Lakeland, Florida 33811.**

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 6th day of February 2024.

ATTEST:

**TOWNE PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairperson, Board of Supervisors

Exhibit A: Proposed Easement Variance Policy

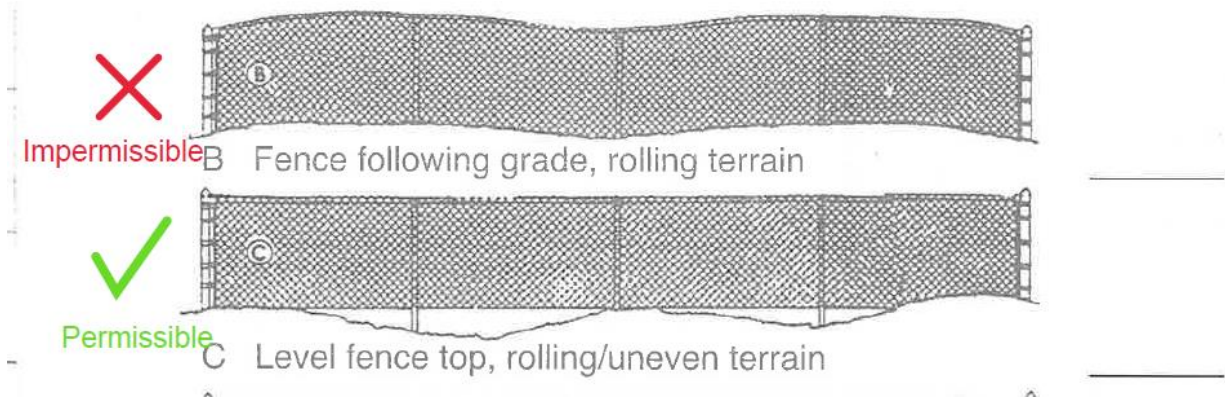
EXHIBIT A
Proposed Easement Variance Policy

TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT
Easement Variance Policy

Effective: _____

1. **Scope.** This policy applies to requests to construct/install improvements within easements held by the Towne Park Community Development District (“District”). No improvements, including fences, pavers, landscaping, etc., may be constructed or installed within District easements without approval from the District. This policy is intended to prevent damage which may be caused by unauthorized obstruction of District easements.
2. **Request Procedures.** Individuals who wish to construct or install improvements within a District easement must (a) submit an application form to the District Manager or his or her designee, and (b) pay a **\$75** fee to offset the costs of processing the request. The application must be signed by the owner(s) of the property. Please note that in swale areas, any approved fence must be constructed in a manner which does not impede the flow of water. An example of permissible and impermissible fences in swale areas is attached as **Exhibit A**. Please also note that fences and other improvements may not be permissible in certain easement areas due to underground improvements, access and maintenance requirements, or other factors in the District’s discretion.
3. **Approval.** If approved, the owner(s) of the property must execute an agreement in a form acceptable to the District, which shall be recorded in the Public Records of Polk County, Florida. The District Manager shall have authority to approve applications. There shall be no requirement to bring the application before the Board of Supervisors (“Board”) for approval, unless extraordinary circumstances warrant Board consideration. The District’s approval of an application constitutes approval from the District only. The requestor is responsible for obtaining any other necessary approvals, permits and authorizations for the project, including but not limited to approvals from an HOA, county, municipality, or any other entity having an interest in the project or property utilized.
4. **Denial.** The District reserves the right to deny any request that, in its sole discretion, poses an undue risk of damage to District property or improvements; unduly limits the District’s rights to use the easement for its stated purpose; poses an undue risk to the health, safety, or welfare of District residents, guests, staff, and invitees; and/or is otherwise incompatible with the nature of the easement in question. If a request is denied, the requestor may appeal the denial at the next meeting of the Board that is at least ten (10) days from the notice of denial. The Board’s decision upon appeal shall be final.
5. **Encroachment Without Approval.** If improvements are constructed or installed within a District easement without approval, the District reserves the right to take all available legal action against the person or entity engaging in such unauthorized use.
6. **Severability.** The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.
7. **Sovereign Immunity.** Nothing herein shall constitute or be construed as a waiver of the District’s sovereign immunity or limitations on liability contained in Section 768.28, *Florida Statutes*, or other statutes or law.

EXHIBIT A



SECTION V

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE POLK COUNTY SUPERVISOR OF ELECTIONS BEGIN CONDUCTING THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Polk County Supervisor of Elections (“**Supervisor**”) to conduct the District’s elections by the qualified electors of the District at the general election (“**General Election**”).

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

1. **GENERAL ELECTION SEATS.** Seat 1, currently held by Thomas Zimmerman, Seat 4, currently held by Zabrina Sides, and Seat 5, currently held by Jennifer Tidwell are scheduled for the General Election beginning in November 2024. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Polk County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2024, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 6th day of February, 2024.

ATTEST:

**TOWNE PARK
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIRPERSON/VICE CHAIRPERSON

EXHIBIT A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Towne Park Community Development District (“District”) will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Polk County Supervisor of Elections located at 250 S. Broadway Ave., Bartow, FL 33830; Ph: (863)534-5888. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Polk County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Towne Park Community Development District has three (3) seats up for election, specifically seats 1, 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections.

For additional information, please contact the Polk County Supervisor of Elections.

SECTION VI

CONTRACT AGREEMENT

This Agreement made and entered into on Wednesday, January 31, 2024 by and between the Towne Park Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Marsha M. Faux, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2024 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Towne Park Community Development District.
3. The term of this Agreement shall commence on January 1, 2024 or the date signed below, whichever is later, and shall run until December 31, 2024, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2024 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 12, 2024**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Friday, September 13, 2024**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2024 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2024 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Friday, September 13, 2024** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:

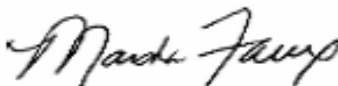
Special District Representative

Print name

Title

Date

Marsha M. Faux, CFA, ASA
Polk County Property Appraiser
By:



Marsha M. Faux, Property Appraiser

SECTION VII

CALL US TODAY! (352) 394-3040



[CURRICULUM](#)

[LOG IN](#)

[SCHEDULES & PRICING](#)

[LOCATIONS](#)

[ABOUT US](#)

[SIGN UP NOW!](#)

[INSTRUCTOR APPLICATION](#)

We have been teaching children to swim since 1985! Originally founded by Alan Messing, we teach everything from Infant Swimming, to Survival Swimming, to Stroke Technique.

Unfortunately, in the state of Florida, drowning is the leading cause of death for children under the age of five. The best way to prevent drownings, is to teach children to swim! We feel there should be a swim school accessible to every family – all over the state. How we are able to accomplish this, is by contracting with communities, gyms, and country clubs to provide swim lessons at their pools. With this business structure, we are able to reach more families in more zip codes and bring the amenity of swim lessons to a pool near you!

