

***Towne Park
Community Development District***

Agenda

May 7, 2024

AGENDA

Towne Park

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

April 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, May 7, 2024**, at **6:00 PM** at the **Towne Park Amenity Center #1, 3883 White Ibis Road, Lakeland, FL 33811**.

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

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

Zoom Call-In Information: 646 931 3860

Meeting ID: 828 7987 3433

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the April 2, 2024 Board of Supervisors Meeting
4. Consideration of Lakeland Family Church Community Event Request
5. Ratification of Assignment of Warranties
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposal for Installation of Dog Waste Signs
 - ii. Consideration of Proposal for Installation of Barriers
 - iii. Discussion of Cost of Fish Stocking
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Ratification of Requisition No. 115
 - iv. Discussion of Polk County Sherriff's Office Denial of School Crossing Guard Nearby Amenity Center 1
 - v. Presentation of Registered Voters- 2,220
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, **April 2, 2024**, 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:

Greg Jones <i>by Zoom</i>	Chairman
Jennifer Tidwell	Vice Chairperson
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
Savannah Hancock <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Alan Rayl <i>by Zoom</i>	District Engineer, Rayl Engineering
Allen Bailey	Field Operations, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 4:00 p.m. and called the roll. There were four Board members present in person and one Supervisor joining via Zoom constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

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

- Stephanie Vanderwerker (6319 Dolostone Dr) stated that the mailbox on Dolostone Dr. is not ADA compliant and also stated that she wants to know who owns the back gate.
- Khatri Kshitij (5434 Keaton Springs Dr) asked for an update on easement encroachment.

- Sukhadevsingh Singh Virdee (5438 Keaton Spring Dr) requested French drain system instead of drainage swale.

THIRD ORDER OF BUSINESS

Approval of Minutes of March 5, 2024 Board of Supervisors Meeting

Ms. Adams presented the minutes from the March 5, 2024 Board of Supervisors meeting and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Ms. Tidwell, seconded by Ms. Sides, with all in favor, the Minutes of the March 5, 2024 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearing

Ms. Adams noted the Board previously approved setting a public hearing to consider the variance policies as well as the collection of the \$75 application fee. Ms. Adams asked for a motion to open the public hearing.

On MOTION by Mr. Zimmerman, seconded by Mr. Runyon with all in favor, Opening the Public Hearing, was approved.

- Kim Zimmerman (6223 Yellowstone Dr) asked for clarification if this is for all easements or specific easements. Ms. Adams noted in this easement policy the District can only give permission to have a variance or encroachment on an easement in favor of the District.
- Sukhadevsingh Singh Virdee (5438 Keaton Spring Dr) asked does this apply to properties that already have fences or encroachments. Ms. Adams stated on page 18 of the agenda notes on point #5 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 unauthorized use.
- Cheryl Thompson (HOA Board) stated that they are constantly having problems with all kinds of changes like driveway widening and also moving trees. A lot of things that have to do with easements, and they are always in question. They put a waiver in their approvals to say we are okay with that but there are other people to check with. The HOA needs crystal clear direction on what to do with any request for change or has anything to do with

an easement. Ms. Adams noted the CDD does not have authority over private property matters. Private property matters are governed by the HOA recorded declarations. The Districts only interest is when they have an easement in favor of the District. She noted she would meet with Ms. Thompson and their HOA Board and assist them with how the CDD will move forward with the \$75 application fee and process. Ms. Thompson asked if someone sells their property, are they required to move or whatever change to the easement. Ms. Adams noted point #3 a recorded document with the public records of Polk County. The recorded document would stay with the parcel and not with the property owner.

On MOTION by Ms. Sides, seconded by Mr. Runyon, with all in favor, Closing the Public Hearing, was approved.
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A. Consideration of Resolution 2024-04 Adopting Easement Variance Policy and Fees

Ms. Adams noted included in the agenda packet on page 16 is a copy the resolution approving the variances policies, Resolution 2024-04. Approval of this resolution sets the easement variance policy and also authorizes the collection of a \$75 application fee. Attached to the resolution is a copy of the easement variance policy that is on page 18 of the agenda packet. There are certain easements throughout the District on private property and are in favor of the District giving the District a legal right to access this property. Typically, no improvements are legally installed on these easements. She noted they had communication with one of the HOA management companies that was requesting the District's assistance in reviewing applications in cases where there is an easement on private property in favor or the District. Approval of this policy gives the ability to approve easement variances. The applications would be approved by field management staff and also reviewed by the District Engineer.

Ms. Adams noted there is discussion today regarding a drainage easement and stated that they would not want to calibrate the expectation that drainage easements would be approved for a variance. The drainage easements are of paramount concern because it deals with controlling residential flooding and many properties are designed with a drainage swale at the rear of the lot. The District Engineer would make decisions on a case-by-case basis. Ms. Hammock noted this will go through HOA as well as the Engineer. Mr. Zimmerman noted the Engineer is the subject matter expert of easements and how they need to remain so if the District Engineer determines that the proposed project is unsound then that is probably enough.

On MOTION by Ms. Sides, seconded by Mr. Zimmerman, with all in favor, Resolution 2024-04 Adopting Easement Variance Policy and Fees, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2024-05
Approving the Proposed Fiscal Year 2025
Budget and Setting a Public Hearing**

Ms. Adams stated included on page 20 of the agenda packet is a copy of the resolution. Approval or adoption of this resolution will approve the Fiscal Year 2025 proposed budget. This is approving the proposed budget for the fiscal year starting October 1, 2024 running through September 30, 2025. Approval of this resolution also sets your public hearing for July 2, 2024 at 4:00 p.m. at Towne Park Amenity Center 1. It also allows for the District management staff to send a copy of the budget to the local government such as City of Lakeland and Polk County. It also allows for posting the budget on the Towne Park CDD website as well as publication of the notice of the public hearing. All of this would happen in accordance with Florida Statutes. The proposed budget is attached to the resolution.

Ms. Adams noted on page 24 of the agenda packet is a review of the revenue section. All of the property has been platted and the assessments are collected through the Polk County tax collector. They are Non-Ad Valorem assessments on the annual tax bill. The proposed assessment level is the same as the current fiscal year. The budget for FY24 \$1,024,144 and that exact number is proposed for FY25. There is approximately \$8,000 anticipated rental income listed as other revenue in the proposed budget for FY25. The administration section is the cost to operate the District and the proposed amount is \$184,653. There is a proposed increase in field management services such as landscape enhancements/replacements, pond maintenance and general repairs and maintenance as well as contingency. The overall proposed amount for this section is \$479,842. There is a proposed increase of amenity expenditures such as increase for pool service contracts, increased security services, general amenity repair/maintenance as well as contingency. Total proposed amount for FY25 is \$243,084. They are proposing for FY25 there is a transfer out from the general fund to the capital reserve fund. There are 1450 units and the proposed assessment level for FY25 per unit is \$759.47. On page 44 of the agenda is the Capital Reserve Fund. She noted when the Board approves the proposed budget they are capping the assessment level at the proposed amount.

On MOTION by Ms. Tidwell seconded by Ms. Sides, with all in favor, Resolution 2024-05 Approving the Proposed Fiscal Year 2025 Budget and Setting a Public Hearing for July 2, 2024 at 4:00 p.m., was approved in substantial form.

