

***Towne Park  
Community Development District***

***Agenda***

***July 2, 2024***

# AGENDA

# *Towne Park*

## *Community Development District*

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219 East Livingston Street, Orlando, Florida 32801

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

June 25, 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, July 2, 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 June 6, 2024 Board of Supervisors Meeting
4. Public Hearing
  - A. Consideration of Resolution 2024-06 Adopting Fiscal Year 2025 Budget and Appropriating Funds
  - B. Consideration of Resolution 2024-07 Imposing Special Assessments and Certifying an Assessment Roll
5. Discussion of Easement Variance Appeal- Red Fern Lane
6. Discussion of October Community Events
7. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
    - iii. Adoption of District Goals and Objectives
    - iv. Review and Approval of Fiscal Year 2025 Meeting Schedule
8. Supervisors Requests
9. 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, **June 4, 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 <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Alan Rayl <i>by Zoom</i>	District Engineer, Rayl Engineering
Clayton Smith <i>by Zoom</i>	Field Operations, GMS
Alan Messing	SwimKids USA

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order at 4:01 p.m. and called the roll. All five Board members are in attendance 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.

- Cat Annesku 4340 Pumice Dr – Swarms of flies in community. Contacted Polk Co. County confirms issue with sewers outside that need to be treated. Ms. Adams noted pest control

issues are private property matters. The City of Lakeland owns and maintains the sewer system so the City of Lakeland Utility Department may be helpful with that.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of May 7, 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 Mr. Zimmerman, seconded by Ms. Sides, with all in favor, the Minutes of the May 7, 2024 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Proposals for Reserve Study**

Ms. Adams presented the first proposal from Reserve Study Institution with a retainer fee of \$3,900 and the other proposal is from Reserve Advisors with a retainer fee of \$5,975/total cost is \$11,950. If the Board wants to undertake the study, it could be funded out of the reserves. She recommended Reserve Advisors as the benchmark organization as they provide an excel spreadsheet with the report that can be updated. It is a financial planning tool but is not a requirement. The result of the reserve study would be a detailed reserve report including all of the assets of the District and a 50-year spending plan on when certain elements would be expected to need to be replaced and forecasting future costs. The Board decided to table this is item to a future meeting.

**FIFTH ORDER OF BUSINESS**

**Consideration of Revised Agreement with SwimKids USA**

Ms. Adams stated Ms. Hammock has been updating an agreement based on an agreement with this organization at another location. This would be for swim lessons potentially offered in 2025. Ms. Hammock noted if a full class cannot be achieved with patrons of the District only instead of opening up to nonresidents, the class would be cancelled. Mr. Messing stated there would never be more than 5 kids per class per half hour, 8 a.m. until 12:30 p.m. about 32 kids per day. A study performed in the community showed more people in favor of swim lessons. A Board member expressed concern of allowing people that do not live in the community. Ms. Hammock

asked for direction from the Board if nonresidents would be able to participate for a \$25 fee if there is any swim lesson that cannot reach capacity with residents. Ms. Hammock will bring revisions back to the Board for final review.

**SIXTH ORDER OF BUSINESS**

**Presentation of Fiscal Year 2023 Financial Audit Report – ADDED**

Ms. Adams stated a copy of the audit is in the agenda packet on page 123. The independent auditors report showed no findings or prior year findings.

On MOTION by Ms. Sides seconded by Mr. Zimmerman, with all in favor, Accepting the Fiscal Year 2023 Financial Audit Report, was approved.
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**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Hammock had nothing further to report.

**B. Engineer**

**Mr. Rayl noted they received a request to review the easement encroachment and submitted that response back to District Manager this afternoon.**

**i. Evaluation of Keaton Springs Drainage Swales/Easement and Status of Recommended Repair**

Mr. Rayl stated he tried to take some topographic elevations along the route of the swale 10-11 lots that have the easement on them. Elevations were taken on each lot boundary line. There was no obvious disturbance as far as flow being impeded in the flow line grades that they shot. There is the ability for water to drain to the east to pond 7. They didn't see any significant low spots. There is positive drainage overall from West to East. He suggested the District refer back to the survey firm that did the original encroachment survey because when taking the elevations, it appeared potentially not all fences were entirely removed from the easement. He recommended the original surveyor go back and update their survey. The Board authorized staff to reach out to the original surveyor to get updated survey on encroachments. Mr. Rayl would like to get it confirmed that they either cleared the 20 ft. or not.

**C. Field Manager’s Report**

**Mr. Smith presented the Field Manager’s Report on page 122 of the agenda.**

**i. Consideration of Pond Vendor Proposals**

Mr. Smith presented quotes from vendors for aquatic services. Lake Doctors would continue the same services they already provide with a slight increase with some treatment regimens added to some small sump ponds behind amenity 2 as well for \$4,000 per month. The two additional quotes are from Aquatic Weed Management and Steadfast. Steadfast is at \$5,415 a month for comparable services and will treat Hydrilla 10 ft off the pond back. Aquatic Weed Management offered two proposals, one at \$4,700 a month including full Hydrilla treatment and regular aquatic maintenance on every pond except the large pond. The second one at \$5,500 per month includes everything, all-inclusive treatment and all ponds with Hydrilla throughout the community. He noted what Lake Doctors is doing is not working.

He noted one quote for the barriers at \$2,700 and a price up of the fish \$9 per fish with 20 fish per acre, that is about \$180 per acre which puts them at about \$3,600 for the big pond alone. Adding the other smaller ponds adds in even more so they are almost at \$10,000 for the fish. Downsides of the fish is they selectively eat and could eat the Hydrilla in patches. The carp could eat the other plants in the ponds. Mr. Smith recommended a comprehensive treatment program for the ponds that have Hydrilla. Clayton will look into adding eel grass to the contract.

On MOTION by Mr. Runyon, seconded by Ms. Sides, with all in favor, the Proposal from Aquatic Weed Management, was approved.

**D. District Manager’s Report**

**i. Approval of the Check Register**

Ms. Adams presented the check register on page 189 of the agenda from April 1<sup>st</sup> through April 30<sup>th</sup>, 2024 totaling \$34,472.57. Immediately following the register is a detailed run summary.

On MOTION by Ms. Sides, 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 April 30, 2024 on page 195 of the agenda. The District is fully collected.

**SEVENTH ORDER OF BUSINESS**

**Supervisors Requests**

Ms. Adams asked for any Supervisor’s requests. Hearing no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

***Closed Security Session***

Ms. Adams closed the meeting for discussion on security.

**NINTH ORDER OF BUSINESS**

**Board Action Related to Security Services**

On MOTION by Ms. Sides seconded by Mr. Zimmerman, with all in favor, the Two Proposals Related to Security Services, was approved.

**TENTH ORDER OF BUSINESS**

**Adjournment**

Ms. Adams adjourned the meeting.

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

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

# SECTION IV

# SECTION A

## RESOLUTION 2024-06

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June 2024, submitted to the Board of Supervisors (“**Board**”) of the Towne Park Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2025**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

#### **SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Towne Park Community Development District for the Fiscal Year Ending September 30, 2025.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025, the sum of \$ 3,770,236 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ <u>1,032,144</u>
DEBT SERVICE FUNDS	
SERIES 2016 2A	\$ 218,845
SERIES 2018 2B	\$ <u>228,085</u>
SERIES 2018 3A	\$ <u>823,334</u>
SERIES 2019 3B	\$ <u>516,019</u>
SERIES 2019 3C	\$ <u>332,299</u>
SERIES 2020 3D	\$ <u>560,900</u>
CAPITAL PROJECTS FUNDS	\$ <u>58,610</u>
TOTAL ALL FUNDS	\$ <u>3,770,236</u>

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025 or within 60 days following the end of the Fiscal Year 2025 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 2ND DAY OF JULY 2024.**

ATTEST:

**TOWNE PARK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

***Towne Park***  
***Community Development District***

***Proposed Budget***  
***FY2025***



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**Towne Park**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