One of the biggest things that we pride ourselves on, is results. We are the only swim program that can tell you exactly what your child will be able to accomplish by the end of each level. We do not just work on skills, we master them! Each of our levels, or as we call them, “Parts,” has a specific purpose. We focus on the basics, master the skill, and then move on to more advanced skills; all while having a great time! Be sure to check out our “Curriculum” page to see our complete curriculum!

Training is something that is hugely important to us. Our teachers go through an extremely intense training programs so that we can provide you with the best swim instructors in the country! Not only are they able to teach your children to swim (a skill that will last a lifetime), but it is also a goal of ours that you as the parent feels comfortable with what your child is learning. If you have questions, our instructors are of course there to help, but as owners we are here too. We at SwimKids USA are parents too, and know that sometimes as parents, you just have questions and need to talk! If you have more questions, or if we can help you in any way, feel free to give us a call!

We look forward to being your family's Swim School!

Swimcerely,

Kim Albert

President, SwimKids USA – Central Florida



Phone: (352) 394-3040



CALL US TODAY! (352) 394-3040



CURRICULUM

LOG IN

SCHEDULES & PRICING

LOCATIONS

ABOUT US

SIGN UP NOW!

INSTRUCTOR APPLICATION

SwimKids USA Curriculum

At SwimKids USA, our curriculum is broken up into what we call “SCHOOLS.” This is similar to how the school system is structured. We have a “SCHOOL” that is appropriate for every age and skill level!

Within each “SCHOOL” there are 3 “PARTS,” which are like the grade levels of the “SCHOOL.”

There are 8 classes within each “PART.”

We are a very results oriented swim school. So you will see that each “PART” has a specific purpose!

Children are placed in a class based their ability.

Infant Swim School

~For children ages 1 & 2 who are beginners!

Part 1: The parent is in the pool. We will teach water acclimation and begin teaching you how to teach your child how to swim.

Part 2: Your child will learn how to swim to the wall from a distance of 5 feet away with you in the pool.

Part 3: Your child will learn how to survive a typical drowning situation with the parent in the pool.

Toddler School

~Children who are 2 years old and have completed Infant School!

Part 1: Your child will be transitioned from working with a parent, to working with a teacher in a class setting.

Part 2: Your child will begin to learn how to float on their back.

Part 3: Your child will learn to float on their back by themselves and gain confidence in the water.

Basic Swim School

~For children age 3 and older who are beginners!

Part 1: Your child will be able to swim and survive a typical drowning situation.

Part 2: Your child will learn to float and glide on their stomach and back by themselves.

Part 3: Your child will perform each of these skills independently without anyone in the water and gain confidence while swimming.

Survival School

~Survival Swimming for those who have mastered the basic swimming skills!

Part 1: Your child will learn to roll on their back to float and breathe should they fall in the pool.

Part 2: Your child will perform this survival technique multiple times while swimming.

Part 3: Your child will perform this survival swimming technique 25 yards with no one in the pool.

Breathing School

~For children 5 and older with a focus on form, technique, and strokes!

Part 1: Your child will learn to pop-up breathe while swimming 25 yards across the pool.

Part 2: Your child will learn to rhythmically breathe while swimming and improve their endurance.

Part 3: Your child will learn how to swim a proper freestyle stroke.

Stroke School

~For children who can swim a proper Freestyle Stroke and are ready to learn more strokes!

Part 1: Your child will learn how to swim a proper backstroke.


Part 2: Your child will learn how to swim a proper breaststroke.

Part 3: We will refine your child's strokes they have learned thus far.

Adult Lessons

~8 classes in a session. We move at your pace!

SECTION VIII

From: Keren FigueroaPagan Keren.figueroa15@outlook.com 
Subject: Re: Events 2024
Date: January 4, 2024 at 12:37 PM
To: Tricia Adams tadams@gmscfl.com, Brittany Brookes bbrookes@gmscfl.com
Cc: Nick Pagan nickpagan@kw.com

KF

Good afternoon Tricia,

Happy New Year to you all!

I apologize for my delay, I have been catching up with work since Tuesday. I have changed a few dates since my previous email, as I realized I really need to pace myself with events, and provide my team enough time to recover lol

March 23rd : Easter Eggs-travaganza

Event Space: Riverstone Pool area/near dog park

- Easter Egg Hunt
- Face painting
- Game booth/tent
- 3 Business Tents (Support Neighbors small business)
- Bounce House
- Food Trucks (2)

April: NO EVENTS

May: NO EVENTS

June 1st: End of School Bash

Event Space: Riverstone Pool area/near dog park

- Foam Party
- Cotton Candy
- Snow Cones
- Food Trucks (2)
- Game booth/Tent
- 3 Business Tents (Support Neighbors small business)

July: NO EVENTS

August: Food Truck Rally: More Details to come

September: Food Truck Rally: More Details to come

Club House Events:

October 12th: Pumpkins & Portraits

Dec 7th: Holiday Party

Please feel free to call me if you have any questions! Thank you.



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

From: Rick Beavers <rick@lakelandfamilychurch.com>
Date: Thu, Feb 1, 2024 at 10:30 AM
Subject: Community Event Request: March 16th 9am-Noon
To: <tadams@gmscfl.com>
Cc: <amenityaccess@gmscfl.com>

Good morning!

My name Rick Beavers and I am a resident of Riverstone phase 5. I am also the pastor at Lakeland Family Church. Our church is hopeful to host a community wide event in the common grass area near the dog park on Saturday, March 16th from 9am to 12pm. We plan to have games, entertainment and Easter egg hunts to provide at no cost to the Riverstone/Towne Park residents. We are hopeful to attract some food trucks in the parking lot that would be at cost to the residents at their disposal.

We plan to just make this an event that allows us make connection with the community as well as allow residents the opportunity to connect with one another.

I'd greatly appreciate your approval of this event. If you have any questions, please don't hesitate to reach out.

Thanks so much!

Rick Beavers | Lead Pastor



mobile

513-284-3622

meet

101 W. Main Street Suite 150

Lakeland, FL 33815

mail

PO Box 7460

Lakeland, FL 33807

web

www.lakelandfamilychurch.com

SECTION IX

SECTION A

SECTION 1



KILINSKI | VAN WYK

MEMORANDUM

To: Board of Supervisors

From: Kilinski | Van Wyk PLLC

Date: January 5, 2024

Re: Updates and Reminders: Ethics Training for Special District Supervisors and Form 1

As a follow up to our communication in July of 2023, the purpose of this memorandum is to remind our clients of new ethics training requirements applicable to Special District Supervisors. This requirement is the result of changes to Section 112.3142, *Florida Statutes*, which were passed during the 2023 Legislative Session. **The new requirements will apply in 2024.**

What is required and when is the deadline?