SIXTH ORDER OF BUSINESS

Ratification of Proposal to Re-strap Furniture at Amenity Center 2

Ms. Adams stated the Chairman approved repairing pool furniture on March 22. She asked for a motion to ratify the approval of estimate 27936 from Florida Patio Furniture.

On MOTION by Ms. Sides, seconded by Mr. Zimmerman, with all in favor, the Proposal to Re-strap Furniture at Amenity Center 2, was ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock provided an update that she is working with the city to finalize all the documentation that they need to convey the roadways. The first document they have requested is assignment of warranty so all of the warranties that were given to the District by the contractor, they are in the process of finalizing that agreement and assigning those warranties to the City of Lakeland. The Board did authorize the Chair or Vice Chair to execute any documents necessary for the conveyance. Mr. Runyon asked how long they are looking at. Ms. Hammock noted it is the city so she is staying on top of them as regularly as daily to make sure it is moving forward within their approval process.

B. Engineer

Mr. Rayl stated first the swale work on Siltstone is done and satisfactory. It has been sodded and revegetated so they expect that to address the issue. That sump will not be controlling the water level in wetland on the opposite side of the road. Second, follow up to discussions from the last month. He received a call from Mr. Virdee one of the residents among the lots that were in discussion about the fences being in conflict with the District easement and the drainage swale. He stated that he is going to be putting in a variance request per the discussed variance policy. He advised the resident that the approval of his fence to remain and any other items related to that was a Board decision and not a decision that is made by District Engineer as he just provides his

recommendations to the Board and the Board makes the final determination. This easement covers a surface feature, a drainage swale that is 20 ft wide which is also the width of the easement. He noted regarding a recent roadway repair work, it was completed satisfactorily and they have received acknowledgement from the City of Lakeland. They are following up with them about official release and turnover of that work. The city wants to observe the new repairs performance for a six-month period. Ms. Adams noted the city has agreed to accept a warranty assignment in lieu of that six-month monitoring period.

C. Field Manager's Report

Mr. Bailey presented the Field Manager's Report. Topics included fencing post replacement, littoral shelf planting, sump swale completed, landscaping and late dormancy of trees, ponds with no algae blooms, and traffic signal installed. Ms. Sides asked if the Riverstone signs can be power washed. Mr. Bailey noted they are on the list to be power washed and touched up with paint. Ms. Sides asked if they could get rid of the builder signs throughout the neighborhood. Mr. Bailey noted once the last few homes are finished the signs will be pulled up. Ms. Tidwell questioned trimming the Crepe Myrtles.

i. Consideration of Installation of Dog Waste Signs

Mr. Bailey presented the proposal for eight dog waste pick-up signs for \$1,285 to be installed along Medulla Rd. No action was taken, and staff noted that this will be brought back for consideration at a future meeting.

**Ms. Sides left the meeting at 5:00 p.m.*

D. District Manager's Report

Ms. Adams stated there were some questions during public comment regarding the encroachments on Keaton Springs. To clarify a couple of issues, this matter was brought to the attention of the Board because residents along Keaton Springs were concerned that the water was not properly draining from their property. Field management inspected the area and identified there had been fences installed in District drainage easements and as you heard the District Engineer state it is not just a drainage easement, but a drainage easement that is a functional 20 ft. wide drainage swale. The Board discussed this matter for two Board meetings. It was the recommendation of the District Engineer that the Board was urged to consider requiring the

removal of these encroachments and once removed the District Engineer can go back and evaluate what needs to be improved to get it back to the swale design which will allow for proper drainage. The hope is to get that work done before storm season begins. Letters were mailed to the property owners with the new date of May 1st. Some residents have inquired about their ability to reinstall the fence. For the record, no one at the District has given anyone permission to install any fences in any easements. There was a public comment on French drains. Typically, French drains are private property drainage improvements. The District has been persistent, clear and is requiring removal of these encroachments in order to bring that swale back to design and get proper drainage in that area.

i. Approval of the Check Register

Ms. Adams presented the check register on page 60 of the agenda from February 24th to March 22nd 2024 totaling \$287,620.92. Immediately following the register is a detailed run summary.

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

ii. Balance Sheet and Income Statement

Ms. Adams reviewed the unaudited financials through the end of February.

EIGHTH ORDER OF BUSINESS

Supervisors Requests

Ms. Adams asked for any Supervisor’s requests.

NINTH ORDER OF BUSINESS

Adjournment

Ms. Adams adjourned the meeting.

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

April 2, 2024

Towne Park CDD

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

From: Rick Beavers rick@lakelandfamilychurch.com
Subject: Re: Community Event Request: June 1st 9am-Noon
Date: April 29, 2024 at 2:42 PM
To: Brittany Brookes bbrookes@gmscfl.com
Cc: Amenity Access amenityaccess@gmscfl.com, Tricia Adams tadams@gmscfl.com

Good afternoon Brittany and Tricia,

Thank you for your cooperation on helping us organize our event for the Riverstone community in March. We are hoping to use that same space again on Saturday, June 1st from 9am-Noon. We will be doing much of the same stuff as before, providing games and activities for families in our community for FREE. I'm hopeful this can be approved at the next board meeting. I can also get the same event insurance as our previous event to you as soon as you need it.

Again, thank you again for your help. Please let me know if you have any questions. I look forward to hearing from you soon!

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 V

ACKNOWLEDGEMENT AND ASSIGNMENT OF WARRANTIES

RECITALS

WHEREAS, the Towne Park Community Development District is a special purpose unit of local government established pursuant to Chapter 190 of the Florida Statutes by the City of Lakeland, Florida for the purposes of, among other things, financing certain public infrastructure improvements (“District”); and

WHEREAS, QGS Development, Inc. (“Contractor”), is a Florida corporation with offices located at 1450 South Park Road, Plant City, Florida 33566; and

WHEREAS, on December 19, 2023, the District contracted with the Contractor for purposes of constructing upon district property the now completed public infrastructure improvements, including but not limited to, milling, paving, and construction of public rights-of-way (“Improvements”); and

WHEREAS, the Contractor provided to the District warranties for installed materials and labor for the Improvements; and

WHEREAS, the District desires to convey its rights and interests in the Improvements and any associated warranties to the City of Lakeland; and

WHEREAS, the District and the Contractor acknowledge that the warranties are freely assignable and have no objection to the assignment of the warranties to the City of Lakeland; and

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which is hereby acknowledged, the City of Lakeland and the District agree, and the Contractor acknowledges, as follows:

SECTION 1. GENERAL. The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Acknowledgment and Assignment.

SECTION 2. ASSIGNMENT. The Contractor acknowledges and agrees that all warranties, statutory and contractual, are freely assignable and has no objection to the District assigning to the City of Lakeland the warranties described in herein for the Improvements.

SECTION 3. EFFECTIVE DATE. This Acknowledgement and Assignment shall take effect upon execution.

[Signature page follows]

ATTEST

[print name]

ACCEPTED BY:

ATTEST

[print name]

ACKNOWLEDGED BY:

ATTEST

[print name]

QGS DEVELOPMENT, INC.