	Adopted Budget FY 2024	Actual Thru 5/31/24	Projected Next 4 Months	Total Projected 9/30/24	Proposed Budget FY 2025
<b>Revenues</b>					
Assessments	\$ 1,024,144	\$ 1,026,781	\$ -	\$ 1,026,781	\$ 1,024,144
Other Income	\$ 2,400	\$ 116,034	\$ 1,360	\$ 117,394	\$ 8,000
<b>Total Revenues</b>	<b>\$ 1,026,544</b>	<b>\$ 1,142,815</b>	<b>\$ 1,360</b>	<b>\$ 1,144,175</b>	<b>\$ 1,032,144</b>
<b>Expenditures</b>					
<i>Administrative:</i>					
Supervisor Fees	\$ 12,000	\$ 6,400	\$ 5,600	\$ 12,000	\$ 12,000
Engineering Fees	\$ 15,000	\$ 12,380	\$ 4,685	\$ 17,065	\$ 15,000
Attorney	\$ 40,000	\$ 27,016	\$ 12,984	\$ 40,000	\$ 40,000
Annual Audit	\$ 4,100	\$ -	\$ 4,100	\$ 4,100	\$ 4,100
Assessment Roll Services	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 10,000
Reamortization Schedules	\$ 625	\$ -	\$ 625	\$ 625	\$ 625
Dissemination	\$ 10,000	\$ 6,667	\$ 3,333	\$ 10,000	\$ 10,500
Trustee Fees	\$ 23,867	\$ 20,594	\$ 3,273	\$ 23,867	\$ 23,867
Management Fees	\$ 45,050	\$ 30,033	\$ 15,017	\$ 45,050	\$ 48,429
Information Technology	\$ 1,800	\$ 1,200	\$ 600	\$ 1,800	\$ 1,890
Website Maintenance	\$ 1,200	\$ 800	\$ 400	\$ 1,200	\$ 1,260
Postage	\$ 1,300	\$ 879	\$ 421	\$ 1,300	\$ 1,300
Insurance	\$ 6,985	\$ 6,572	\$ -	\$ 6,572	\$ 7,558
Copies	\$ 500	\$ 75	\$ 175	\$ 250	\$ 250
Legal Advertising	\$ 3,500	\$ 1,657	\$ 1,843	\$ 3,500	\$ 3,500
Other Current Charges	\$ 4,000	\$ 324	\$ 2,000	\$ 2,324	\$ 4,000
Office Supplies	\$ 200	\$ 9	\$ 26	\$ 35	\$ 200
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Administrative</b>	<b>\$ 175,302</b>	<b>\$ 119,781</b>	<b>\$ 55,082</b>	<b>\$ 174,863</b>	<b>\$ 184,653</b>
<i>Operations &amp; Maintenance</i>					
<b>Field Expenditures</b>					
Property Insurance	\$ 30,401	\$ 30,111	\$ -	\$ 30,111	\$ 34,628
Field Management	\$ 21,000	\$ 14,000	\$ 7,000	\$ 21,000	\$ 22,050
Landscape Maintenance	\$ 263,665	\$ 152,427	\$ 111,238	\$ 263,665	\$ 263,665
Landscape Enhancements/Replacement	\$ 35,000	\$ -	\$ 35,000	\$ 35,000	\$ 55,000
Pond Maintenance	\$ 46,656	\$ 31,104	\$ 15,552	\$ 46,656	\$ 48,000
Electric	\$ 5,400	\$ 1,956	\$ 892	\$ 2,848	\$ 5,400
Streetlighting	\$ -	\$ -	\$ -	\$ -	\$ -
Water & Sewer	\$ 1,100	\$ 470	\$ 630	\$ 1,100	\$ 1,100
Irrigation Repairs	\$ 12,500	\$ 3,207	\$ 4,167	\$ 7,373	\$ 12,500
Right of Way Repairs	\$ 180,000	\$ 190,520	\$ -	\$ 190,520	\$ -
General Repairs & Maintenance	\$ 15,000	\$ 12,985	\$ 4,502	\$ 17,487	\$ 20,000
Contingency	\$ 14,343	\$ 11,839	\$ 8,287	\$ 20,126	\$ 17,500
<b>Subtotal Field Expenses</b>	<b>\$ 625,065</b>	<b>\$ 448,618</b>	<b>\$ 187,268</b>	<b>\$ 635,886</b>	<b>\$ 479,842</b>

**Towne Park**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

	Adopted Budget FY 2024	Actual Thru 5/31/24	Projected Next 4 Months	Total Projected 9/30/24	Proposed Budget FY 2025
<b>Amenity Expenditures</b>					
Electric	\$ 26,400	\$ 11,790	\$ 9,240	\$ 21,030	\$ 26,400
Water	\$ 8,400	\$ 6,245	\$ 2,155	\$ 8,400	\$ 8,400
Internet & Phone	\$ 3,200	\$ 1,750	\$ 872	\$ 2,622	\$ 3,200
Playground & Equipment Lease	\$ 26,935	\$ 16,239	\$ 10,696	\$ 26,935	\$ 26,935
Pool Service Contract	\$ 42,000	\$ 28,560	\$ 14,000	\$ 42,560	\$ 43,800
Pool Furniture Repair & Replacement	\$ 6,000	\$ -	\$ 6,000	\$ 6,000	\$ 6,000
Janitorial Services	\$ 22,500	\$ 13,499	\$ 9,001	\$ 22,500	\$ 22,500
Security Services	\$ 43,000	\$ 21,876	\$ 13,320	\$ 35,196	\$ 50,500
Pest Control	\$ 3,400	\$ 1,710	\$ 1,133	\$ 2,843	\$ 3,400
Amenity Access Management	\$ 9,000	\$ 6,000	\$ 3,000	\$ 9,000	\$ 9,450
Amenity Repair & Maintenance	\$ 20,000	\$ 6,178	\$ 13,822	\$ 20,000	\$ 25,000
Contingency	\$ 14,343	\$ 12,519	\$ 1,823	\$ 14,343	\$ 17,500
<b>Subtotal Amenity Expenses</b>	<b>\$ 225,177</b>	<b>\$ 126,366</b>	<b>\$ 85,063</b>	<b>\$ 211,429</b>	<b>\$ 243,084</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 850,242</b>	<b>\$ 574,984</b>	<b>\$ 272,331</b>	<b>\$ 847,314</b>	<b>\$ 722,927</b>
<i>Other Expenditures</i>					
Transfer Out - Capital Reserve	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 124,564
<b>Total Other Expenditures</b>	<b>\$ 1,000</b>	<b>\$ -</b>	<b>\$ 1,000</b>	<b>\$ 1,000</b>	<b>\$ 124,564</b>
<b>Total Expenditures</b>	<b>\$ 1,026,544</b>	<b>\$ 694,765</b>	<b>\$ 328,412</b>	<b>\$ 1,023,177</b>	<b>\$ 1,032,144</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 448,050</b>	<b>\$ (327,052)</b>	<b>\$ 120,998</b>	<b>\$ -</b>

Product Type	Assessable Units	ERU/Unit	Total ERUs	Net Assessment	Net Per Unit	Gross Per Unit
Phase 2A Single-Family (TP Estates Phase 2A)	148	1.00	148	\$104,533.28	\$706.31	\$759.47
Phase 2B Single-Family (TP Estates Phase 2B)	130	1.00	130	\$91,819.77	\$706.31	\$759.47
Phase 3A Single-Family (Riverstone Phase 1)	433	1.00	433	\$305,830.47	\$706.31	\$759.47
Phase 3B Single-Family (Riverstone Phase 2)	277	1.00	277	\$195,646.74	\$706.31	\$759.47
Phase 3C Single-Family (Riverstone Phases 3 and 4)	186	1.00	186	\$131,372.90	\$706.31	\$759.47
Riverstone Phases 5 & 6	276	1.00	276	\$194,940.44	\$706.31	\$759.47
	<b>1450</b>		<b>1450</b>	<b>\$1,024,143.61</b>		

FY24 Gross Per Unit Assessment	FY25 Gross Per Unit Assessment	Increase
\$759.47	\$759.47	\$0.00

# Towne Park Community Development District General Fund Budget

## **Revenues:**

### Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District to pay for operating expenditures during the fiscal year.

### Other Income

Represents miscellaneous funds the District may receive such as amenity rental fees.

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## **Expenditures:**

### **General & Administrative:**

#### Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

#### Engineering Fees

The District's engineer, Rayl Engineering, Inc., provides general engineering services to the District, e.g., attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

#### Attorney

The District's legal counsel, Kilinski I Van Wyk, PLLC, provides general legal services to the District, e.g., attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

#### Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District is currently contracted with McDirmit Davis LLC, for these services.

#### Assessment Roll Services

The District has contracted with Governmental Management Services-Central Florida, LLC, to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

#### Reamortization Schedules

Represents the cost of having revised amortization schedules issued on the District's bonds when extraordinary redemptions are made.

#### Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon the Series 2016 2A, Series 2018 2B, Series 2018 3A, Series 2019 3B, Series 2019 3C and Series 2020 3D bonds. Governmental Management Services-Central Florida, LLC, provides these services.

# Towne Park Community Development District General Fund Budget

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds to USBank.

Description	Annually
Series 2016 2A	\$3,717
Series 2018 2B & 3A	\$8,027
Series 2019 3B	\$4,041
Series 2019 3C	\$4,041
Series 2020 3D	\$4,041
<b>Total</b>	<b>\$23,867</b>

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. Governmental Management Services-Central Florida, LLC, provides these services.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services-Central Florida, LLC, provides these services.

Description	Annually
Website Maintenance - GMS	\$1,260
<b>Total</b>	<b>\$1,260</b>

Postage

The District incurs charges for mailing materials, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Copies

Printing for board meetings, printing of computerized checks, stationary, envelopes, etc.

# Towne Park Community Development District General Fund Budget

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department Of Commerce for \$175. This is the only expense under this category for the District.

**Operations & Maintenance:**

**Field Expenditures**

Property Insurance

The District’s property insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Field Management

The District is contracted with Governmental Management Services-Central Florida, LLC for onsite field management of contracts for the District such as landscape and lake maintenance. Services include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

The District has contracts with Prince & Sons, Inc. to provide landscaping services throughout the District. These services include mowing, edging, trimming, cleanup, detailing and pruning as well as maintenance of the irrigation systems.

Description	Monthly	Annually
Maintenance	\$19,053.33	<b>\$228,640</b>
Mulch		<b>\$29,025</b>
Annuals		<b>\$6,000</b>
<b>Total</b>		<b>\$263,665</b>

Landscape Enhancements/Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

# Towne Park Community Development District General Fund Budget

Pond Maintenance

The District has contracted with The Lake Doctors for the care and maintenance of its 41 ponds which includes shoreline grass, brush, and vegetation control.

Description	Monthly	Annually
Maintenance – 41 Ponds	\$4,000	<u>\$48,000</u>
<b>Total</b>		<b>\$48,000</b>

Electric

Represents current and estimated electric charges of common areas throughout the District.

Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District’s common areas. These can include pressure washing, and repairs to fences, monuments, lighting, and other assets.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

**Amenity Expenditures**

Amenity - Electric

Represents estimated electric charges for the District’s amenity facilities.

Amenity – Water

Represents estimated water charges for the District’s amenity facilities.

Internet & Phone

Internet service will be added for use at the Amenity Center. Service is provided by Spectrum Business.

# Towne Park Community Development District General Fund Budget

Playground & Equipment Lease

The District has entered into a leasing agreement with Navitas Inc. and WHFS, LLC, for playground & equipment installed in the community.

Description	Monthly	Annually
Playground Lease - Navitas	\$1,966	\$23,592
Playground Lease – WHFS	\$278	\$3,343
<b>Total</b>		<b>\$26,935</b>

Pool Service Contract

Resort Pool Services has been contracted to provide regular cleaning and treatments of the District’s two pools.