Supervisors will be required to complete four (4) hours of training each calendar year. For those Supervisors seated on or before March 31, 2024, the four hours of training must be completed by December 31, 2024. For new Supervisors seated after March 31, 2024, training must be completed by December 31, 2025. The training must address, at a minimum, Article II of the State Constitution, the Code of Ethics for Public Officers and Employees, and Florida's public records and open meetings laws. It may be completed by taking a continuing legal education class or other continuing professional education class, seminar, or presentation, if the required information is covered. Compliance will be reported on Form 1 each year.

Where can I find training materials?

The Florida Commission on Ethics has provided links to on-demand courses on their Ethics Training web page: <https://ethics.state.fl.us/Training/Training.aspx>. There are also many courses – both free and for a charge – available online and in-person. Kilinski | Van Wyk will be offering customized training sessions for existing clients upon request. If you have questions about whether a particular course meets the requirements, or if you would like to request a customized training session, please consult your Kilinski | Van Wyk attorney. There may also be the ability to include training within your existing Board meeting schedule.

Form 1 Submittal Changes.

Beginning January 1, 2024, Form 1 will no longer be filed with your local Supervisor of Elections office. Instead, all Form 1s will be filed electronically with the Commission on Ethics. Please see detailed directions on filing here: <https://ethics.state.fl.us/>. Please note that Special District Supervisors are not required to file Form 6.

SECTION B

SECTION a.



Consolidated Land Services, Inc.

Mailing Address:
P.O. Box 2593
Dade City, FL 33526

Estimate

Date	Estimate #
1/17/2024	00000211

Name / Address
Town Park CDD 5636 Siltstone Drive

Project				
5636 siltstone drive				
Description	Qty	U/M	Rate	Total
Regrade Swale located near 5636 Siltstone Dr.: CLS, Inc. will arrive onsite to mobilize equipment and materials within estimated approved time of Notice to Proceed. Once mobilization occurs, CLS, Inc. will begin regrading swale from sump to wetland area in order to re-establish pre-existing grade as per plan. **If Customer prefers CLS, Inc. to restore disturbed areas, change order will be provided. In this event, Access Points will be identified and pre-approved by CDD and/or Manamagement Firm. 1. Mobilize 2. Regrade to pre-existing grade 3.De-mobilize	1	ea	3,138.90	3,138.90
Approved by:			<i>Estimate Valid for 30 Days.</i> <i>CLS, Inc. Provides Competition Sensitive Pricing.</i>	
			Total	
			\$3,138.90	

SECTION b.

Level Up Site Development. LLC

1353 Tangelo Dr
Wauchula, FL 33873 US
(863) 328-0008
Levelupsitedev@yahoo.com

Estimate

ADDRESS
Rayl Engineering and Surveying, LLC
810 E. Main St
Bartow, FL 33830

ESTIMATE 1044
DATE 01/20/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
01/20/2024	Mobilization		1	1,000.00	1,000.00
01/20/2024	Skid Steer		1	2,800.00	2,800.00
01/20/2024	Haul Off Material		1	800.00	800.00
01/20/2024	Lay Sod		1	1,500.00	1,500.00
01/20/2024	Small Tools		1	300.00	300.00

Site Location:
Siltstone St.
Lakeland, FL 33811

TOTAL \$6,400.00

Accepted By

Accepted Date

SECTION C.



Governmental
Management Services - CF

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

Bill To/District Towne Park CDD	Prepared By: Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801
Siltstone Sump Swale	
Create a swell from the sump to the designated area according to engineering plans. The swale will be at a 6:1 ratio at 25 Ft in length. From sump to endpoint will have a 2% grade.	

Qty	Description	Unit Price	Line Total
48	Labor	\$47.50	\$2,280.000
2	Mobilization	\$65.00	\$130.00
	Equipment		\$75.00
	Materials		\$161.00
Total Due:			\$2,646.00

This Proposal is Valid for 30 days.

Client Signature: _____

123

~~MAIL
KIOSK~~

BLOCK

STREET 5A

CONSTRUCT SUMP
SEE DETAIL

SURFACE WATERS

PREVIOUS
RIVERSTON
PI
(NOT)

CONSTRUCT 25 LF V-SWALE
6:1 SS INV=122.4

OSW
TEMP
0.03
(TO
55
NATU

SECTION C

Towne Park CDD

Field Management Report



February 6th, 2023

Allen Bailey – Field Services Manager
GMS

Completed

Playground Fencing



✚ Repaired damage to fences at both amenity playgrounds. After a few pickets were found split.

Amenity Wash Station



✚ Wash station activation button was fixed to prevent sticking.

Completed

Dog Park



- ✚ Stones have been placed at the dog park water fountain to help prevent erosion.
- ✚ Holes at the dog park have been filled in.

Amenity One Emergency Light



- ✚ The emergency flood light at amenity one was found damaged and has been repaired.

Complete

Large Lake Treatment



✚ The lake on Medulla has seen the Hydrilla die off from the treatment.

District Fences



✚ The fences along Medulla have been treated for mildew.

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

Current Demands Electrical & Security Services, In

2315 Commerce Point Drive, Suite 100

Lakeland, FL 33801

+1 8635834443

service@currentdemands.com

**CURRENT
DEMANDS****Estimate**

ADDRESS	SHIP TO	ESTIMATE	GMS16760
GOVERNMENTAL MANAGEMENT SERVICES	GOVERNMENTAL MANAGEMENT SERVICES	DATE	11/01/2023
219 E LIVINGSTON ST.	TOWNE PARK I CDD	EXPIRATION	12/31/2023
ORLANDO, FL 32801	3883 WHITE EGRET LN	DATE	
	LAKELAND, FL 33811		

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
A22KITSTB CONTROLLER	CDVI ATRIUM 2 DOOR CONTROLLER KIT	1	1,292.87	1,292.87T
600S MAGLOCK	ALARM CONTROL MAGNETIC LOCK, 12/24 VDC, 600LB	2	179.00	358.00T
TS 2T PUSH TO EXIT W/TIMER	ALARM CONTROLS PUSH TO EXIT WITH ADJUSTABLE TIMER	2	151.30	302.60T
SMP3 POWER SUPPLY CHARGER	ALTRONIX POWER SUPPLY CHARGER	1	64.83	64.83T
PPS2440 PLUG IN TRANSFORMER	W BOX PLUG IN TRANSFORMER, 24VAC, 40VA	1	29.99	29.99T
MISCELLANEOUS MATERIALS	MISCELLANEOUS: PIPE,BOXES,CONNECTORS,FASTENERS,ZIPTIES,S CREWS ETC.	1	100.00	100.00T
ACCESS/CAMERA LABOR	ACCESS/CAMERA LABOR	1	1,000.00	1,000.00
LOCKSMITH LABOR	LOCKSMITH LABOR	1	380.00	380.00
ACCESSPLENJKT1SHLD	ACCESS COMPOSITE WIRE 18-4C + 22-2C +22-4C +22-3P STR BCFOIL SHLD (22-3P ONLY) ZLSPVC JKT YEL CMP	250	0.77	192.50T

SUBTOTAL	3,720.79
TAX	0.00
TOTAL	\$3,720.79

Accepted By

Accepted Date

SECTION 2

SWIM LIFTS
14525 JOHNS LAKE ROAD
CLERMONT
FL 34711

Cell: 321 576 2701
Email: swimlifts1@gmail.com

January 29, 2024

POOL LIFT SUPPLY AND INSTALL AT TOWN PARK CCD
SMALL POOL

This proposal is good for 90 days.