By: _____
[print name]

Its: _____
[print title]

**TOWNE PARK COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
[print name]

Its: _____
[print title]

THE CITY OF LAKELAND

By: _____
[print name]

Its: _____
[print title]

SECTION VI

SECTION C

Towne Park CDD

Field Management Report



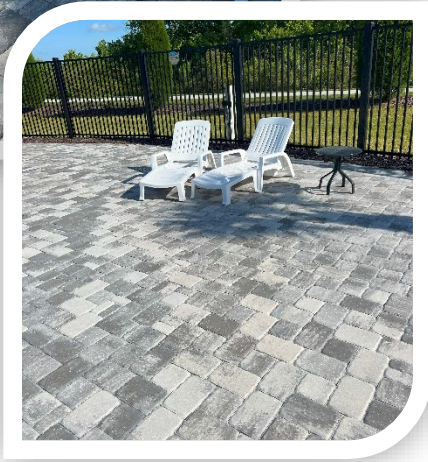
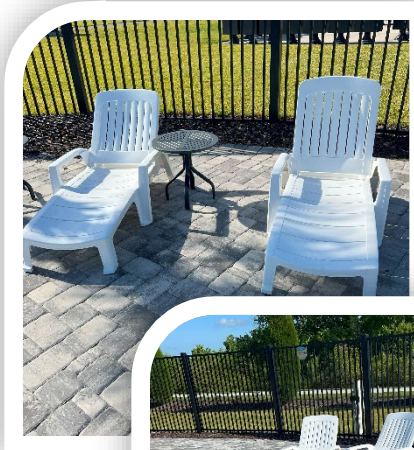
May 7th, 2024

Allen Bailey – Field Services Manager

GMS

Completed

Pool Intermediate Furniture



- ✚ The district lost most of the pool furniture at Amenity 2 to vandalism.
- ✚ Plastic furniture has been placed at the pool to allow residents to still enjoy the amenity.

Emergency Light



- ✚ The amenity one emergency light was damaged. It has been replaced with a sturdier light.

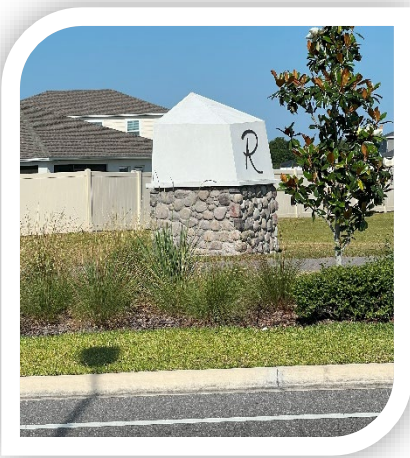
Completed

Fence Post Replacement



✚ The vinyl fence around the amenity one playground had two posts that were damaged. These have been replaced to help with the fence's structural security.

Monument Cleaning



✚ The monuments on Medulla have been pressure washed.

Complete

Pool Coping



- ✚ The coping along the pool edge at amenity one has been secured to prevent any issues for residents.

Annuals



- ✚ The construction at the entrance of the district has wrapped up and the annuals have been installed.
- ✚ The annuals have improved the entrances overall appearance.

Complete

Builder Signs Removed



✚ We have removed more builder signs from the district to improve the community appearance.