Description	Monthly	Annually
Pool Maintenance – Amenity #1	\$1,650	\$19,800
Pool Maintenance – Amenity #2	\$2,000	\$24,000
<b>Total</b>		<b>\$43,800</b>

Pool Furniture Repair & Replacement

Represents cost of pool furniture repairs and replacement.

Janitorial Services

Represents the costs to provide janitorial services for the District’s amenity facilities. These services are provided by E & A Cleaning, Inc., at a per clean rate for each amenity facility.

Security Services

Represents the estimated cost of monthly security service for the District’s amenity facilities. Services are provided by Securitas Security Service USA, Inc.

Pest Control

The District is contracted with All American Lawn & Tree Specialists, LLC, for pest control treatments to its amenity facilities.

Amenity Access Management

Represents the cost of managing access to the District’s amenity facilities. Governmental Management Services-Central Florida, LLC, provides these services.

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District’s amenity facilities and equipment.

**Towne Park**  
**Community Development District**  
**General Fund Budget**

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

**Other Expenditures:**

Transfer Out – Capital Reserves

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.



**Towne Park**  
**Community Development District**  
**Proposed Budget**  
**Series 2016 2A Debt Service Fund**

	Adopted Budget FY 2024	Actuals Thru 5/31/24	Projected Next 4 Months	Total Projected 9/30/24	Proposed Budget FY 2025
<b>Revenues</b>					
Assessments	\$ 111,715	\$ 112,002	\$ -	\$ 112,002	\$ 111,715
Interest	\$ -	\$ 6,879	\$ 3,931	\$ 10,809	\$ 5,405
Carry Forward Surplus	\$ 88,973	\$ 87,128	\$ -	\$ 87,128	\$ 101,726
<b>Total Revenues</b>	<b>\$ 200,687</b>	<b>\$ 206,009</b>	<b>\$ 3,931</b>	<b>\$ 209,939</b>	<b>\$ 218,845</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 39,481	\$ 39,482	\$ -	\$ 39,482	\$ 38,731
Principal - 11/1	\$ 30,000	\$ 30,000	\$ -	\$ 30,000	\$ 30,000
Interest - 5/1	\$ 38,731	\$ 38,731	\$ -	\$ 38,731	\$ 37,981
<b>Total Expenditures</b>	<b>\$ 108,213</b>	<b>\$ 108,213</b>	<b>\$ -</b>	<b>\$ 108,214</b>	<b>\$ 106,713</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 92,475</b>	<b>\$ 97,796</b>	<b>\$ 3,931</b>	<b>\$ 101,726</b>	<b>\$ 112,133</b>

Interest - 11/1/25	\$37,981
Principal - 11/1/25	\$35,000
	\$72,981

Product Type	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family Level 1	63	\$42,334.79	\$671.98	\$722.56
Single Family Level 2	85	\$69,379.81	\$816.23	\$877.67
	<b>148</b>	<b>\$111,714.60</b>		

**Towne Park**  
**Community Development District**  
**Series 2016 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
11/01/24	\$ 1,370,000.00	\$ 30,000.00	\$ 38,731.25	\$ 107,462.50
05/01/25	\$ 1,340,000.00	\$ -	\$ 37,981.25	
11/01/25	\$ 1,340,000.00	\$ 35,000.00	\$ 37,981.25	\$ 110,962.50
05/01/26	\$ 1,305,000.00	\$ -	\$ 37,106.25	
11/01/26	\$ 1,305,000.00	\$ 35,000.00	\$ 37,106.25	\$ 109,212.50
05/01/27	\$ 1,270,000.00	\$ -	\$ 36,231.25	
11/01/27	\$ 1,270,000.00	\$ 35,000.00	\$ 36,231.25	\$ 107,462.50
05/01/28	\$ 1,235,000.00	\$ -	\$ 35,356.25	
11/01/28	\$ 1,235,000.00	\$ 40,000.00	\$ 35,356.25	\$ 110,712.50
05/01/29	\$ 1,195,000.00	\$ -	\$ 34,356.25	
11/01/29	\$ 1,195,000.00	\$ 40,000.00	\$ 34,356.25	\$ 108,712.50
05/01/30	\$ 1,155,000.00	\$ -	\$ 33,206.25	
11/01/30	\$ 1,155,000.00	\$ 40,000.00	\$ 33,206.25	\$ 106,412.50
05/01/31	\$ 1,115,000.00	\$ -	\$ 32,056.25	
11/01/31	\$ 1,115,000.00	\$ 45,000.00	\$ 32,056.25	\$ 109,112.50
05/01/32	\$ 1,070,000.00	\$ -	\$ 30,762.50	
11/01/32	\$ 1,070,000.00	\$ 45,000.00	\$ 30,762.50	\$ 106,525.00
05/01/33	\$ 1,025,000.00	\$ -	\$ 29,468.75	
11/01/33	\$ 1,025,000.00	\$ 50,000.00	\$ 29,468.75	\$ 108,937.50
05/01/34	\$ 975,000.00	\$ -	\$ 28,031.25	
11/01/34	\$ 975,000.00	\$ 55,000.00	\$ 28,031.25	\$ 111,062.50
05/01/35	\$ 920,000.00	\$ -	\$ 26,450.00	
11/01/35	\$ 920,000.00	\$ 55,000.00	\$ 26,450.00	\$ 107,900.00
05/01/36	\$ 865,000.00	\$ -	\$ 24,868.75	
11/01/36	\$ 865,000.00	\$ 60,000.00	\$ 24,868.75	\$ 109,737.50
05/01/37	\$ 805,000.00	\$ -	\$ 23,143.75	
11/01/37	\$ 805,000.00	\$ 60,000.00	\$ 23,143.75	\$ 106,287.50
05/01/38	\$ 745,000.00	\$ -	\$ 21,418.75	
11/01/38	\$ 745,000.00	\$ 65,000.00	\$ 21,418.75	\$ 107,837.50
05/01/39	\$ 680,000.00	\$ -	\$ 19,550.00	
11/01/39	\$ 680,000.00	\$ 70,000.00	\$ 19,550.00	\$ 109,100.00
05/01/40	\$ 610,000.00	\$ -	\$ 17,537.50	
11/01/40	\$ 610,000.00	\$ 75,000.00	\$ 17,537.50	\$ 110,075.00
05/01/41	\$ 535,000.00	\$ -	\$ 15,381.25	
11/01/41	\$ 535,000.00	\$ 80,000.00	\$ 15,381.25	\$ 110,762.50
05/01/42	\$ 455,000.00	\$ -	\$ 13,081.25	
11/01/42	\$ 455,000.00	\$ 80,000.00	\$ 13,081.25	\$ 106,162.50
05/01/43	\$ 375,000.00	\$ -	\$ 10,781.25	
11/01/43	\$ 375,000.00	\$ 85,000.00	\$ 10,781.25	\$ 106,562.50
05/01/44	\$ 290,000.00	\$ -	\$ 8,337.50	
11/01/44	\$ 290,000.00	\$ 90,000.00	\$ 8,337.50	\$ 106,675.00
05/01/45	\$ 200,000.00	\$ -	\$ 5,750.00	
11/01/45	\$ 200,000.00	\$ 95,000.00	\$ 5,750.00	\$ 106,500.00
05/01/46	\$ 105,000.00	\$ -	\$ 3,018.75	
11/01/46	\$ 105,000.00	\$ 105,000.00	\$ 3,018.75	\$ 111,037.50
		<b>\$ 1,370,000.00</b>	<b>\$ 1,164,693.75</b>	<b>\$ 2,604,175.00</b>

**Towne Park**  
**Community Development District**  
**Proposed Budget**  
**Series 2018 2B Debt Service Fund**

	Adopted Budget FY 2024	Actuals Thru 5/31/24	Projected Next 4 Months	Total Projected 9/30/24	Proposed Budget FY 2025
<b>Revenues</b>					
Assessments	\$ 130,304	\$ 130,639	\$ -	\$ 130,639	\$ 130,304
Interest	\$ -	\$ 5,410	\$ 3,091	\$ 8,502	\$ 4,251
Carry Forward Surplus	\$ 84,005	\$ 73,684	\$ -	\$ 73,684	\$ 93,530
<b>Total Revenues</b>	<b>\$ 214,309</b>	<b>\$ 209,733</b>	<b>\$ 3,091</b>	<b>\$ 212,824</b>	<b>\$ 228,085</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 44,647	\$ 44,647	\$ -	\$ 44,647	\$ 43,897
Interest - 5/1	\$ 44,647	\$ 44,647	\$ -	\$ 44,647	\$ 43,897
Principal - 5/1	\$ 30,000	\$ 30,000	\$ -	\$ 30,000	\$ 30,000
<b>Total Expenditures</b>	<b>\$ 119,294</b>	<b>\$ 119,294</b>	<b>\$ -</b>	<b>\$ 119,294</b>	<b>\$ 117,794</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 95,015</b>	<b>\$ 90,439</b>	<b>\$ 3,091</b>	<b>\$ 93,530</b>	<b>\$ 110,291</b>

Interest - 11/1/25                      \$43,147

Product Type	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family	130	\$130,303.60	\$1,002.34	\$1,077.78
	<b>130</b>	<b>\$130,303.60</b>		