Provide one 'Water Activated Pool Lifts' complete with a water supply from the nearest point (shower or pool pack).

- Supply 1 x Aquatic Access IGAT 180 Pool Lifts at \$6,634.00 each \$6,800.00
- Lift existing paviors and excavate for new 12inch concrete slab and replace it with a designed foundation slab set below the existing paviors. Supply and install ¾inch schedule 40 plastic water supply. Install re-bar, earth bond, extended length anchor and call for an inspection. Return to site and concrete foundation slab and relay paviors over the slab. 2 x required. \$ 1,800.00
- To provide drawings for 1 x permit and submission to Building Control \$ 1500.00

TOTAL PRICE \$10,100

Yours sincerely

Gary McDonnell
Operations manager

Please sign and return via email to swimlifts1@gmail.com to approve work.

.....

SWIM LIFTS
14525 JOHNS LAKE ROAD
CLERMONT
FL 34711

Cell: 321 576 2701
Email: swimlifts1@gmail.com

January 29, 2024

POOL LIFT SUPPLY AND INSTALL AT TOWN PARK CCD
BIG POOL

This proposal is good for 90 days.

Provide one 'Water Activated Pool Lifts' complete with a water supply from the nearest point (shower or pool pack).

- Supply 1 x Aquatic Access IGAT 180 Pool Lifts at \$6,634.00 each \$6,800.00
- Lift existing paviors and excavate for new 12inch concrete slab and replace it with a designed foundation slab set below the existing paviors. Supply and install ¾inch schedule 40 plastic water supply. Install re-bar, earth bond, extended length anchor and call for an inspection. Return to site and concrete foundation slab and relay paviors over the slab. 2 x required. \$ 1,800.00
- To provide drawings for 1 x permit and submission to Building Control \$ 1500.00

TOTAL PRICE \$10,100

Yours sincerely

Gary McDonnell
Operations manager

Please sign and return via email to swimlifts1@gmail.com to approve work.

.....

SECTION D

SECTION 1

Towne Park Community Development District

Summary of Check Register

November 22, 2023 through January 20, 2024

Fund	Date	Check No.'s	Amount
General Fund	12/1/23	701-704	\$ 1,735.78
	12/6/23	705-710	\$ 14,718.03
	12/19/23	711-716	\$ 12,832.66
	1/8/24	717-724	\$ 27,097.42
	1/11/24	725-727	\$ 1,652,654.69
	1/18/24	728-730	\$ 26,983.99
Total Amount			\$ 1,736,022.57

AP300R
*** CHECK NOS. 000701-000730

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
TOWNE PARK CDD GENERAL FUND
BANK A GENERAL FUND

RUN 1/30/24

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
12/01/23	00085	11/06/23 106559	202311 330-57200-11000	CAMERA SET UP	*	705.00	
				CURRENT DEMANDS			705.00 000701
12/01/23	00077	11/04/23 80041	202311 330-53800-47000	CLEAN UP EVENT 11/4/23	*	150.00	
				E&A CLEANING CO			150.00 000702
12/01/23	00102	10/31/23 00059881	202310 310-51300-48000	NOT BOS MEETING 10/27/23	*	455.05	
				GANNETT FLORIDA LOCALIQ			455.05 000703
12/01/23	00082	11/03/23 10774	202311 320-53800-47300	REPAIR MAINLINE TO VALVE	*	425.73	
				PRINCE & SONS INC.			425.73 000704
12/06/23	00077	11/15/23 11986	202311 330-53800-47500	DISPENSER INSTALL	*	70.74	
		11/20/23 80067	202312 330-53800-47000	CLEANING DEC23	*	1,230.00	
				E&A CLEANING CO			1,300.74 000705
12/06/23	00103	11/17/23 159575	202311 330-57200-49000	GATE/FENCE REPAIR	*	3,240.56	
				GATE TECH INC.			3,240.56 000706
12/06/23	00040	10/31/23 147	202310 330-53800-47500	GENERAL MAINTENANCE-OCT23	*	3,715.30	
				GOVERNMENTAL MANAGEMENT SERVICES-			3,715.30 000707
12/06/23	00071	11/15/23 21066	202311 330-53800-47500	PHOSPHATE TREATMENT	*	350.00	
		11/15/23 21068	202311 330-53800-47500	REPAIR-NEW TORO VALVE	*	80.00	
		12/01/23 21134	202312 330-53800-48000	CONTRACT POOL SVC DEC23	*	3,500.00	
				RESORT POOL SERVICES DBA			3,930.00 000708
12/06/23	00087	11/30/23 11528917	202311 330-53800-34500	SECURITY NOV23	*	2,252.92	
				SECURITAS SECURITY SERVICES			2,252.92 000709
12/06/23	00064	12/01/23 12012023	202312 300-15500-10000	EQUIPMENT LEASE JAN24	*	278.51	
				WHFS, LLC			278.51 000710