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



Governmental Management Services - CF

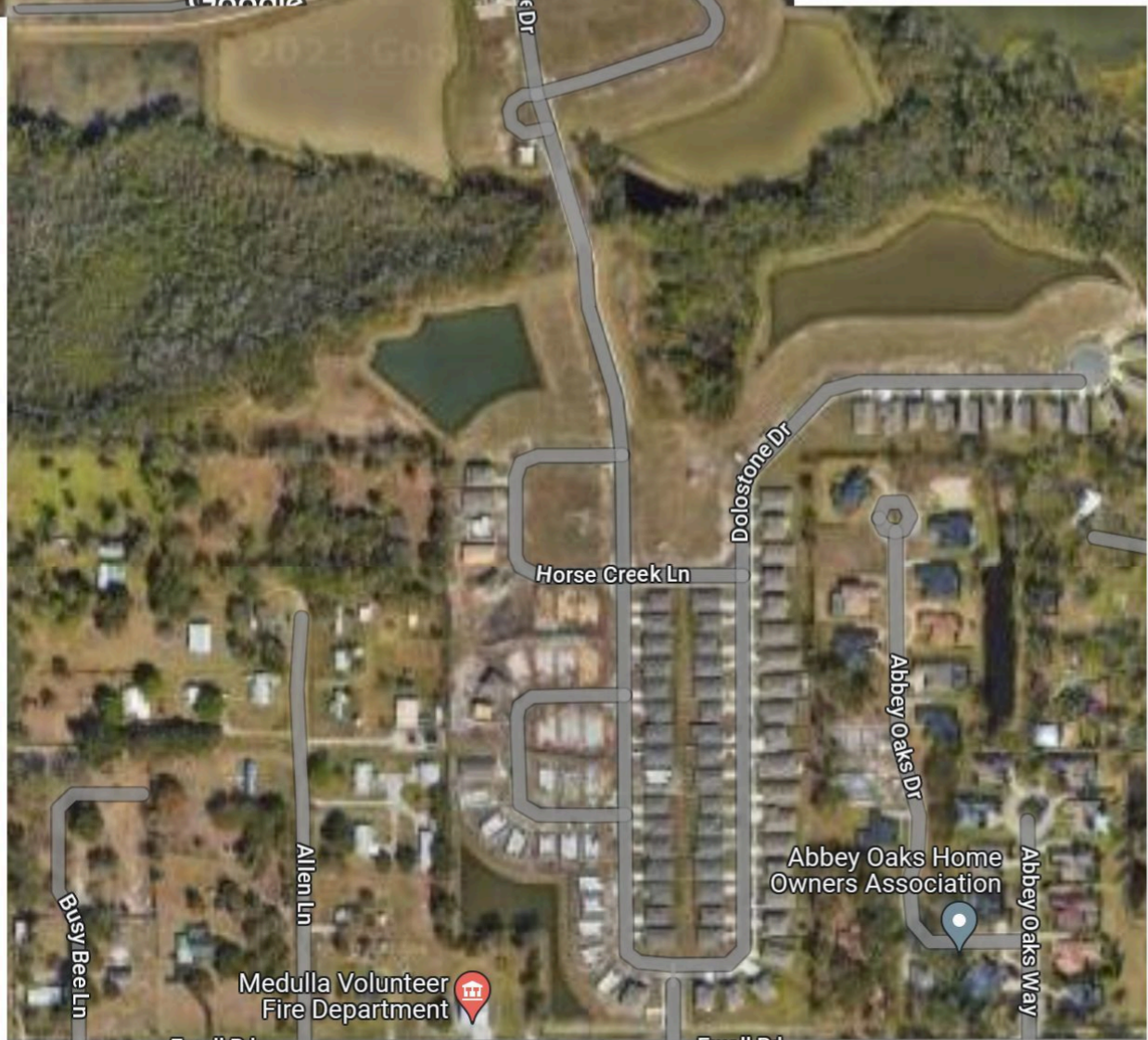
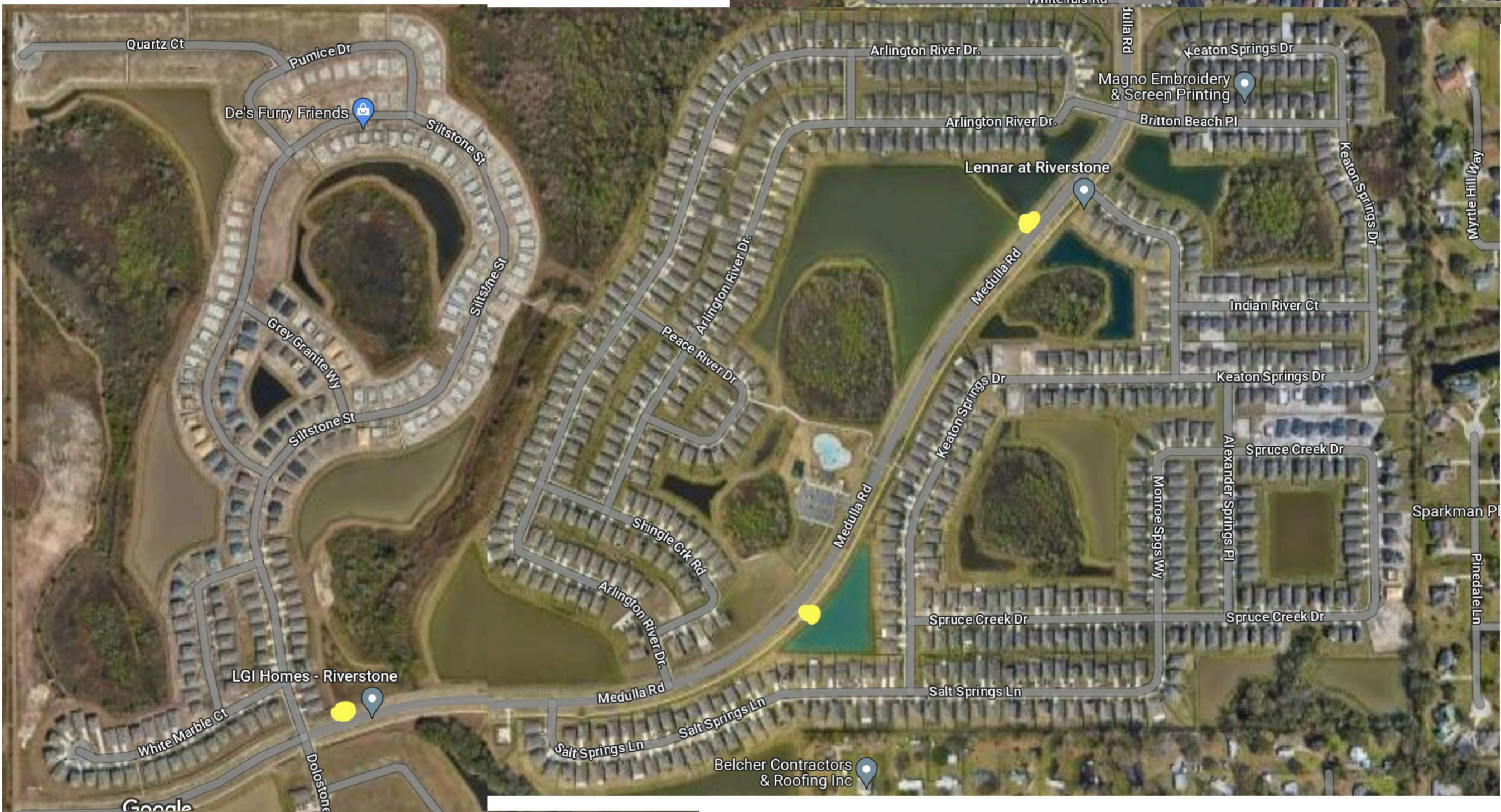
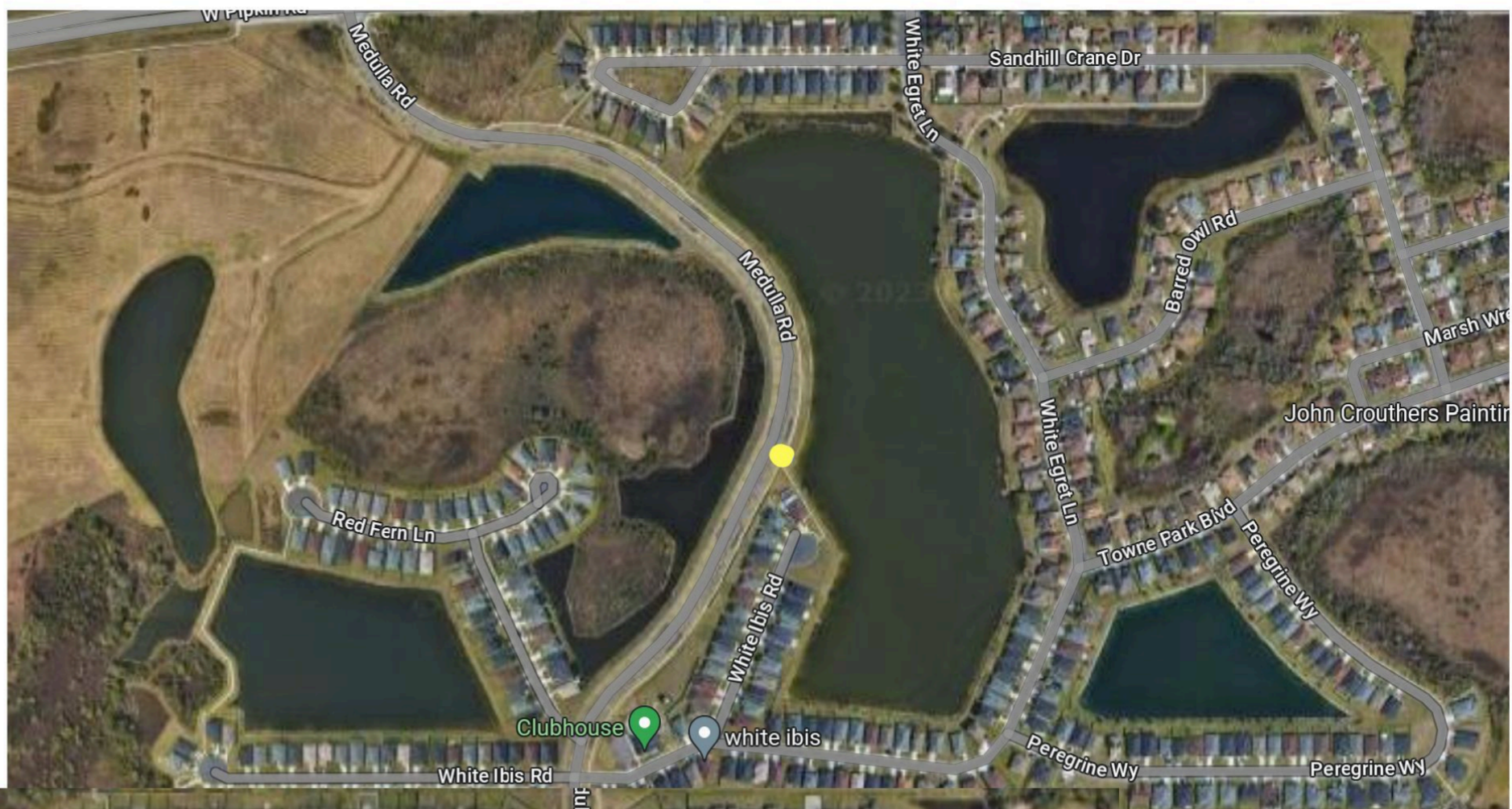
Maintenance Services
 Phone: 407-201-1514
 Email: Abailey@gmscfl.com

Bill To/District Towne Park CDD	Prepared By: Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801
Towne Park Dog Waste Pick-Up Signs	
We will install 4 dog waste pick-up signs along Medulla Road.	