**Towne Park**  
**Community Development District**  
**Series 2018 Special Assessment Bonds 2B**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
11/01/24	\$ 1,620,000.00	\$ -	\$ 43,896.88	\$ 118,543.75
05/01/25	\$ 1,620,000.00	\$ 30,000.00	\$ 43,896.88	\$ -
11/01/25	\$ 1,590,000.00	\$ -	\$ 43,146.88	\$ 117,043.75
05/01/26	\$ 1,590,000.00	\$ 35,000.00	\$ 43,146.88	\$ -
11/01/26	\$ 1,555,000.00	\$ -	\$ 42,271.88	\$ 120,418.75
05/01/27	\$ 1,555,000.00	\$ 35,000.00	\$ 42,271.88	\$ -
11/01/27	\$ 1,520,000.00	\$ -	\$ 41,396.88	\$ 118,668.75
05/01/28	\$ 1,520,000.00	\$ 35,000.00	\$ 41,396.88	\$ -
11/01/28	\$ 1,485,000.00	\$ -	\$ 40,521.88	\$ 116,918.75
05/01/29	\$ 1,485,000.00	\$ 40,000.00	\$ 40,521.88	\$ -
11/01/29	\$ 1,445,000.00	\$ -	\$ 39,446.88	\$ 119,968.75
05/01/30	\$ 1,445,000.00	\$ 40,000.00	\$ 39,446.88	\$ -
11/01/30	\$ 1,405,000.00	\$ -	\$ 38,371.88	\$ 117,818.75
05/01/31	\$ 1,405,000.00	\$ 45,000.00	\$ 38,371.88	\$ -
11/01/31	\$ 1,360,000.00	\$ -	\$ 37,162.50	\$ 120,534.38
05/01/32	\$ 1,360,000.00	\$ 45,000.00	\$ 37,162.50	\$ -
11/01/32	\$ 1,315,000.00	\$ -	\$ 35,953.13	\$ 118,115.63
05/01/33	\$ 1,315,000.00	\$ 50,000.00	\$ 35,953.13	\$ -
11/01/33	\$ 1,265,000.00	\$ -	\$ 34,609.38	\$ 120,562.50
05/01/34	\$ 1,265,000.00	\$ 50,000.00	\$ 34,609.38	\$ -
11/01/34	\$ 1,215,000.00	\$ -	\$ 33,265.63	\$ 117,875.00
05/01/35	\$ 1,215,000.00	\$ 55,000.00	\$ 33,265.63	\$ -
11/01/35	\$ 1,160,000.00	\$ -	\$ 31,787.50	\$ 120,053.13
05/01/36	\$ 1,160,000.00	\$ 55,000.00	\$ 31,787.50	\$ -
11/01/36	\$ 1,105,000.00	\$ -	\$ 30,309.38	\$ 117,096.88
05/01/37	\$ 1,105,000.00	\$ 60,000.00	\$ 30,309.38	\$ -
11/01/37	\$ 1,045,000.00	\$ -	\$ 28,696.88	\$ 119,006.25
05/01/38	\$ 1,045,000.00	\$ 65,000.00	\$ 28,696.88	\$ -
11/01/38	\$ 980,000.00	\$ -	\$ 26,950.00	\$ 120,646.88
05/01/39	\$ 980,000.00	\$ 65,000.00	\$ 26,950.00	\$ -
11/01/39	\$ 915,000.00	\$ -	\$ 25,162.50	\$ 117,112.50
05/01/40	\$ 915,000.00	\$ 70,000.00	\$ 25,162.50	\$ -
11/01/40	\$ 845,000.00	\$ -	\$ 23,237.50	\$ 118,400.00
05/01/41	\$ 845,000.00	\$ 75,000.00	\$ 23,237.50	\$ -
11/01/41	\$ 770,000.00	\$ -	\$ 21,175.00	\$ 119,412.50
05/01/42	\$ 770,000.00	\$ 80,000.00	\$ 21,175.00	\$ -
11/01/42	\$ 690,000.00	\$ -	\$ 18,975.00	\$ 120,150.00
05/01/43	\$ 690,000.00	\$ 85,000.00	\$ 18,975.00	\$ -
11/01/43	\$ 605,000.00	\$ -	\$ 16,637.50	\$ 120,612.50
05/01/44	\$ 605,000.00	\$ 90,000.00	\$ 16,637.50	\$ -
11/01/44	\$ 515,000.00	\$ -	\$ 14,162.50	\$ 120,800.00
05/01/45	\$ 515,000.00	\$ 90,000.00	\$ 14,162.50	\$ -
11/01/45	\$ 425,000.00	\$ -	\$ 11,687.50	\$ 115,850.00
05/01/46	\$ 425,000.00	\$ 95,000.00	\$ 11,687.50	\$ -
11/01/46	\$ 330,000.00	\$ -	\$ 9,075.00	\$ 115,762.50
05/01/47	\$ 330,000.00	\$ 105,000.00	\$ 9,075.00	\$ -
11/01/47	\$ 225,000.00	\$ -	\$ 6,187.50	\$ 120,262.50
05/01/48	\$ 225,000.00	\$ 110,000.00	\$ 6,187.50	\$ -
11/01/48	\$ 115,000.00	\$ -	\$ 3,162.50	\$ 119,350.00
05/01/49	\$ 115,000.00	\$ 115,000.00	\$ 3,162.50	\$ 118,162.50
		<b>\$ 1,620,000.00</b>	<b>\$ 1,483,793.75</b>	<b>\$ 3,209,040.63</b>

**Towne Park**  
**Community Development District**  
**Proposed Budget**  
**Series 2018 3A Debt Service Fund**

	Adopted Budget FY 2024	Actuals Thru 5/31/24	Projected Next 4 Months	Total Projected 9/30/24	Proposed Budget FY 2025
<b>Revenues</b>					
Assessments	\$ 525,011	\$ 526,362	\$ -	\$ 526,362	\$ 525,011
Interest	\$ -	\$ 19,544	\$ 11,168	\$ 30,712	\$ 15,356
Carry Forward Surplus	\$ 267,050	\$ 239,543	\$ -	\$ 239,543	\$ 282,967
<b>Total Revenues</b>	<b>\$ 792,061</b>	<b>\$ 785,449</b>	<b>\$ 11,168</b>	<b>\$ 796,617</b>	<b>\$ 823,334</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 191,825	\$ 191,825	\$ -	\$ 191,825	\$ 188,575
Interest - 5/1	\$ 191,825	\$ 191,825	\$ -	\$ 191,825	\$ 188,575
Principal - 5/1	\$ 130,000	\$ 130,000	\$ -	\$ 130,000	\$ 135,000
<b>Total Expenditures</b>	<b>\$ 513,650</b>	<b>\$ 513,650</b>	<b>\$ -</b>	<b>\$ 513,650</b>	<b>\$ 512,150</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 278,411</b>	<b>\$ 271,799</b>	<b>\$ 11,168</b>	<b>\$ 282,967</b>	<b>\$ 311,184</b>

Interest - 11/1/25                      \$185,200

Product Type	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family	433	\$525,011.11	\$1,212.50	\$1,303.76
	433	\$525,011.11		

**Towne Park**  
**Community Development District**  
**Series 2018 Special Assessment Bonds 3A**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
11/01/24	\$ 6,960,000.00	\$ -	\$ 188,575.00	\$ 510,400.00
05/01/25	\$ 6,960,000.00	\$ 135,000.00	\$ 188,575.00	\$ -
11/01/25	\$ 6,825,000.00	\$ -	\$ 185,200.00	\$ 508,775.00
05/01/26	\$ 6,825,000.00	\$ 145,000.00	\$ 185,200.00	\$ -
11/01/26	\$ 6,680,000.00	\$ -	\$ 181,575.00	\$ 511,775.00
05/01/27	\$ 6,680,000.00	\$ 150,000.00	\$ 181,575.00	\$ -
11/01/27	\$ 6,530,000.00	\$ -	\$ 177,825.00	\$ 509,400.00
05/01/28	\$ 6,530,000.00	\$ 160,000.00	\$ 177,825.00	\$ -
11/01/28	\$ 6,370,000.00	\$ -	\$ 173,825.00	\$ 511,650.00
05/01/29	\$ 6,370,000.00	\$ 170,000.00	\$ 173,825.00	\$ -
11/01/29	\$ 6,200,000.00	\$ -	\$ 169,256.25	\$ 513,081.25
05/01/30	\$ 6,200,000.00	\$ 175,000.00	\$ 169,256.25	\$ -
11/01/30	\$ 6,025,000.00	\$ -	\$ 164,553.13	\$ 508,809.38
05/01/31	\$ 6,025,000.00	\$ 185,000.00	\$ 164,553.13	\$ -
11/01/31	\$ 5,840,000.00	\$ -	\$ 159,581.25	\$ 509,134.38
05/01/32	\$ 5,840,000.00	\$ 195,000.00	\$ 159,581.25	\$ -
11/01/32	\$ 5,645,000.00	\$ -	\$ 154,340.63	\$ 508,921.88
05/01/33	\$ 5,645,000.00	\$ 210,000.00	\$ 154,340.63	\$ -
11/01/33	\$ 5,435,000.00	\$ -	\$ 148,696.88	\$ 513,037.50
05/01/34	\$ 5,435,000.00	\$ 220,000.00	\$ 148,696.88	\$ -
11/01/34	\$ 5,215,000.00	\$ -	\$ 142,784.38	\$ 511,481.25
05/01/35	\$ 5,215,000.00	\$ 230,000.00	\$ 142,784.38	\$ -
11/01/35	\$ 4,985,000.00	\$ -	\$ 136,603.13	\$ 509,387.50
05/01/36	\$ 4,985,000.00	\$ 245,000.00	\$ 136,603.13	\$ -
11/01/36	\$ 4,740,000.00	\$ -	\$ 130,018.75	\$ 511,621.88
05/01/37	\$ 4,740,000.00	\$ 260,000.00	\$ 130,018.75	\$ -
11/01/37	\$ 4,480,000.00	\$ -	\$ 123,031.25	\$ 513,050.00
05/01/38	\$ 4,480,000.00	\$ 270,000.00	\$ 123,031.25	\$ -
11/01/38	\$ 4,210,000.00	\$ -	\$ 115,775.00	\$ 508,806.25
05/01/39	\$ 4,210,000.00	\$ 285,000.00	\$ 115,775.00	\$ -
11/01/39	\$ 3,925,000.00	\$ -	\$ 107,937.50	\$ 508,712.50
05/01/40	\$ 3,925,000.00	\$ 305,000.00	\$ 107,937.50	\$ -
11/01/40	\$ 3,620,000.00	\$ -	\$ 99,550.00	\$ 512,487.50
05/01/41	\$ 3,620,000.00	\$ 320,000.00	\$ 99,550.00	\$ -
11/01/41	\$ 3,300,000.00	\$ -	\$ 90,750.00	\$ 510,300.00
05/01/42	\$ 3,300,000.00	\$ 340,000.00	\$ 90,750.00	\$ -
11/01/42	\$ 2,960,000.00	\$ -	\$ 81,400.00	\$ 512,150.00
05/01/43	\$ 2,960,000.00	\$ 355,000.00	\$ 81,400.00	\$ -
11/01/43	\$ 2,605,000.00	\$ -	\$ 71,637.50	\$ 508,037.50
05/01/44	\$ 2,605,000.00	\$ 375,000.00	\$ 71,637.50	\$ -
11/01/44	\$ 2,230,000.00	\$ -	\$ 61,325.00	\$ 507,962.50
05/01/45	\$ 2,230,000.00	\$ 400,000.00	\$ 61,325.00	\$ -
11/01/45	\$ 1,830,000.00	\$ -	\$ 50,325.00	\$ 511,650.00
05/01/46	\$ 1,830,000.00	\$ 420,000.00	\$ 50,325.00	\$ -
11/01/46	\$ 1,410,000.00	\$ -	\$ 38,775.00	\$ 509,100.00
05/01/47	\$ 1,410,000.00	\$ 445,000.00	\$ 38,775.00	\$ -
11/01/47	\$ 965,000.00	\$ -	\$ 26,537.50	\$ 510,312.50
05/01/48	\$ 965,000.00	\$ 470,000.00	\$ 26,537.50	\$ -
11/01/48	\$ 495,000.00	\$ -	\$ 13,612.50	\$ 510,150.00
05/01/49	\$ 495,000.00	\$ 495,000.00	\$ 13,612.50	\$ 508,612.50
		<b>\$ 6,960,000.00</b>	<b>\$ 6,370,631.25</b>	<b>\$ 13,779,956.25</b>