TWPK TOWNE PARK CDD AGUZMAN

AP300R
*** CHECK NOS. 000701-000730

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
TOWNE PARK CDD GENERAL FUND
BANK A GENERAL FUND

RUN 1/30/24

PAGE 2

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/19/23	00095	9/11/23 27580	202309 330-53800-48200	PEST CONTROL SEPT 23	*	120.00	
		10/09/23 28339	202310 330-53800-48200	PEST CONTROL OCT 23	*	120.00	
		11/10/23 29088	202311 330-53800-48200	PEST CONTROL NOV 23	*	185.00	
				ALL AMERICAN LAWN & TREE SPECIALIST			425.00 000711
12/19/23	00085	12/06/23 107050	202312 320-53800-49000	LOCKSMITH SVCS	*	600.50	
				CURRENT DEMANDS			600.50 000712
12/19/23	00040	12/01/23 148	202312 310-51300-34000	MANAGEMENT FEES DEC 23	*	3,754.17	
		12/01/23 148	202312 310-51300-35200	WEBSITE ADMIN DEC 23	*	100.00	
		12/01/23 148	202312 310-51300-35100	INFORMATION TECH DEC 23	*	150.00	
		12/01/23 148	202312 310-51300-31300	DISSEMINATIONS SVC DEC 23	*	833.33	
		12/01/23 148	202312 330-57200-11000	AMENITY ACCESS DEC 23	*	750.00	
		12/01/23 148	202312 310-51300-51000	OFFICE SUPPLIES DEC 23	*	.96	
		12/01/23 148	202312 310-51300-42000	POSTAGE DEC 23	*	74.30	
		12/01/23 148	202312 310-51300-42500	COPIES DEC 23	*	5.40	
		12/01/23 149	202312 320-53800-12000	FIELD MANAGEMENT DEC 23	*	1,750.00	
				GOVERNMENTAL MANAGEMENT SERVICES-			7,418.16 000713
12/19/23	00055	9/13/22 JT091320	202312 310-51300-11000	BOS MEETING 9/13/22	*	200.00	
				JENNIFER TIDWELL			200.00 000714
12/19/23	00076	12/05/23 21-188-2	202311 310-51300-31100	ENGINEER SVCS NOV 23	*	301.00	
				RAYL ENGINEERING & SURVEYING LLC			301.00 000715
12/19/23	00024	12/01/23 143312B	202312 320-53800-46400	POND MAINTENANCE DEC 23	*	3,888.00	
				THE LAKE DOCTORS			3,888.00 000716
1/08/24	00085	12/11/23 106557	202312 330-53800-47500	REPAIR ACCESS/CAMERA	*	330.00	
				CURRENT DEMANDS			330.00 000717
				TWPK TOWNE PARK CDD AGUZMAN			

AP300R
*** CHECK NOS. 000701-000730

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
TOWNE PARK CDD GENERAL FUND
BANK A GENERAL FUND

RUN 1/30/24

PAGE 3

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
1/08/24	00077	11/13/23 80054	202311 330-53800-47000		*	150.00	
		CLEAN UP EVENT NOV 23					
12/06/23	80122	202312 330-53800-47000			*	300.00	
		CLEAN UP EVENTS DEC 23					
12/07/23	12004	202312 330-53800-47000			*	49.00	
		CLEANING SUPPLIES DEC 23					
12/17/23	80131	202312 330-53800-47000			*	750.00	
		CLENA UP EVENTS DEC 23					
12/20/23	80148	202401 330-53800-47000			*	1,230.00	
		CLEANING JAN 23					
1/03/24	12047	202401 330-53800-47000			*	49.00	
		CLEANING SUPPLIES JAN 24					
				E&A CLEANING CO			2,528.00 000718
1/08/24	00022	1/03/24 01032024	202401 310-51300-42000		*	486.09	
		POSTAGE 2023 TAX NOTICES					
				JOE G TEDDER, TAX COLLECTOR			486.09 000719
1/08/24	00082	12/01/23 11039	202312 320-53800-46200		*	19,053.33	
		LANDSCAPE MAINT DEC 23					
				PRINCE & SONS INC.			19,053.33 000720
1/08/24	00091	12/19/23 RR121920	202312 310-51300-11000		*	200.00	
		BOS MEETING 12/19/23					
				ROGER RUNYAN			200.00 000721
1/08/24	00024	1/02/24 1832691	202311 320-53800-49000		*	4,100.00	
		1 TIME HYDRILLA TREATMENT					
				THE LAKE DOCTORS			4,100.00 000722
1/08/24	00092	12/19/23 TZ121920	202312 310-51300-11000		*	200.00	
		BOS MEETING 12/19/23					
				THOMAS ZIMMERMAN			200.00 000723
1/08/24	00088	12/19/23 ZS121920	202312 310-51300-11000		*	200.00	
		BOS MEETING 12/19/23					
				ZABRINA SIDES			200.00 000724
1/11/24	00046	1/11/24 01112024	202401 300-20700-10000		*	277.36	
		2023 SERIES 2016 2A TXFER					
1/11/24		01112024 202401	300-20700-10000		*	323.51	
		2023 SERIES 2018 2B TXFER					
1/11/24		01112024 202401	300-20700-10000		*	1,303.48	
		2023 SERIES 2018 3A TXFER					
1/11/24		01112024 202401	300-20700-10000		*	833.82	
		2023 SERIES 2019 3B TXFER					

TWPK TOWNE PARK CDD AGUZMAN

TWPK TOWNE PARK CDD AGUZMAN

AP300R
*** CHECK NOS. 000701-000730

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
TOWNE PARK CDD GENERAL FUND
BANK A GENERAL FUND

RUN 1/30/24

PAGE 5

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/18/24	00068	12/08/23 8252	202311 310-51300-31500		*	3,068.45	
		GENERAL COUNSEL NOV 23					
		1/08/24 8463	202312 310-51300-31500		*	4,224.57	
		GENERAL COUNSEL DEC 23					
				KILINSKI/VAN WYK, PLLC			7,293.02 000729
1/18/24	00082	12/27/23 11251	202312 320-53800-47300		*	383.77	
		REPLACE ROTORS/NOZZLES					
		1/01/24 11210	202401 320-53800-46200		*	19,053.33	
		LANDSCAPE MAINT JAN 24					
				PRINCE & SONS INC.			19,437.10 000730
				TOTAL FOR BANK A		1,736,022.57	
				TOTAL FOR REGISTER		1,736,022.57	

TWPK TOWNE PARK CDD AGUZMAN

SECTION 2

Towne Park
Community Development District

Unaudited Financial Reporting
December 31, 2023



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Series 2016 - 2A Debt Service Fund</u>
5	<u>Series 2018 - 2B Debt Service Fund</u>
6	<u>Series 2018 - 3A Debt Service Fund</u>
7	<u>Series 2019 - 3B Debt Service Fund</u>
8	<u>Series 2019 - 3C Debt Service Fund</u>
9	<u>Series 2020 - 3D Debt Service Fund</u>
10	<u>Combined Capital Projects Funds</u>
11	<u>Capital Reserve Fund</u>
12-13	<u>Month to Month</u>
14	<u>Assessment Receipt Schedule</u>