Qty	Description	Unit Price	Line Total
6	Labor	\$47.50	\$285.00
1	Mobilization	\$65.00	\$65.00
	Equipment		\$65.00
	Materials		\$495.00
		Total Due:	\$910.00

This Proposal is Valid for 30 days.

Client Signature: _____



SECTION 2

SECTION 3

Cost of Grass Carp

**\$9/per fish plus \$200 for delivery.
Roughly 20 fish per Acre.**

SECTION D

SECTION 1

Towne Park Community Development District

Summary of Check Register

March 23, 2024 to April 26, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	3/28/24	775-776	\$ 2,647.50
	4/5/24	777-780	\$ 9,196.51
	4/11/24	781-788	\$ 12,814.26
	4/25/24	789-791	\$ 12,461.80
Total Amount			\$ 37,120.07

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/28/24	00095	2/07/24	31284	202402	330	330-53800-48200				*	185.00		
									PEST CONTROL FEB 24				
		3/13/24	32035	202403	330	330-53800-48200				*	120.00		
									PEST CONTROL MAR 24				
		3/13/24	32036	202403	330	330-53800-48200				*	120.00		
									PEST CONTROL MAR 24				
ALL AMERICAN LAWN & TREE SPECIALIST												425.00	000775
3/28/24	00105	3/06/24	74910	202403	330	330-57200-49000				*	755.00		
									50% DEP RESTRAP LOUNGE CH				
		3/19/24	27936	202403	330	330-57200-49000				*	1,467.50		
									50% DEP POOL LOUNGE CHAIR				
FLORIDA PATIO FURNITURE INC.												2,222.50	000776
4/05/24	00077	3/09/24	80441	202403	330	330-53800-47000				*	300.00		
									CLEAN UP EVENT 3/9 & 3/10				
		3/20/24	80393	202404	330	330-53800-47000				*	1,230.00		
									CLEANING APR 24				
E&A CLEANING CO												1,530.00	000777
4/05/24	00071	4/01/24	22347	202404	330	330-53800-48000				*	3,500.00		
									POOL MAINTENANCE APR 24				
RESORT POOL SERVICES DBA												3,500.00	000778
4/05/24	00024	4/01/24	171959B	202404	320	320-53800-46400				*	3,888.00		
									POND MAINTENANCE APR 24				
THE LAKE DOCTORS												3,888.00	000779
4/05/24	00064	4/05/24	04052024	202404	300	300-15500-10000				*	278.51		
									EQUIPMENT LEASE MAY 24				
WHFS, LLC												278.51	000780
4/11/24	00077	3/20/24	12151	202403	330	330-53800-47000				*	124.90		
									CLEANING SUPPLIES				
		3/23/24	80448	202403	330	330-53800-47000				*	150.00		
									CLEAN UP EVENT 3/23				
E&A CLEANING CO												274.90	000781
4/11/24	00040	2/29/24	161	202402	320	320-53800-47500				*	2,554.85		
									GENERAL MAINT FEB 24				
		2/29/24	162	202402	320	320-53800-47500				*	2,646.00		
									INSTALL V SWALE				
		2/29/24	163	202402	320	320-53800-47500				*	4,646.01		
									V SWALE CHANGE ORDER				
GOVERNMENTAL MANAGEMENT SERVICES-												9,846.86	000782

TWPK TOWNE PARK CDD AGUZMAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/11/24	00080	4/02/24	GJ040220	202404	310	51300	11000		BOS MEETING 4/2/24 GREGORY M. JONES	*	200.00	200.00	000783
4/11/24	00055	4/02/24	JT040220	202404	310	51300	11000		BOS MEETING 4/2/24 JENNIFER TIDWELL	*	200.00	200.00	000784
4/11/24	00076	4/01/24	RES 21-1	202403	310	51300	31100		ENGINEER SVCS MAR 24 RAYL ENGINEERING & SURVEYING LLC	*	1,692.50	1,692.50	000785
4/11/24	00091	4/02/24	RR040220	202404	310	51300	11000		BOS MEETING 4/2/24 ROGER RUNYAN	*	200.00	200.00	000786
4/11/24	00092	4/02/24	TZ040220	202404	310	51300	11000		BOS MMETING 4/2/24 THOMAS ZIMMERMAN	*	200.00	200.00	000787
4/11/24	00088	4/02/24	ZS040220	202404	310	51300	11000		BOS MEETING 4/2/24 ZABRINA SIDES	*	200.00	200.00	000788
4/25/24	00102	3/31/24	00063346	202403	310	51300	48000		NOT RULEMAKING 3/1/24 GANNETT FLORIDA LOCALIQ	*	531.69	531.69	000789
4/25/24	00040	4/01/24	159	202404	310	51300	34000		MANAGEMENT FEES APR 24	*	3,754.17		
		4/01/24	159	202404	310	51300	35200		WEBSITE ADMIN APR 24	*	100.00		
		4/01/24	159	202404	310	51300	35100		INFORMATION TECH APR 24	*	150.00		
		4/01/24	159	202404	310	51300	31300		DISSEMINATION SVC APR 24	*	833.33		
		4/01/24	159	202404	330	57200	11000		AMENITY ACCESS APR 24	*	750.00		
		4/01/24	159	202404	310	51300	51000		OFFICE SUPPLIES APR 24	*	1.20		
		4/01/24	159	202404	310	51300	42000		POSTAGE APR 24	*	105.54		
		4/01/24	159	202404	310	51300	42500		COPIES APR 24	*	7.35		
		4/01/24	160	202404	320	53800	12000		FIELD MANAGEMENT APR 24	*	1,750.00		
									GOVERNMENTAL MANAGEMENT SERVICES-			7,451.59	000790
									TWPK TOWNE PARK CDD AGUZMAN				

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
4/25/24	00068	4/15/24 9271	202403 310-51300-31500 GENERAL COUNSEL MAR 24	KILINSKI/VAN WYK, PLLC	*	4,478.52	4,478.52 000791
TOTAL FOR BANK A						37,120.07	
TOTAL FOR REGISTER						37,120.07	

SECTION 2

Towne Park
Community Development District

Unaudited Financial Reporting
March 31, 2024



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4	<hr/> <u>Series 2016 - 2A Debt Service Fund</u>
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Towne Park
Community Development District
Combined Balance Sheet
March 31, 2024