**Towne Park**  
**Community Development District**  
**Proposed Budget**  
**Series 2019 3B Debt Service Fund**

	Adopted Budget FY 2024	Actuals Thru 5/31/24	Projected Next 4 Months	Total Projected 9/30/24	Proposed Budget FY 2025
<b>Revenues</b>					
Assessments	\$ 335,844	\$ 336,708	\$ -	\$ 336,708	\$ 335,844
Interest	\$ -	\$ 12,612	\$ 7,207	\$ 19,819	\$ 9,909
Carry Forward Surplus	\$ 164,779	\$ 149,558	\$ -	\$ 149,558	\$ 170,266
<b>Total Revenues</b>	<b>\$ 500,622</b>	<b>\$ 498,878</b>	<b>\$ 7,207</b>	<b>\$ 506,085</b>	<b>\$ 516,019</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 115,409	\$ 115,409	\$ -	\$ 115,409	\$ 113,572
Interest - 5/1	\$ 115,409	\$ 115,409	\$ -	\$ 115,409	\$ 113,572
Principal - 5/1	\$ 105,000	\$ 105,000	\$ -	\$ 105,000	\$ 110,000
<b>Total Expenditures</b>	<b>\$ 335,819</b>	<b>\$ 335,819</b>	<b>\$ -</b>	<b>\$ 335,819</b>	<b>\$ 337,144</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 164,804</b>	<b>\$ 163,059</b>	<b>\$ 7,207</b>	<b>\$ 170,266</b>	<b>\$ 178,876</b>

Interest - 11/1/25                      \$111,372

Product Type	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family	277	\$335,843.58	\$1,212.43	\$1,303.69
	277	\$335,843.58		

**Towne Park**  
**Community Development District**  
**Series 2019 Special Assessment Bonds 3B**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
11/01/24	\$ 5,090,000.00	\$ -	\$ 113,571.88	\$ 333,981.25
05/01/25	\$ 5,090,000.00	\$ 110,000.00	\$ 113,571.88	
11/01/25	\$ 4,980,000.00	\$ -	\$ 111,371.88	\$ 334,943.75
05/01/26	\$ 4,980,000.00	\$ 115,000.00	\$ 111,371.88	
11/01/26	\$ 4,865,000.00	\$ -	\$ 109,071.88	\$ 335,443.75
05/01/27	\$ 4,865,000.00	\$ 120,000.00	\$ 109,071.88	
11/01/27	\$ 4,745,000.00	\$ -	\$ 106,671.88	\$ 335,743.75
05/01/28	\$ 4,745,000.00	\$ 120,000.00	\$ 106,671.88	
11/01/28	\$ 4,625,000.00	\$ -	\$ 104,271.88	\$ 330,943.75
05/01/29	\$ 4,625,000.00	\$ 125,000.00	\$ 104,271.88	
11/01/29	\$ 4,500,000.00	\$ -	\$ 101,771.88	\$ 331,043.75
05/01/30	\$ 4,500,000.00	\$ 135,000.00	\$ 101,771.88	
11/01/30	\$ 4,365,000.00	\$ -	\$ 99,071.88	\$ 335,843.75
05/01/31	\$ 4,365,000.00	\$ 140,000.00	\$ 99,071.88	
11/01/31	\$ 4,225,000.00	\$ -	\$ 96,009.38	\$ 335,081.25
05/01/32	\$ 4,225,000.00	\$ 145,000.00	\$ 96,009.38	
11/01/32	\$ 4,080,000.00	\$ -	\$ 92,837.50	\$ 333,846.88
05/01/33	\$ 4,080,000.00	\$ 150,000.00	\$ 92,837.50	
11/01/33	\$ 3,930,000.00	\$ -	\$ 89,556.25	\$ 332,393.75
05/01/34	\$ 3,930,000.00	\$ 160,000.00	\$ 89,556.25	
11/01/34	\$ 3,770,000.00	\$ -	\$ 86,056.25	\$ 335,612.50
05/01/35	\$ 3,770,000.00	\$ 165,000.00	\$ 86,056.25	
11/01/35	\$ 3,605,000.00	\$ -	\$ 82,446.88	\$ 333,503.13
05/01/36	\$ 3,605,000.00	\$ 170,000.00	\$ 82,446.88	
11/01/36	\$ 3,435,000.00	\$ -	\$ 78,728.13	\$ 331,175.00
05/01/37	\$ 3,435,000.00	\$ 180,000.00	\$ 78,728.13	
11/01/37	\$ 3,255,000.00	\$ -	\$ 74,790.63	\$ 333,518.75
05/01/38	\$ 3,255,000.00	\$ 190,000.00	\$ 74,790.63	
11/01/38	\$ 3,065,000.00	\$ -	\$ 70,634.38	\$ 335,425.00
05/01/39	\$ 3,065,000.00	\$ 195,000.00	\$ 70,634.38	
11/01/39	\$ 2,870,000.00	\$ -	\$ 66,368.75	\$ 332,003.13
05/01/40	\$ 2,870,000.00	\$ 205,000.00	\$ 66,368.75	
11/01/40	\$ 2,665,000.00	\$ -	\$ 61,628.13	\$ 332,996.88
05/01/41	\$ 2,665,000.00	\$ 215,000.00	\$ 61,628.13	
11/01/41	\$ 2,450,000.00	\$ -	\$ 56,656.25	\$ 333,284.38
05/01/42	\$ 2,450,000.00	\$ 225,000.00	\$ 56,656.25	
11/01/42	\$ 2,225,000.00	\$ -	\$ 51,453.13	\$ 333,109.38
05/01/43	\$ 2,225,000.00	\$ 235,000.00	\$ 51,453.13	
11/01/43	\$ 1,990,000.00	\$ -	\$ 46,018.75	\$ 332,471.88
05/01/44	\$ 1,990,000.00	\$ 245,000.00	\$ 46,018.75	
11/01/44	\$ 1,745,000.00	\$ -	\$ 40,353.13	\$ 331,371.88
05/01/45	\$ 1,745,000.00	\$ 260,000.00	\$ 40,353.13	
11/01/45	\$ 1,485,000.00	\$ -	\$ 34,340.63	\$ 334,693.75
05/01/46	\$ 1,485,000.00	\$ 270,000.00	\$ 34,340.63	
11/01/46	\$ 1,215,000.00	\$ -	\$ 28,096.88	\$ 332,437.50
05/01/47	\$ 1,215,000.00	\$ 285,000.00	\$ 28,096.88	
11/01/47	\$ 930,000.00	\$ -	\$ 21,506.25	\$ 334,603.13
05/01/48	\$ 930,000.00	\$ 295,000.00	\$ 21,506.25	
11/01/48	\$ 635,000.00	\$ -	\$ 14,684.38	\$ 331,190.63
05/01/49	\$ 635,000.00	\$ 310,000.00	\$ 14,684.38	
11/01/49	\$ 325,000.00	\$ -	\$ 7,515.63	\$ 332,200.00
05/01/50	\$ 325,000.00	\$ 325,000.00	\$ 7,515.63	\$ 332,515.63
		<b>\$ 5,090,000.00</b>	<b>\$ 3,921,787.50</b>	<b>\$ 9,333,946.88</b>