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

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 2,712,007	\$ -	\$ -	\$ -	\$ 2,712,007
Capital Projects Account	\$ -	\$ -	\$ 709	\$ -	\$ 709
Capital Reserve Account	\$ -	\$ -	\$ -	\$ 81,800	\$ 81,800
Investments:					
Series 2016 - 2A					
Reserve	\$ -	\$ 111,063	\$ -	\$ -	\$ 111,063
Revenue	\$ -	\$ 22,849	\$ -	\$ -	\$ 22,849
Prepayment	\$ -	\$ 399	\$ -	\$ -	\$ 399
Construction	\$ -	\$ -	\$ 0	\$ -	\$ 0
Series 2018 - 2B					
Reserve	\$ -	\$ 60,400	\$ -	\$ -	\$ 60,400
Revenue	\$ -	\$ 41,561	\$ -	\$ -	\$ 41,561
Prepayment	\$ -	\$ 142	\$ -	\$ -	\$ 142
General	\$ -	\$ 0	\$ -	\$ -	\$ 0
Construction	\$ -	\$ -	\$ 72	\$ -	\$ 72
Series 2018 - 3A					
Reserve	\$ -	\$ 256,541	\$ -	\$ -	\$ 256,541
Revenue	\$ -	\$ 83,347	\$ -	\$ -	\$ 83,347
Prepayment	\$ -	\$ 142	\$ -	\$ -	\$ 142
Series 2019 - 3B					
Reserve	\$ -	\$ 167,922	\$ -	\$ -	\$ 167,922
Revenue	\$ -	\$ 54,749	\$ -	\$ -	\$ 54,749
Construction	\$ -	\$ -	\$ 69,361	\$ -	\$ 69,361
Series 2019 - 3C					
Reserve	\$ -	\$ 112,688	\$ -	\$ -	\$ 112,688
Revenue	\$ -	\$ 14,872	\$ -	\$ -	\$ 14,872
Prepayment	\$ -	\$ 132	\$ -	\$ -	\$ 132
Construction	\$ -	\$ -	\$ 0	\$ -	\$ 0
Series 2020 - 3D					
Reserve	\$ -	\$ 200,003	\$ -	\$ -	\$ 200,003
Revenue	\$ -	\$ 15,035	\$ -	\$ -	\$ 15,035
Construction	\$ -	\$ -	\$ 8,183	\$ -	\$ 8,183
Deposits	\$ 4,500	\$ -	\$ -	\$ -	\$ 4,500
Due from General Fund	\$ -	\$ 1,645,010	\$ -	\$ -	\$ 1,645,010
Prepaid Expenses	\$ 279	\$ -	\$ -	\$ -	\$ 279
Total Assets	\$ 2,716,785	\$ 2,786,852	\$ 78,326	\$ 81,800	\$ 5,663,764
Liabilities:					
Accounts Payable	\$ 36,560	\$ -	\$ -	\$ -	\$ 36,560
Due to Debt Service	\$ 1,645,010	\$ -	\$ -	\$ -	\$ 1,645,010
Total Liabilities	\$ 1,681,570	\$ -	\$ -	\$ -	\$ 1,681,570
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 279	\$ -	\$ -	\$ -	\$ 279
Restricted for:					
Debt Service - Series 2016 - 2A	\$ -	\$ 240,640	\$ -	\$ -	\$ 240,640
Debt Service - Series 2018 - 2B	\$ -	\$ 226,125	\$ -	\$ -	\$ 226,125
Debt Service - Series 2018 - 3A	\$ -	\$ 839,732	\$ -	\$ -	\$ 839,732
Debt Service - Series 2019 - 3B	\$ -	\$ 542,325	\$ -	\$ -	\$ 542,325
Debt Service - Series 2019 - 3C	\$ -	\$ 342,344	\$ -	\$ -	\$ 342,344
Debt Service - Series 2020 - 3D	\$ -	\$ 595,685	\$ -	\$ -	\$ 595,685
Capital Projects	\$ -	\$ -	\$ 78,326	\$ -	\$ 78,326
Assigned for:					
Capital Reserves	\$ -	\$ -	\$ -	\$ 81,800	\$ 81,800
Unassigned	\$ 1,034,937	\$ -	\$ -	\$ -	\$ 1,034,937
Total Fund Balances	\$ 1,035,216	\$ 2,786,852	\$ 78,326	\$ 81,800	\$ 3,982,194
Total Liabilities & Fund Balance	\$ 2,716,785	\$ 2,786,852	\$ 78,326	\$ 81,800	\$ 5,663,764

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 1,024,144	\$ 972,234	\$ 972,234	\$ -
Other Income	\$ 2,400	\$ 600	\$ 1,930	\$ 1,330
Total Revenues	\$ 1,026,544	\$ 972,834	\$ 974,164	\$ 1,330
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 2,800	\$ 200
Engineering Fees	\$ 15,000	\$ 3,750	\$ 2,762	\$ 988
Attorney	\$ 40,000	\$ 10,000	\$ 12,155	\$ (2,155)
Annual Audit	\$ 4,100	\$ -	\$ -	\$ -
Assessment Roll Services	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Reamortization Schedules	\$ 625	\$ -	\$ -	\$ -
Dissemination	\$ 10,000	\$ 2,500	\$ 2,500	\$ -
Trustee Fees	\$ 23,867	\$ 23,867	\$ 14,533	\$ 9,334
Management Fees	\$ 45,050	\$ 11,263	\$ 11,263	\$ -
Information Technology	\$ 1,800	\$ 450	\$ 450	\$ -
Website Maintenance	\$ 1,200	\$ 300	\$ 300	\$ -
Postage & Delivery	\$ 1,300	\$ 325	\$ 125	\$ 200
Insurance	\$ 6,985	\$ 6,985	\$ 6,572	\$ 413
Printing & Binding	\$ 500	\$ 125	\$ 10	\$ 115
Legal Advertising	\$ 3,500	\$ 875	\$ 709	\$ 166
Other Current Charges	\$ 4,000	\$ 1,000	\$ 119	\$ 881
Office Supplies	\$ 200	\$ 50	\$ 3	\$ 47
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 175,302	\$ 69,664	\$ 59,476	\$ 10,188