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 822,844	\$ -	\$ -	\$ -	\$ 822,844
Capital Projects Account	\$ -	\$ -	\$ 591	\$ -	\$ 591
Capital Reserve Account	\$ -	\$ -	\$ -	\$ 81,686	\$ 81,686
Investments:					
Series 2016 - 2A					
Reserve	\$ -	\$ 111,063	\$ -	\$ -	\$ 111,063
Revenue	\$ -	\$ 134,257	\$ -	\$ -	\$ 134,257
Prepayment	\$ -	\$ 405	\$ -	\$ -	\$ 405
Construction	\$ -	\$ -	\$ 0	\$ -	\$ 0
Series 2018 - 2B					
Reserve	\$ -	\$ 60,400	\$ -	\$ -	\$ 60,400
Revenue	\$ -	\$ 170,676	\$ -	\$ -	\$ 170,676
Prepayment	\$ -	\$ 144	\$ -	\$ -	\$ 144
General	\$ -	\$ 0	\$ -	\$ -	\$ 0
Construction	\$ -	\$ -	\$ 73	\$ -	\$ 73
Series 2018 - 3A					
Reserve	\$ -	\$ 256,541	\$ -	\$ -	\$ 256,541
Revenue	\$ -	\$ 602,691	\$ -	\$ -	\$ 602,691
Prepayment	\$ -	\$ 144	\$ -	\$ -	\$ 144
Series 2019 - 3B					
Reserve	\$ -	\$ 167,922	\$ -	\$ -	\$ 167,922
Revenue	\$ -	\$ 387,032	\$ -	\$ -	\$ 387,032
Construction	\$ -	\$ -	\$ 69,518	\$ -	\$ 69,518
Series 2019 - 3C					
Reserve	\$ -	\$ 112,688	\$ -	\$ -	\$ 112,688
Revenue	\$ -	\$ 237,734	\$ -	\$ -	\$ 237,734
Prepayment	\$ -	\$ 133	\$ -	\$ -	\$ 133
Construction	\$ -	\$ -	\$ 0	\$ -	\$ 0
Series 2020 - 3D					
Reserve	\$ -	\$ 200,003	\$ -	\$ -	\$ 200,003
Revenue	\$ -	\$ 407,624	\$ -	\$ -	\$ 407,624
Construction	\$ -	\$ -	\$ 10,761	\$ -	\$ 10,761
Deposits	\$ 4,500	\$ -	\$ -	\$ -	\$ 4,500
Due from General Fund	\$ -	\$ 23,640	\$ -	\$ -	\$ 23,640
Prepaid Expenses	\$ 2,577	\$ -	\$ -	\$ -	\$ 2,577
Total Assets	\$ 829,921	\$ 2,873,094	\$ 80,943	\$ 81,686	\$ 3,865,644
Liabilities:					
Accounts Payable	\$ 17,124	\$ -	\$ -	\$ -	\$ 17,124
Due to Debt Service	\$ 23,640	\$ -	\$ -	\$ -	\$ 23,640
Total Liabilities	\$ 40,764	\$ -	\$ -	\$ -	\$ 40,764
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 2,577	\$ -	\$ -	\$ -	\$ 2,577
Restricted for:					
Debt Service - Series 2016 - 2A	\$ -	\$ 247,252	\$ -	\$ -	\$ 247,252
Debt Service - Series 2018 - 2B	\$ -	\$ 233,002	\$ -	\$ -	\$ 233,002
Debt Service - Series 2018 - 3A	\$ -	\$ 866,556	\$ -	\$ -	\$ 866,556
Debt Service - Series 2019 - 3B	\$ -	\$ 559,548	\$ -	\$ -	\$ 559,548
Debt Service - Series 2019 - 3C	\$ -	\$ 353,639	\$ -	\$ -	\$ 353,639
Debt Service - Series 2020 - 3D	\$ -	\$ 613,097	\$ -	\$ -	\$ 613,097
Capital Projects	\$ -	\$ -	\$ 80,943	\$ -	\$ 80,943
Assigned for:					
Capital Reserves	\$ -	\$ -	\$ -	\$ 81,686	\$ 81,686
Unassigned	\$ 786,580	\$ -	\$ -	\$ -	\$ 786,580
Total Fund Balances	\$ 789,157	\$ 2,873,094	\$ 80,943	\$ 81,686	\$ 3,824,880
Total Liabilities & Fund Balance	\$ 829,921	\$ 2,873,094	\$ 80,943	\$ 81,686	\$ 3,865,644

Towne Park
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,024,144	\$ 1,011,345	\$ 1,011,345	\$ -
Other Income	\$ 2,400	\$ 2,400	\$ 82,101	\$ 79,701
Total Revenues	\$ 1,026,544	\$ 1,013,745	\$ 1,093,445	\$ 79,701
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 4,600	\$ 1,400
Engineering Fees	\$ 15,000	\$ 7,500	\$ 10,757	\$ (3,257)
Attorney	\$ 40,000	\$ 20,000	\$ 22,432	\$ (2,432)
Annual Audit	\$ 4,100	\$ -	\$ -	\$ -
Assessment Roll Services	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Reamortization Schedules	\$ 625	\$ -	\$ -	\$ -
Dissemination	\$ 10,000	\$ 5,000	\$ 5,000	\$ -
Trustee Fees	\$ 23,867	\$ 23,867	\$ 20,594	\$ 3,273
Management Fees	\$ 45,050	\$ 22,525	\$ 22,525	\$ -
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ -
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ -
Postage & Delivery	\$ 1,300	\$ 650	\$ 746	\$ (96)
Insurance	\$ 6,985	\$ 6,985	\$ 6,572	\$ 413
Printing & Binding	\$ 500	\$ 250	\$ 28	\$ 222
Legal Advertising	\$ 3,500	\$ 1,750	\$ 1,442	\$ 308
Other Current Charges	\$ 4,000	\$ 2,000	\$ 241	\$ 1,759
Office Supplies	\$ 200	\$ 100	\$ 7	\$ 93
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 175,302	\$ 103,302	\$ 101,619	\$ 1,683

Towne Park
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Property Insurance	\$ 30,401	\$ 30,401	\$ 30,111	\$ 290
Field Management	\$ 21,000	\$ 10,500	\$ 10,500	\$ -
Landscape Maintenance	\$ 263,665	\$ 131,833	\$ 114,320	\$ 17,513
Landscape Enhancements/Replacement	\$ 35,000	\$ 17,500	\$ -	\$ 17,500
Pond Maintenance	\$ 46,656	\$ 23,328	\$ 23,328	\$ -
Electric	\$ 5,400	\$ 2,700	\$ 1,505	\$ 1,195
Water & Sewer	\$ 1,100	\$ 550	\$ 356	\$ 194
Irrigation Repairs	\$ 12,500	\$ 6,250	\$ 2,583	\$ 3,667
Right Of Way Repairs	\$ 180,000	\$ 180,000	\$ 190,520	\$ (10,520)
General Repairs & Maintenance	\$ 15,000	\$ 7,500	\$ 11,673	\$ (4,173)
Contingency	\$ 14,343	\$ 7,171	\$ 11,839	\$ (4,668)
Subtotal Field Expenditures	\$ 625,065	\$ 417,733	\$ 396,735	\$ 20,998
Amenity Expenditures				
Electric	\$ 26,400	\$ 13,200	\$ 8,551	\$ 4,649
Water	\$ 8,400	\$ 4,200	\$ 4,167	\$ 33
Internet & Phone	\$ 3,200	\$ 1,600	\$ 1,310	\$ 290
Playground & Equipment Lease	\$ 26,935	\$ 13,467	\$ 12,110	\$ 1,358
Pool Service Contract	\$ 42,000	\$ 21,000	\$ 21,000	\$ -
Pool Furniture Repair & Replacement	\$ 6,000	\$ 3,000	\$ -	\$ 3,000
Janitorial Services	\$ 22,500	\$ 11,250	\$ 10,423	\$ 827
Security Services	\$ 43,000	\$ 21,500	\$ 11,857	\$ 9,643
Pest Control	\$ 3,400	\$ 1,700	\$ 1,340	\$ 360
Amenity Access Management	\$ 9,000	\$ 4,500	\$ 5,205	\$ (705)
Amenity Repair & Maintenance	\$ 20,000	\$ 10,000	\$ 4,956	\$ 5,044
Contingency	\$ 14,343	\$ 7,171	\$ 6,644	\$ 527
Subtotal Amenity Expenditures	\$ 225,177	\$ 112,589	\$ 87,562	\$ 25,027
Total Operations & Maintenance	\$ 850,242	\$ 530,321	\$ 484,297	\$ 46,025
Total Expenditures	\$ 1,025,544	\$ 633,623	\$ 585,915	\$ 47,708
Excess (Deficiency) of Revenues over Expenditures	\$ 1,000		\$ 507,530	
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out) - Capital Reserve	\$ (1,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (1,000)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 507,530	
Fund Balance - Beginning	\$ -		\$ 281,627	
Fund Balance - Ending	\$ -		\$ 789,157	