**Towne Park**  
**Community Development District**  
**Proposed Budget**  
**Series 2019 3C Debt Service Fund**

	Adopted Budget FY 2024	Actuals Thru 5/31/24	Projected Next 4 Months	Total Projected 9/30/24	Proposed Budget FY 2025
<b>Revenues</b>					
Assessments	\$ 225,524	\$ 226,105	\$ -	\$ 226,105	\$ 225,524
Interest	\$ -	\$ 7,746	\$ 4,426	\$ 12,172	\$ 6,086
Carry Forward Surplus	\$ 88,964	\$ 86,519	\$ -	\$ 86,519	\$ 100,689
<b>Total Revenues</b>	<b>\$ 314,488</b>	<b>\$ 320,369</b>	<b>\$ 4,426</b>	<b>\$ 324,795</b>	<b>\$ 332,299</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 77,053	\$ 77,053	\$ -	\$ 77,053	\$ 75,784
Interest - 5/1	\$ 77,053	\$ 77,053	\$ -	\$ 77,053	\$ 75,784
Principal - 5/1	\$ 70,000	\$ 70,000	\$ -	\$ 70,000	\$ 75,000
<b>Total Expenditures</b>	<b>\$ 224,106</b>	<b>\$ 224,106</b>	<b>\$ -</b>	<b>\$ 224,106</b>	<b>\$ 226,569</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 90,382</b>	<b>\$ 96,263</b>	<b>\$ 4,426</b>	<b>\$ 100,689</b>	<b>\$ 105,731</b>

Interest - 11/1/25                      \$74,425

Product Type	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family	186	\$225,524.40	\$1,212.50	\$1,303.76
	<b>186</b>	<b>\$225,524.40</b>		

**Towne Park**  
**Community Development District**  
**Series 2019 Special Assessment Bonds 3C**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
11/01/24	\$ 3,395,000.00	\$ -	\$ 75,784.38	\$ 222,837.50
05/01/25	\$ 3,395,000.00	\$ 75,000.00	\$ 75,784.38	\$ -
11/01/25	\$ 3,320,000.00	\$ -	\$ 74,425.00	\$ 225,209.38
05/01/26	\$ 3,320,000.00	\$ 75,000.00	\$ 74,425.00	\$ -
11/01/26	\$ 3,245,000.00	\$ -	\$ 72,925.00	\$ 222,350.00
05/01/27	\$ 3,245,000.00	\$ 80,000.00	\$ 72,925.00	\$ -
11/01/27	\$ 3,165,000.00	\$ -	\$ 71,325.00	\$ 224,250.00
05/01/28	\$ 3,165,000.00	\$ 80,000.00	\$ 71,325.00	\$ -
11/01/28	\$ 3,085,000.00	\$ -	\$ 69,725.00	\$ 221,050.00
05/01/29	\$ 3,085,000.00	\$ 85,000.00	\$ 69,725.00	\$ -
11/01/29	\$ 3,000,000.00	\$ -	\$ 68,025.00	\$ 222,750.00
05/01/30	\$ 3,000,000.00	\$ 90,000.00	\$ 68,025.00	\$ -
11/01/30	\$ 2,910,000.00	\$ -	\$ 66,225.00	\$ 224,250.00
05/01/31	\$ 2,910,000.00	\$ 90,000.00	\$ 66,225.00	\$ -
11/01/31	\$ 2,820,000.00	\$ -	\$ 64,425.00	\$ 220,650.00
05/01/32	\$ 2,820,000.00	\$ 95,000.00	\$ 64,425.00	\$ -
11/01/32	\$ 2,725,000.00	\$ -	\$ 62,311.25	\$ 221,736.25
05/01/33	\$ 2,725,000.00	\$ 100,000.00	\$ 62,311.25	\$ -
11/01/33	\$ 2,625,000.00	\$ -	\$ 60,086.25	\$ 222,397.50
05/01/34	\$ 2,625,000.00	\$ 105,000.00	\$ 60,086.25	\$ -
11/01/34	\$ 2,520,000.00	\$ -	\$ 57,750.00	\$ 222,836.25
05/01/35	\$ 2,520,000.00	\$ 110,000.00	\$ 57,750.00	\$ -
11/01/35	\$ 2,410,000.00	\$ -	\$ 55,302.50	\$ 223,052.50
05/01/36	\$ 2,410,000.00	\$ 115,000.00	\$ 55,302.50	\$ -
11/01/36	\$ 2,295,000.00	\$ -	\$ 52,743.75	\$ 223,046.25
05/01/37	\$ 2,295,000.00	\$ 120,000.00	\$ 52,743.75	\$ -
11/01/37	\$ 2,175,000.00	\$ -	\$ 50,073.75	\$ 222,817.50
05/01/38	\$ 2,175,000.00	\$ 125,000.00	\$ 50,073.75	\$ -
11/01/38	\$ 2,050,000.00	\$ -	\$ 47,292.50	\$ 222,366.25
05/01/39	\$ 2,050,000.00	\$ 130,000.00	\$ 47,292.50	\$ -
11/01/39	\$ 1,920,000.00	\$ -	\$ 44,400.00	\$ 221,692.50
05/01/40	\$ 1,920,000.00	\$ 135,000.00	\$ 44,400.00	\$ -
11/01/40	\$ 1,785,000.00	\$ -	\$ 41,278.13	\$ 220,678.13
05/01/41	\$ 1,785,000.00	\$ 145,000.00	\$ 41,278.13	\$ -
11/01/41	\$ 1,640,000.00	\$ -	\$ 37,925.00	\$ 224,203.13
05/01/42	\$ 1,640,000.00	\$ 150,000.00	\$ 37,925.00	\$ -
11/01/42	\$ 1,490,000.00	\$ -	\$ 34,456.25	\$ 222,381.25
05/01/43	\$ 1,490,000.00	\$ 155,000.00	\$ 34,456.25	\$ -
11/01/43	\$ 1,335,000.00	\$ -	\$ 30,871.88	\$ 220,328.13
05/01/44	\$ 1,335,000.00	\$ 165,000.00	\$ 30,871.88	\$ -
11/01/44	\$ 1,170,000.00	\$ -	\$ 27,056.25	\$ 222,928.13
05/01/45	\$ 1,170,000.00	\$ 175,000.00	\$ 27,056.25	\$ -
11/01/45	\$ 995,000.00	\$ -	\$ 23,009.38	\$ 225,065.63
05/01/46	\$ 995,000.00	\$ 180,000.00	\$ 23,009.38	\$ -
11/01/46	\$ 815,000.00	\$ -	\$ 18,846.88	\$ 221,856.25
05/01/47	\$ 815,000.00	\$ 190,000.00	\$ 18,846.88	\$ -
11/01/47	\$ 625,000.00	\$ -	\$ 14,453.13	\$ 223,300.00
05/01/48	\$ 625,000.00	\$ 200,000.00	\$ 14,453.13	\$ -
11/01/48	\$ 425,000.00	\$ -	\$ 9,828.13	\$ 224,281.25
05/01/49	\$ 425,000.00	\$ 210,000.00	\$ 9,828.13	\$ -
11/01/49	\$ 215,000.00	\$ -	\$ 4,971.88	\$ 224,800.00
05/01/50	\$ 215,000.00	\$ 215,000.00	\$ 4,971.88	\$ 219,971.88
	<b>\$ 3,395,000.00</b>	<b>\$ 2,625,138.75</b>	<b>\$ 6,238,460.63</b>	

**Towne Park**  
**Community Development District**  
**Proposed Budget**  
**Series 2020 3D Debt Service Fund**

	Adopted Budget FY 2024	Actuals Thru 5/31/24	Projected Next 4 Months	Total Projected 9/30/24	Proposed Budget FY 2025
<b>Revenues</b>					
Assessments	\$ 399,925	\$ 400,955	\$ -	\$ 400,955	\$ 399,925
Interest	\$ -	\$ 13,264	\$ 7,580	\$ 20,844	\$ 10,422
Carry Forward Surplus	\$ 141,226	\$ 133,197	\$ -	\$ 133,197	\$ 150,553
<b>Total Revenues</b>	<b>\$ 541,151</b>	<b>\$ 547,416</b>	<b>\$ 7,580</b>	<b>\$ 554,996</b>	<b>\$ 560,900</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 126,431	\$ 126,431	\$ -	\$ 126,431	\$ 124,528
Interest - 5/1	\$ 126,431	\$ 126,431	\$ -	\$ 126,431	\$ 124,528
Principal - 5/1	\$ 145,000	\$ 145,000	\$ -	\$ 145,000	\$ 150,000
<b>Total Expenditures</b>	<b>\$ 397,863</b>	<b>\$ 397,863</b>	<b>\$ -</b>	<b>\$ 397,863</b>	<b>\$ 399,056</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer In/(Out)	\$ -	\$ (6,581)	\$ -	\$ (6,581)	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ (6,581)</b>	<b>\$ -</b>	<b>\$ (6,581)</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 143,289</b>	<b>\$ 142,973</b>	<b>\$ 7,580</b>	<b>\$ 150,553</b>	<b>\$ 161,844</b>

Interest - 11/1/25                      \$122,559

Product Type	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family	276	\$399,925.41	\$1,449.01	\$1,558.07
	276	\$399,925.41		