Towne Park
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 30,401	\$ 30,401	\$ 30,111	\$ 290
Field Management	\$ 21,000	\$ 5,250	\$ 5,250	\$ -
Landscape Maintenance	\$ 263,665	\$ 65,916	\$ 57,160	\$ 8,756
Landscape Enhancements/Replacement	\$ 35,000	\$ 8,750	\$ -	\$ 8,750
Pond Maintenance	\$ 46,656	\$ 11,664	\$ 11,664	\$ -
Electric	\$ 5,400	\$ 1,350	\$ 618	\$ 732
Water & Sewer	\$ 1,100	\$ 275	\$ 182	\$ 93
Irrigation Repairs	\$ 12,500	\$ 3,125	\$ 2,239	\$ 886
Right Of Way Repairs	\$ 180,000	\$ 45,000	\$ -	\$ 45,000
General Repairs & Maintenance	\$ 15,000	\$ 3,750	\$ -	\$ 3,750
Contingency	\$ 14,343	\$ 3,586	\$ 8,118	\$ (4,532)
Subtotal Field Expenditures	\$ 625,065	\$ 179,067	\$ 115,342	\$ 63,725
Amenity Expenditures				
Electric	\$ 26,400	\$ 6,600	\$ 4,607	\$ 1,993
Water	\$ 8,400	\$ 2,100	\$ 2,329	\$ (229)
Internet & Phone	\$ 3,200	\$ 800	\$ 654	\$ 146
Playground & Equipment Lease	\$ 26,935	\$ 6,734	\$ 6,194	\$ 540
Pool Service Contract	\$ 42,000	\$ 10,500	\$ 10,500	\$ -
Pool Furniture Repair & Replacement	\$ 6,000	\$ 1,500	\$ -	\$ 1,500
Janitorial Services	\$ 22,500	\$ 5,625	\$ 5,460	\$ 165
Security Services	\$ 43,000	\$ 10,750	\$ 4,667	\$ 6,083
Pest Control	\$ 3,400	\$ 850	\$ 305	\$ 545
Amenity Access Management	\$ 9,000	\$ 2,250	\$ 2,955	\$ (705)
Amenity Repair & Maintenance	\$ 20,000	\$ 5,000	\$ 4,786	\$ 214
Contingency	\$ 14,343	\$ 3,586	\$ 3,241	\$ 345
Subtotal Amenity Expenditures	\$ 225,177	\$ 56,294	\$ 45,698	\$ 10,597
Total Operations & Maintenance	\$ 850,242	\$ 235,361	\$ 161,040	\$ 74,321
Total Expenditures	\$ 1,025,544	\$ 305,025	\$ 220,516	\$ 84,510
Excess (Deficiency) of Revenues over Expenditures	\$ 1,000		\$ 753,648	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out) - Capital Reserve	\$ (1,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (1,000)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 753,648	
Fund Balance - Beginning	\$ -		\$ 281,567	
Fund Balance - Ending	\$ -		\$ 1,035,216	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 111,715	\$ 106,052	\$ 106,052	\$ -
Interest	\$ -	\$ -	\$ 2,388	\$ 2,388
Total Revenues	\$ 111,715	\$ 106,052	\$ 108,440	\$ 2,388
Expenditures:				
Interest - 11/1	\$ 39,481	\$ 39,481	\$ 39,481	\$ -
Principal - 11/1	\$ 30,000	\$ 30,000	\$ 30,000	\$ -
Interest - 5/1	\$ 38,731	\$ -	\$ -	\$ -
Total Expenditures	\$ 108,213	\$ 69,481	\$ 69,481	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 3,502		\$ 38,959	
Fund Balance - Beginning	\$ 88,973		\$ 201,681	
Fund Balance - Ending	\$ 92,475		\$ 240,640	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 130,304	\$ 123,699	\$ 123,699	\$ -
Interest	\$ -	\$ -	\$ 1,617	\$ 1,617
Total Revenues	\$ 130,304	\$ 123,699	\$ 125,316	\$ 1,617
Expenditures:				
Interest - 11/1	\$ 44,647	\$ 44,647	\$ 44,647	\$ -
Principal - 5/1	\$ 30,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 44,647	\$ -	\$ -	\$ -
Total Expenditures	\$ 119,294	\$ 44,647	\$ 44,647	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 11,010		\$ 80,669	
Fund Balance - Beginning	\$ 84,005		\$ 145,456	
Fund Balance - Ending	\$ 95,015		\$ 226,125	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 525,011	\$ 498,400	\$ 498,400	\$ -
Interest	\$ -	\$ -	\$ 5,741	\$ 5,741
Total Revenues	\$ 525,011	\$ 498,400	\$ 504,140	\$ 5,741
Expenditures:				
Interest - 11/1	\$ 191,825	\$ 191,825	\$ 191,825	\$ -
Principal - 5/1	\$ 130,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 191,825	\$ -	\$ -	\$ -
Total Expenditures	\$ 513,650	\$ 191,825	\$ 191,825	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 11,361		\$ 312,315	
Fund Balance - Beginning	\$ 267,050		\$ 527,417	
Fund Balance - Ending	\$ 278,411		\$ 839,732	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 335,844	\$ 318,821	\$ 318,821	\$ -
Interest	\$ -	\$ -	\$ 3,675	\$ 3,675
Total Revenues	\$ 335,844	\$ 318,821	\$ 322,496	\$ 3,675
Expenditures:				
Interest - 11/1	\$ 115,409	\$ 115,409	\$ 115,409	\$ -
Principal - 5/1	\$ 105,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 115,409	\$ -	\$ -	\$ -
Total Expenditures	\$ 335,819	\$ 115,409	\$ 115,409	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 25		\$ 207,087	
Fund Balance - Beginning	\$ 164,779		\$ 335,238	
Fund Balance - Ending	\$ 164,804		\$ 542,325	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 225,524	\$ 214,093	\$ 214,093	\$ -
Interest	\$ -	\$ -	\$ 2,197	\$ 2,197
Total Revenues	\$ 225,524	\$ 214,093	\$ 216,290	\$ 2,197
Expenditures:				
Interest - 11/1	\$ 77,053	\$ 77,053	\$ 77,053	\$ -
Principal - 5/1	\$ 70,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 77,053	\$ -	\$ -	\$ -
Total Expenditures	\$ 224,106	\$ 77,053	\$ 77,053	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,418		\$ 139,237	
Fund Balance - Beginning	\$ 88,964		\$ 203,107	
Fund Balance - Ending	\$ 90,382		\$ 342,344	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 399,925	\$ 379,654	\$ 379,654	\$ -
Interest	\$ -	\$ -	\$ 3,693	\$ 3,693
Total Revenues	\$ 399,925	\$ 379,654	\$ 383,348	\$ 3,693
Expenditures:				
Interest - 11/1	\$ 126,431	\$ 126,431	\$ 126,431	\$ -
Principal - 5/1	\$ 145,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 126,431	\$ -	\$ -	\$ -
Total Expenditures	\$ 397,863	\$ 126,431	\$ 126,431	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 2,063		\$ 256,916	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (2,471)	\$ (2,471)
Net Change in Fund Balance	\$ 2,063		\$ 254,445	
Fund Balance - Beginning	\$ 141,226		\$ 341,240	
Fund Balance - Ending	\$ 143,289		\$ 595,685	

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

	Series	Series	Series	Series	Series	Series	
	2016 - 2A	2018 - 2B	2018 - 3A	2019 - 3B	2019 - 3C	2020 - 3D	Total
<u>Revenues</u>							
Interest	\$ -	\$ 1	\$ -	\$ 912	\$ -	\$ 81	\$ 993
Total Revenues	\$ -	\$ 1	\$ -	\$ 912	\$ -	\$ 81	\$ 993
<u>Expenditures:</u>							
Capital Outlay	\$ -	\$ -	\$ -	\$ 170	\$ -	\$ -	\$ 170
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ 114	\$ -	\$ 114
Total Expenditures	\$ -	\$ -	\$ -	\$ 170	\$ 114	\$ -	\$ 284
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 1	\$ -	\$ 742	\$ (114)	\$ 81	\$ 709
<u>Other Financing Sources/(Uses)</u>							
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,471	\$ 2,471
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,471	\$ 2,471
Net Change in Fund Balance	\$ -	\$ 1	\$ -	\$ 742	\$ (114)	\$ 2,552	\$ 3,180
Fund Balance - Beginning	\$ 0	\$ 71	\$ -	\$ 68,620	\$ 823	\$ 5,632	\$ 75,146
Fund Balance - Ending	\$ 0	\$ 72	\$ -	\$ 69,361	\$ 709	\$ 8,183	\$ 78,326