Towne Park
Community Development District
Debt Service Fund Series 2016 - 2A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 111,715	\$ 110,318	\$ 110,318	\$ -
Interest	\$ -	\$ -	\$ 4,734	\$ 4,734
Total Revenues	\$ 111,715	\$ 110,318	\$ 115,052	\$ 4,734
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		\$ 45,571	
Fund Balance - Beginning	\$ 88,973		\$ 201,681	
Fund Balance - Ending	\$ 92,475		\$ 247,252	

Towne Park
Community Development District
Debt Service Fund Series 2018 - 2B
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 130,304	\$ 128,675	\$ 128,675	\$ -
Interest	\$ -	\$ -	\$ 3,518	\$ 3,518
Total Revenues	\$ 130,304	\$ 128,675	\$ 132,193	\$ 3,518
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		\$ 87,546	
Fund Balance - Beginning	\$ 84,005		\$ 145,456	
Fund Balance - Ending	\$ 95,015		\$ 233,002	

Towne Park
Community Development District
Debt Service Fund Series 2018 - 3A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 525,011	\$ 518,449	\$ 518,449	\$ -
Interest	\$ -	\$ -	\$ 12,515	\$ 12,515
Total Revenues	\$ 525,011	\$ 518,449	\$ 530,964	\$ 12,515
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		\$ 339,139	
Fund Balance - Beginning	\$ 267,050		\$ 527,417	
Fund Balance - Ending	\$ 278,411		\$ 866,556	

Towne Park
Community Development District
Debt Service Fund Series 2019 - 3B
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 335,844	\$ 331,646	\$ 331,646	\$ -
Interest	\$ -	\$ -	\$ 8,073	\$ 8,073
Total Revenues	\$ 335,844	\$ 331,646	\$ 339,718	\$ 8,073
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		\$ 224,309	
Fund Balance - Beginning	\$ 164,779		\$ 335,238	
Fund Balance - Ending	\$ 164,804		\$ 559,548	

Towne Park
Community Development District
Debt Service Fund Series 2019 - 3C
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 225,524	\$ 222,706	\$ 222,706	\$ -
Interest	\$ -	\$ -	\$ 4,879	\$ 4,879
Total Revenues	\$ 225,524	\$ 222,706	\$ 227,585	\$ 4,879
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		\$ 150,532	
Fund Balance - Beginning	\$ 88,964		\$ 203,107	
Fund Balance - Ending	\$ 90,382		\$ 353,639	

Towne Park
Community Development District
Debt Service Fund Series 2020 - 3D
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 399,925	\$ 394,927	\$ 394,927	\$ -
Interest	\$ -	\$ -	\$ 8,300	\$ 8,300
Total Revenues	\$ 399,925	\$ 394,927	\$ 403,226	\$ 8,300
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		\$ 276,795	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (4,938)	\$ (4,938)
Net Change in Fund Balance	\$ 2,063		\$ 271,858	
Fund Balance - Beginning	\$ 141,226		\$ 341,240	
Fund Balance - Ending	\$ 143,289		\$ 613,097	

Towne Park
Community Development District
Capital Projects Funds
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Series	Series	Series	Series	Series	Series	Total
	2016 - 2A	2018 - 2B	2018 - 3A	2019 - 3B	2019 - 3C	2020 - 3D	
Revenues							
Interest	\$ -	\$ 2	\$ -	\$ 1,765	\$ -	\$ 192	\$ 1,959
Total Revenues	\$ -	\$ 2	\$ -	\$ 1,765	\$ -	\$ 192	\$ 1,959
Expenditures:							
Capital Outlay	\$ -	\$ -	\$ -	\$ 868	\$ -	\$ -	\$ 868
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ 232	\$ -	\$ 232
Total Expenditures	\$ -	\$ -	\$ -	\$ 868	\$ 232	\$ -	\$ 1,100
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 2	\$ -	\$ 898	\$ (232)	\$ 192	\$ 859
Other Financing Sources/(Uses)							
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,938	\$ 4,938
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,938	\$ 4,938
Net Change in Fund Balance	\$ -	\$ 2	\$ -	\$ 898	\$ (232)	\$ 5,129	\$ 5,797
Fund Balance - Beginning	\$ 0	\$ 71	\$ -	\$ 68,620	\$ 823	\$ 5,632	\$ 75,146
Fund Balance - Ending	\$ 0	\$ 73	\$ -	\$ 69,518	\$ 591	\$ 10,761	\$ 80,943

Towne Park
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Miscellaneous Expense	\$ -	\$ -	\$ 138	\$ -
Total Expenditures	\$ -	\$ -	\$ 138	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (138)	\$ -
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ 1,000	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ 1,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 1,000	\$ -	\$ (138)	\$ -
Fund Balance - Beginning	\$ 81,824	\$ -	\$ 81,824	\$ -
Fund Balance - Ending	\$ 82,824	\$ -	\$ 81,686	\$ -

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	\$ (11,012)	\$ 34,946	\$ 937,288	\$ 36,115	\$ 8,076	\$ 5,932	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,011,345
Other Income	\$ 870	\$ 30	\$ 1,030	\$ 1,500	\$ 78,331	\$ 340	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 82,101
Total Revenues	\$ (10,142)	\$ 34,976	\$ 938,318	\$ 37,615	\$ 86,406	\$ 6,272	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,093,445
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ 800	\$ -	\$ 1,000	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,600
Engineering Fees	\$ 2,461	\$ 301	\$ 301	\$ 788	\$ 5,214	\$ 1,693	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,757
Attorney	\$ 4,862	\$ 3,068	\$ 4,225	\$ 2,900	\$ 2,899	\$ 4,479	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,432
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Roll Services	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Reamortization Schedules	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Trustee Fees	\$ 14,533	\$ -	\$ -	\$ 6,061	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,594
Management Fees	\$ 3,754	\$ 3,754	\$ 3,754	\$ 3,754	\$ 3,754	\$ 3,754	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,525
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Postage & Delivery	\$ 27	\$ 23	\$ 74	\$ 506	\$ 40	\$ 76	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 746
Insurance	\$ 6,572	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,572
Printing & Binding	\$ 2	\$ 3	\$ 5	\$ 9	\$ 1	\$ 9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28
Legal Advertising	\$ 455	\$ -	\$ 254	\$ -	\$ 201	\$ 532	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,442
Other Current Charges	\$ 40	\$ 40	\$ 40	\$ 39	\$ 42	\$ 41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 241
Office Supplies	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 39,966	\$ 9,274	\$ 10,537	\$ 15,139	\$ 14,235	\$ 12,468	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 101,619