**Towne Park**  
**Community Development District**  
**Series 2020 Special Assessment Bonds 3D**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
11/01/24	\$ 6,660,000.00	\$ -	\$ 124,528.13	\$ 395,959.38
05/01/25	\$ 6,660,000.00	\$ 150,000.00	\$ 124,528.13	\$ -
11/01/25	\$ 6,510,000.00	\$ -	\$ 122,559.38	\$ 397,087.50
05/01/26	\$ 6,510,000.00	\$ 155,000.00	\$ 122,559.38	\$ -
11/01/26	\$ 6,355,000.00	\$ -	\$ 120,137.50	\$ 397,696.88
05/01/27	\$ 6,355,000.00	\$ 160,000.00	\$ 120,137.50	\$ -
11/01/27	\$ 6,195,000.00	\$ -	\$ 117,637.50	\$ 397,775.00
05/01/28	\$ 6,195,000.00	\$ 165,000.00	\$ 117,637.50	\$ -
11/01/28	\$ 6,030,000.00	\$ -	\$ 115,059.38	\$ 397,696.88
05/01/29	\$ 6,030,000.00	\$ 170,000.00	\$ 115,059.38	\$ -
11/01/29	\$ 5,860,000.00	\$ -	\$ 112,403.13	\$ 397,462.50
05/01/30	\$ 5,860,000.00	\$ 175,000.00	\$ 112,403.13	\$ -
11/01/30	\$ 5,685,000.00	\$ -	\$ 109,668.75	\$ 397,071.88
05/01/31	\$ 5,685,000.00	\$ 180,000.00	\$ 109,668.75	\$ -
11/01/31	\$ 5,505,000.00	\$ -	\$ 106,406.25	\$ 396,075.00
05/01/32	\$ 5,505,000.00	\$ 190,000.00	\$ 106,406.25	\$ -
11/01/32	\$ 5,315,000.00	\$ -	\$ 102,962.50	\$ 399,368.75
05/01/33	\$ 5,315,000.00	\$ 195,000.00	\$ 102,962.50	\$ -
11/01/33	\$ 5,120,000.00	\$ -	\$ 99,428.13	\$ 397,390.63
05/01/34	\$ 5,120,000.00	\$ 200,000.00	\$ 99,428.13	\$ -
11/01/34	\$ 4,920,000.00	\$ -	\$ 95,803.13	\$ 395,231.25
05/01/35	\$ 4,920,000.00	\$ 210,000.00	\$ 95,803.13	\$ -
11/01/35	\$ 4,710,000.00	\$ -	\$ 91,996.88	\$ 397,800.00
05/01/36	\$ 4,710,000.00	\$ 220,000.00	\$ 91,996.88	\$ -
11/01/36	\$ 4,490,000.00	\$ -	\$ 88,009.38	\$ 400,006.25
05/01/37	\$ 4,490,000.00	\$ 225,000.00	\$ 88,009.38	\$ -
11/01/37	\$ 4,265,000.00	\$ -	\$ 83,931.25	\$ 396,940.63
05/01/38	\$ 4,265,000.00	\$ 235,000.00	\$ 83,931.25	\$ -
11/01/38	\$ 4,030,000.00	\$ -	\$ 79,671.88	\$ 398,603.13
05/01/39	\$ 4,030,000.00	\$ 245,000.00	\$ 79,671.88	\$ -
11/01/39	\$ 3,785,000.00	\$ -	\$ 75,231.25	\$ 399,903.13
05/01/40	\$ 3,785,000.00	\$ 250,000.00	\$ 75,231.25	\$ -
11/01/40	\$ 3,535,000.00	\$ -	\$ 70,700.00	\$ 395,931.25
05/01/41	\$ 3,535,000.00	\$ 260,000.00	\$ 70,700.00	\$ -
11/01/41	\$ 3,275,000.00	\$ -	\$ 65,500.00	\$ 396,200.00
05/01/42	\$ 3,275,000.00	\$ 270,000.00	\$ 65,500.00	\$ -
11/01/42	\$ 3,005,000.00	\$ -	\$ 60,100.00	\$ 395,600.00
05/01/43	\$ 3,005,000.00	\$ 285,000.00	\$ 60,100.00	\$ -
11/01/43	\$ 2,720,000.00	\$ -	\$ 54,400.00	\$ 399,500.00
05/01/44	\$ 2,720,000.00	\$ 295,000.00	\$ 54,400.00	\$ -
11/01/44	\$ 2,425,000.00	\$ -	\$ 48,500.00	\$ 397,900.00
05/01/45	\$ 2,425,000.00	\$ 305,000.00	\$ 48,500.00	\$ -
11/01/45	\$ 2,120,000.00	\$ -	\$ 42,400.00	\$ 395,900.00
05/01/46	\$ 2,120,000.00	\$ 320,000.00	\$ 42,400.00	\$ -
11/01/46	\$ 1,800,000.00	\$ -	\$ 36,000.00	\$ 398,400.00
05/01/47	\$ 1,800,000.00	\$ 330,000.00	\$ 36,000.00	\$ -
11/01/47	\$ 1,470,000.00	\$ -	\$ 29,400.00	\$ 395,400.00
05/01/48	\$ 1,470,000.00	\$ 345,000.00	\$ 29,400.00	\$ -
11/01/48	\$ 1,125,000.00	\$ -	\$ 22,500.00	\$ 396,900.00
05/01/49	\$ 1,125,000.00	\$ 360,000.00	\$ 22,500.00	\$ -
11/01/49	\$ 765,000.00	\$ -	\$ 15,300.00	\$ 397,800.00
05/01/50	\$ 765,000.00	\$ 375,000.00	\$ 15,300.00	\$ -
11/1/50	\$ 390,000.00	\$ -	\$ 7,800.00	\$ 398,100.00
5/1/51	\$ 390,000.00	\$ 390,000.00	\$ 7,800.00	\$ 397,800.00
		<b>\$ 6,660,000.00</b>	<b>\$ 4,448,931.25</b>	<b>\$ 11,527,265.63</b>

**Towne Park**  
**Community Development District**  
**Proposed Budget**  
**Capital Reserve Fund**

	Adopted Budget FY 2024	Actuals Thru 5/31/24	Projected Next 4 Months	Total Projected 9/30/24	Proposed Budget FY 2025
<b>Revenues</b>					
Carry Forward Surplus	\$ 81,824	\$ -	\$ 82,824	\$ 82,824	\$ 58,610
<b>Total Revenues</b>	<b>\$ 81,824</b>	<b>\$ -</b>	<b>\$ 82,824</b>	<b>\$ 82,824</b>	<b>\$ 58,610</b>
<b>Expenditures</b>					
Miscellaneous Expense	\$ -	\$ 214	\$ 25,000	\$ 25,214	\$ -
Hydraulic Lift (Pool)	\$ -	\$ -	\$ -	\$ -	\$ 10,100
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ 214</b>	<b>\$ 25,000</b>	<b>\$ 25,214</b>	<b>\$ 10,100</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer In/(Out)	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 124,564
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 1,000</b>	<b>\$ -</b>	<b>\$ 1,000</b>	<b>\$ 1,000</b>	<b>\$ 124,564</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 82,824</b>	<b>\$ (214)</b>	<b>\$ 58,824</b>	<b>\$ 58,610</b>	<b>\$ 173,074</b>

# SECTION B

## RESOLUTION 2024-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; 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, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Polk County, Florida (“**County**”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2025**”), attached hereto as **Exhibit A** and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2025; and

**WHEREAS**, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the Towne Park Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits A and B**, is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 3. COLLECTION.** The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A and B**. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.



**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. 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.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED THIS 2ND DAY OF JULY 2024.**

ATTEST:

**TOWNE PARK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Budget  
**Exhibit B:** Assessment Roll







































PARCEL ID	Units	O&M	2016 Debt	2018 2B Debt	2018 3A Debt	2019 3B Debt	2019 3C Debt	2020 3D Debt	Total
232917141625016080	1	\$759.47						\$1,558.07	\$2,317.54
232917141625016090	1	\$759.47						\$1,558.07	\$2,317.54
232917141625016100	1	\$759.47						\$1,558.07	\$2,317.54
232917141625016110	1	\$759.47						\$1,558.07	\$2,317.54
232917141625016120	1	\$759.47						\$1,558.07	\$2,317.54
232917141625017010	1	\$759.47						\$1,558.07	\$2,317.54
232917141625017020	1	\$759.47						\$1,558.07	\$2,317.54
232917141625017030	1	\$759.47						\$1,558.07	\$2,317.54
232917141625017040	1	\$759.47						\$1,558.07	\$2,317.54
232917141625017050	1	\$759.47						\$1,558.07	\$2,317.54
232917141625017060	1	\$759.47						\$1,558.07	\$2,317.54
232917141625017070	1	\$759.47						\$1,558.07	\$2,317.54
232917141625017080	1	\$759.47						\$1,558.07	\$2,317.54
232917141625017090	1	\$759.47						\$1,558.07	\$2,317.54
232917141625017100	1	\$759.47						\$1,558.07	\$2,317.54
232917141625017110	1	\$759.47						\$1,558.07	\$2,317.54
232917141625017120	1	\$759.47						\$1,558.07	\$2,317.54
232917141625017130	1	\$759.47						\$1,558.07	\$2,317.54
232917141625017140	1	\$759.47						\$1,558.07	\$2,317.54
232917141625017150	1	\$759.47						\$1,558.07	\$2,317.54
232917141625017160	1	\$759.47						\$1,558.07	\$2,317.54
232917141625017170	1	\$759.47						\$1,558.07	\$2,317.54
232917141625017180	1	\$759.47						\$1,558.07	\$2,317.54
232917141625017190	1	\$759.47						\$1,558.07	\$2,317.54
<b>Total Gross Assessments</b>	1450	\$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
<b>Total Net Assessments</b>		\$1,024,145.29	\$111,714.60	\$130,303.60	\$525,011.11	\$335,843.58	\$225,524.40	\$399,925.41	\$2,752,468.01

# SECTION V

**TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT**  
**Easement Variance Policy**

*Effective: April 2, 2024*

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 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.

**TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT  
Easement Variance Request**

Name of Owner: Michael Lucido

Address: 4176 Red Fern Lane Lakeland FL 33811

Telephone: 586-243-8847 Email: MLucido95@gmail.com

Description of proposed improvement (please attach a detailed survey sketch showing the proposed location of the improvement): \_\_\_\_\_

Survey included showing red line which is the proposed fencing

Proposed installation commencement date: 5/29/24

**Acknowledgements (please initial by each):**

ML I acknowledge that any approval is only for the improvement(s) as specified in this request, and that if my plans change, I must file a new variance request.

ML I acknowledge that approval of this variance request is approval from the Towne Park Community Development District only, and that I am responsible for obtaining any other necessary approvals, including but not limited to approvals from any HOA, County, or any other entity having an interest in the property, as applicable.

ML I acknowledge that if this variance request is approved, I will be required to execute a Variance Agreement, which will be recorded in the official records of Polk County, Florida. No improvements may be installed until the Variance Agreement is executed and recorded.