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
Revenues:				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Miscellaneous Expense	\$ -	\$ -	\$ 24	\$ -
Total Expenditures	\$ -	\$ -	\$ 24	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (24)	\$ -
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ 1,000	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ 1,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 1,000		\$ (24)	
Fund Balance - Beginning	\$ 81,824		\$ 81,824	
Fund Balance - Ending	\$ 82,824		\$ 81,800	

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	\$ -	\$ 34,946	\$ 937,288	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 972,234
Other Income	\$ 870	\$ 30	\$ 1,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,930
Total Revenues	\$ 870	\$ 34,976	\$ 938,318	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 974,164
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,800
Engineering Fees	\$ 2,461	\$ 301	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,762
Attorney	\$ 4,862	\$ 3,068	\$ 4,225	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,155
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Roll Services	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Reamortization Schedules	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 833	\$ 833	\$ 833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Trustee Fees	\$ 14,533	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,533
Management Fees	\$ 3,754	\$ 3,754	\$ 3,754	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,263
Information Technology	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300
Postage & Delivery	\$ 27	\$ 23	\$ 74	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125
Insurance	\$ 6,572	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,572
Printing & Binding	\$ 2	\$ 3	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10
Legal Advertising	\$ 455	\$ -	\$ 254	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 709
Other Current Charges	\$ 40	\$ 40	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 119
Office Supplies	\$ 1	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 39,966	\$ 9,274	\$ 10,236	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59,476

Towne Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Property Insurance	\$ 30,111	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	30,111
Field Management	\$ 1,750	\$ 1,750	\$ 1,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,250
Landscape Maintenance	\$ 19,053	\$ 19,053	\$ 19,053	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	57,160
Landscape Enhancements/Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pond Maintenance	\$ 3,888	\$ 3,888	\$ 3,888	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,664
Electric	\$ 208	\$ 115	\$ 295	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	618
Water & Sewer	\$ 60	\$ 61	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	182
Irrigation Repairs	\$ -	\$ 426	\$ 1,813	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,239
Right Of Way Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ 8,118	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,118
Subtotal Field Expenditures	\$ 63,189	\$ 25,293	\$ 26,861	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	115,342
Amenity Expenditures													
Electric	\$ 1,624	\$ 1,554	\$ 1,429	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,607
Water	\$ 831	\$ 801	\$ 697	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,329
Internet & Phone	\$ 218	\$ 218	\$ 218	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	654
Playground & Equipment Lease	\$ 2,065	\$ 2,065	\$ 2,065	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,194
Pool Service Contract	\$ 3,500	\$ 3,500	\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,500
Pool Furniture Repair & Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Janitorial Services	\$ 1,550	\$ 1,580	\$ 2,329	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,460
Security Services	\$ 2,414	\$ 2,253	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,667
Pest Control	\$ 120	\$ 185	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	305
Amenity Access Management	\$ 750	\$ 1,455	\$ 750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,955
Amenity Repair & Maintenance	\$ 3,955	\$ 501	\$ 330	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,786
Contingency	\$ -	\$ 3,241	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,241
Subtotal Amenity Expenditures	\$ 17,028	\$ 17,353	\$ 11,317	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	45,698
Total Operations & Maintenance	\$ 80,217	\$ 42,645	\$ 38,178	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	161,040
Total Expenditures	\$ 120,182	\$ 51,919	\$ 48,414	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	220,516
Excess (Deficiency) of Revenues over Expenditures	\$ (119,312)	\$ (16,943)	\$ 889,904	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	753,648
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (119,312)	\$ (16,943)	\$ 889,904	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	753,648

Towne Park
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2024

Gross Assessments	\$ 1,101,231.50	\$ 120,123.23	\$ 140,111.40	\$ 564,528.08	\$ 361,122.13	\$ 242,499.36	\$ 430,027.32	\$ 2,959,643.02
Net Assessments	\$ 1,024,145.30	\$ 111,714.60	\$ 130,303.60	\$ 525,011.11	\$ 335,843.58	\$ 225,524.40	\$ 399,925.41	\$ 2,752,468.01

ON ROLL ASSESSMENTS

							37.21%	4.06%	4.73%	19.07%	12.20%	8.19%	14.53%	100.00%
Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	O&M Portion	2016 2-A Debt Service	Series 2018 2-B Service	Series 2018 3-A Service	Series 2019 3-B Service	Series 2019 3-C Service	Series 2020 3-D Service	Total
11/10/23	10/13-10/14/23	\$850.89	(\$19.14)	(\$16.64)	\$0.00	\$815.11	\$303.29	\$33.08	\$38.59	\$155.48	\$99.46	\$66.78	\$118.43	\$815.11
11/14/23	10/1-10/31/23	\$3,319.28	(\$132.79)	(\$63.73)	\$0.00	\$3,122.76	\$1,161.92	\$126.74	\$147.83	\$595.64	\$381.02	\$255.88	\$453.73	\$3,122.76
11/17/23	11/1-11/5/23	\$44,059.13	(\$1,762.32)	(\$845.94)	\$0.00	\$41,450.87	\$15,423.15	\$1,682.37	\$1,962.31	\$7,906.42	\$5,057.65	\$3,396.28	\$6,022.69	\$41,450.87
11/24/23	11/6-11/12/23	\$51,584.73	(\$2,063.44)	(\$990.43)	\$0.00	\$48,530.86	\$18,057.48	\$1,969.73	\$2,297.48	\$9,256.87	\$5,921.51	\$3,976.40	\$7,051.39	\$48,530.86
12/09/23	11/13-11/22/23	\$222,430.45	(\$8,897.15)	(\$4,270.67)	\$0.00	\$209,262.63	\$77,862.97	\$8,493.36	\$9,906.63	\$39,915.16	\$25,533.27	\$17,146.00	\$30,405.24	\$209,262.63
12/21/23	11/23-11/30/23	\$2,434,115.29	(\$97,365.58)	(\$46,734.99)	\$0.00	\$2,290,014.72	\$852,074.50	\$92,944.98	\$108,410.77	\$436,801.87	\$279,417.14	\$187,633.14	\$332,732.32	\$2,290,014.72
12/29/23	12/01-12/15/23	\$20,909.24	(\$750.36)	(\$403.18)	\$0.00	\$19,755.70	\$7,350.75	\$801.83	\$935.25	\$3,768.24	\$2,410.50	\$1,618.69	\$2,870.44	\$19,755.70
TOTAL		\$ 2,777,269.01	\$ (110,990.78)	\$ (53,325.58)	\$ -	\$ 2,612,952.65	\$ 972,234.06	\$ 106,052.09	\$ 123,698.86	\$ 498,399.68	\$ 318,820.55	\$ 214,093.17	\$ 379,654.24	\$ 2,612,952.65

95%	Net Percent Collected
\$ 139,515.36	Balance Remaining to Collect