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	\$ 1,750	\$ 1,750	\$ 1,750	\$ 1,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,500
Landscape Maintenance	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 114,320
Landscape Enhancements/Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pond Maintenance	\$ 3,888	\$ 3,888	\$ 3,888	\$ 3,888	\$ 3,888	\$ 3,888	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,328
Electric	\$ 208	\$ 115	\$ 295	\$ 266	\$ 387	\$ 233	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,505
Water & Sewer	\$ 60	\$ 61	\$ 61	\$ 60	\$ 57	\$ 57	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 356
Irrigation Repairs	\$ -	\$ 426	\$ 1,813	\$ 344	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,583
Right Of Way Repairs	\$ -	\$ -	\$ -	\$ -	\$ 190,520	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 190,520
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ 1,826	\$ 9,847	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,673
Contingency	\$ 11,839	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,839
Subtotal Field Expenditures	\$ 66,910	\$ 25,293	\$ 26,861	\$ 27,188	\$ 225,502	\$ 24,982	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 396,735
Amenity Expenditures													
Electric	\$ 1,624	\$ 1,554	\$ 1,429	\$ 2,142	\$ 532	\$ 1,271	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,551
Water	\$ 831	\$ 801	\$ 697	\$ 1,050	\$ 174	\$ 615	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,167
Internet & Phone	\$ 218	\$ 218	\$ 218	\$ 218	\$ 218	\$ 220	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,310
Playground & Equipment Lease	\$ 2,065	\$ 2,065	\$ 2,065	\$ 2,065	\$ 2,065	\$ 1,786	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,110
Pool Service Contract	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,000
Pool Furniture Repair & Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Services	\$ 1,550	\$ 1,580	\$ 2,329	\$ 1,429	\$ 1,579	\$ 1,955	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,423
Security Services	\$ 2,414	\$ 2,253	\$ 2,684	\$ 2,253	\$ 2,253	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,857
Pest Control	\$ 240	\$ 370	\$ 120	\$ -	\$ 370	\$ 240	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,340
Amenity Access Management	\$ 750	\$ 1,455	\$ 750	\$ 750	\$ 750	\$ 750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,205
Amenity Repair & Maintenance	\$ 3,955	\$ 501	\$ 330	\$ 170	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,956
Contingency	\$ -	\$ 3,241	\$ 1,181	\$ -	\$ -	\$ 2,223	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,644
Subtotal Amenity Expenditures	\$ 17,148	\$ 17,538	\$ 15,302	\$ 13,576	\$ 11,440	\$ 12,559	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 87,562
Total Operations & Maintenance	\$ 84,057	\$ 42,830	\$ 42,163	\$ 40,764	\$ 236,941	\$ 37,541	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 484,297
Total Expenditures	\$ 124,023	\$ 52,104	\$ 52,700	\$ 55,904	\$ 251,176	\$ 50,009	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 585,915
Excess (Deficiency) of Revenues over Expenditures	\$ (134,165)	\$ (17,128)	\$ 885,618	\$ (18,289)	\$ (164,770)	\$ (43,737)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 507,530
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (134,165)	\$ (17,128)	\$ 885,618	\$ (18,289)	\$ (164,770)	\$ (43,737)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 507,530

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

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	O&M Portion	37.21%	4.06%	4.73%	19.07%	12.20%	8.19%	14.53%	100.00%
								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	
10/19/23	1% Fee	(\$29,596.43)	\$0.00	\$0.00	\$0.00	(\$29,596.43)	(\$11,012.31)	(\$1,201.23)	(\$1,401.11)	(\$5,645.28)	(\$3,611.23)	(\$2,425.00)	(\$4,300.27)	(\$29,596.43)	
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	
01/10/24	12/16-12/31/23	\$95,397.30	(\$3,616.31)	(\$1,835.62)	\$0.00	\$89,945.37	\$33,467.10	\$3,650.62	\$4,258.08	\$17,156.36	\$10,974.72	\$7,369.70	\$13,068.79	\$89,945.37	
01/16/24	10/01-12/31/23	\$0.00	\$0.00	\$0.00	\$7,116.72	\$7,116.72	\$2,647.99	\$288.85	\$336.92	\$1,357.46	\$868.35	\$583.11	\$1,034.04	\$7,116.72	
02/09/24	01/01-01/31/24	\$22,634.61	(\$487.45)	(\$442.94)	\$0.00	\$21,704.22	\$8,075.76	\$880.91	\$1,027.49	\$4,139.91	\$2,648.25	\$1,778.34	\$3,153.56	\$21,704.22	
03/13/24	02/01-02/29/24	\$18,496.21	(\$2,227.54)	(\$325.37)	\$0.00	\$15,943.30	\$5,932.22	\$647.09	\$754.77	\$3,041.06	\$1,945.33	\$1,306.32	\$2,316.51	\$15,943.30	
TOTAL		\$ 2,913,797.13	\$ (117,322.08)	\$ (55,929.51)	\$ 7,116.72	\$ 2,718,065.83	\$ 1,011,344.82	\$ 110,318.33	\$ 128,675.01	\$ 518,449.19	\$ 331,645.97	\$ 222,705.64	\$ 394,926.87	\$ 2,718,065.83	

99%	Net Percent Collected
\$ 34,402.18	Balance Remaining to Collect

SECTION 3

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: **115**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to applicable Acquisition Agreement: **QGS Development**
- (D) Amount Payable: **\$66,051.21**
- (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: **Invocie # 18784-2 - Towne Park (Mill & Pave)**)
- (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.

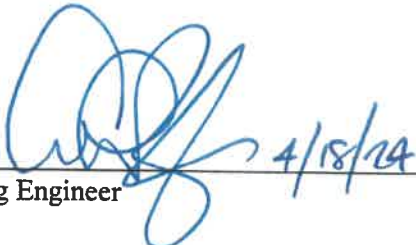
**TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT**

By: 
Responsible Officer

Date: 4/18/24

**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.

 4/18/24
Consulting Engineer

Remit to:
 1450 S. Park Road
 Plant City, FL 33566



Invoice Number 18784-2

Invoice Date 02/16/2024	Customer ID 18784	Invoice ID 18784-2
Work Order 7-5851	Ship Date Job Location:	PO Number
Towne Park , FL		

To:
 Towne Park CDD
 c/o GMSCFL, LLC
 135 W. Central Blvd.
 Suite 320
 Orlando, FL 32827

APPROVED IN NS

SENT TO CDD
By mantes at 1:24:02 PM, 4/4/2024

Payment Due Date
03/02/2024

Item	Description	Quantity	UOM	Unit Price	Total
1	Invoice for Work Order Completion:				
2	Towne Park (Mill & Pave)	1.00	LS	66,051.21	66,051.21

Amount Billed	\$66,051.21
Retainage Held	
Total Due	\$66,051.21

SECTION 5



April 19, 2024

Brittany Brookes – Recording Secretary
Towne Park CDD
219 E. Livingston Street
Orlando, Florida 32801-1508

RE: Towne Park Community Development District Registered Voters

Dear Ms. Brookes,

In response to your request, there are currently **2,220** voters within the Towne Park Community Development District. This number of registered voters in said District is as of **April 15, 2024**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

A handwritten signature in blue ink that reads "Lori Edwards". The signature is written in a cursive style.

Lori Edwards
Supervisor of Elections
Polk County, Florida

P.O. Box 1460, Bartow, FL 33831 • Phone: (863) 534-5888

PolkElections.gov

Para asistencia en Español, por favor de llamar al (863) 534-5888