ML I acknowledge that this variance request must be made by the legal owner of the property. I certify that I am the legal owner of the property.



Michael Lucido

Owner's Signature

Print Name

05/20/2024

Date

*Please submit this completed form to the District Manager by email at [tadams@gmscfl.com](mailto:tadams@gmscfl.com), or by mail at c/o Governmental Management Services, 219 E. Livingston St., Orlando, FL 32801.*

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, *Florida Statutes*, please notify the District Manager.

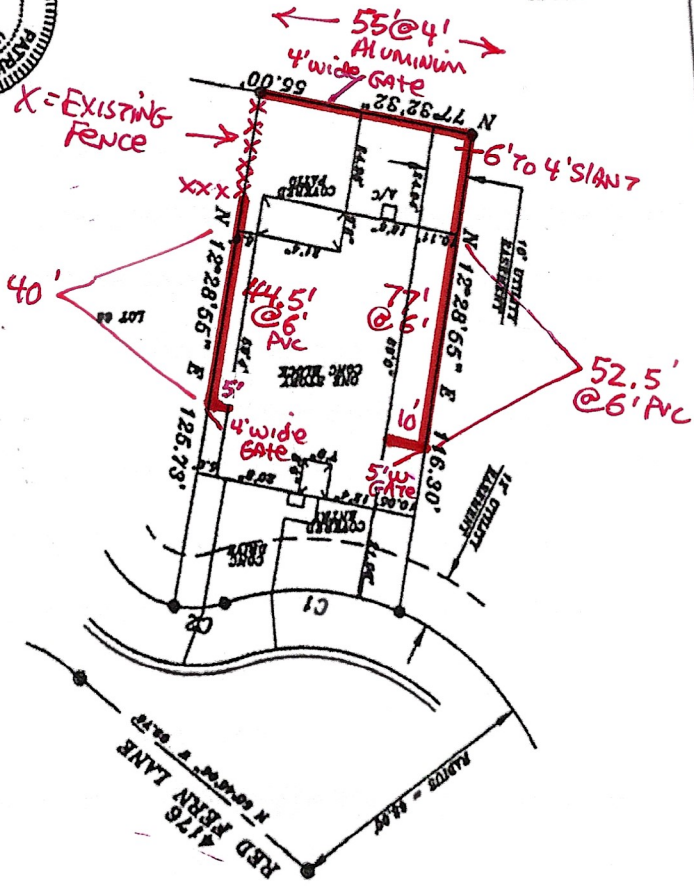
**NORTH POINT**

LAND SURVEYING, INC. LB # 6992  
 2910 WINTER LAKE ROAD  
 P.O. BOX 804, LAKELAND, FL 33802  
 TEL (882)648-2363 FAX (882)648-5263

NOTARY PUBLIC  
 PATRICK T. O'LEARY  
 9138  
 STATE OF FLORIDA  
 SURVEYING AND MAPPING  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA REG. # 2402

LEGAL DESCRIPTION: LOT 69, BLOCK 7 OF TOWNE PARK ESTATES PHASE 2B AS RECORDED IN PLAT BOOK 172, PAGE 51, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

CERTIFIED TO:  
 MICHAEL CARBERG  
 VETERANS UNITED  
 HIGHLAND HOMES  
 INNOVATIVE TITLE, LLC  
 FIRST AMERICAN TITLE INSURANCE COMPANY



Michael Carberg

**CURVE DATA**

CURVE NO.	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	44.24'	63.00'	S 89°59'26\" E	43.34'
C2	12.65'	25.00'	S 68°17'33\" W	12.91'

- LEGEND**
- FOUND IRON NOD.
  - SET IRON NOD.
  - ⊙ FOUND P.T. NAIL & NISC.
  - PERIOD CONC. MONUMENT.
  - PERIOD IRON NOD.
  - WELL.
  - (P) PILE.
  - (F) FIELD.





June 4, 2024

Mr. Greg Jones, Chairman  
Towne Park CDD  
219 E. Livingston St.  
Orlando, FL. 32801

**RE: Request to Construct fence of varying height in a Towne Park CDD easement at 4176 Red Fern Lane  
RES # 21-188**

Mr. Chairman,

We have reviewed the request from the homeowner at 4176 Red Fern Lane to construct a fence of varying height in a Towne Park CDD easement and find the following:

1. 4176 Red Fern Lane is depicted as Lot 69, Towne Park Estates Phase 2B, as recorded in Plat Book 172, Page 47, of the public records of Polk County, Florida
2. Lot 69 is encumbered on its western boundary by a 10' Public Drainage Easement dedicated to the Towne Park CDD.
3. Lot 69 is adjacent to, on the west and south boundaries, Tract A, a private drainage area and public drainage easement, dedicated to the Towne Park CDD.
4. The drainage easement contains an 18" Reinforced Concrete Pipe (RCP), approximately 4.5' deep to the invert, conveying stormwater runoff from Red Fern Lane to Pond 5.

Per the applicant's exhibit, the subject request is to construct a fence of varying material (aluminum and pvc) and varying height (4' to 6') on the western and southern property lines, in the District's drainage easement. The applicant's survey underlying the exhibit incorrectly labels the easement as a "utility" easement.

As the District Engineer, we do not recommend approval of the request, in accordance with Part 4 of the District's *Easement Variance Policy*, dated April 2, 2024.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Alan L. Rayl".

**Alan L. Rayl, PE, PSM**  
**Registered Professional Engineering in FL, GA, & IN**  
**Registered Professional Surveyor & Mapper in FL**



# SECTION VI

**October 12, 2024** Pumpkins & Portraits at the Clubhouse, hosted by Keren Figueroa-Pagan

**October 26, 2024** 9 a.m.- Noon, Field area of Riverstone hosted by Lakeland Family Church

# SECTION VII

# SECTION C

# Towne Park CDD

## Field Management Report



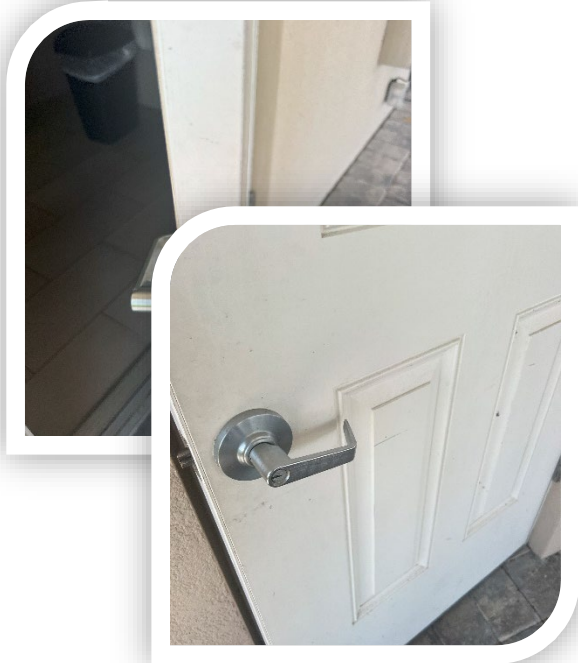
July 2<sup>nd</sup>, 2024

Allen Bailey – Field Services Manager

GMS

# Completed

## Men's Restroom Door handle



- ✚ The handle at the men's restroom in amenity 2 was loose.
- ✚ Staff tightened the handle to prevent issues.

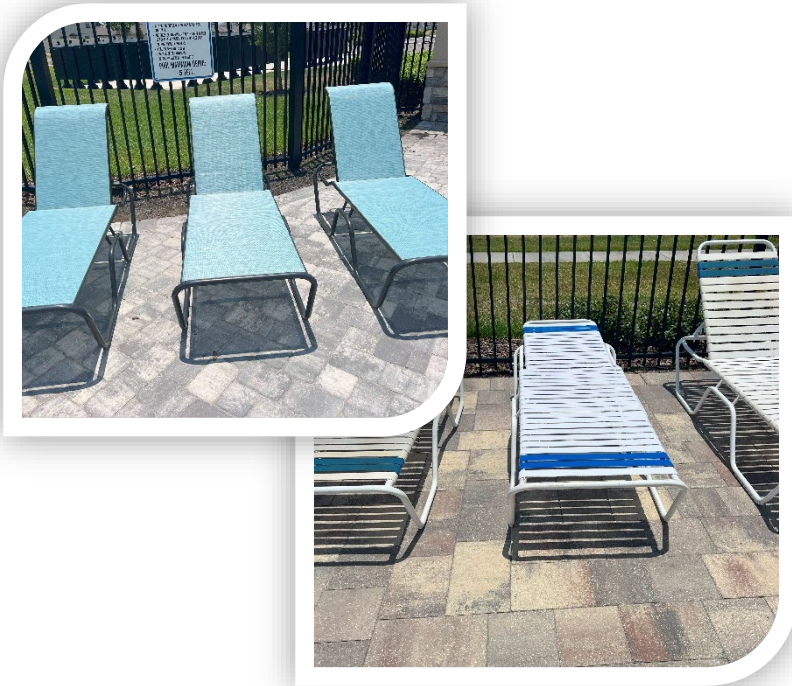
## Dog Park Fence



- ✚ The dog park fence was found damaged from what appears to be people running into it.

# Completed

## Amenity Pool Furniture



✚ The amenities pool furniture has been returned.

## Medulla Fence Repair



✚ The micro burst cause 40+ panels to be blown out and many damaged in differing ways.

✚ Staff have repaired the fences.



# Complete

## Medulla Trees



- ✚ The micro bust blew down a few trees and Medulla.
- ✚ The landscaper has placed them back up and will continue to monitor their health.

## Amenity 2 Electric Install



- ✚ The electrical supply housing has been installed by Current Demands.



# In Progress

## Hydro Chair Lifts



- ✚ One Lift has been installed at amenity 2.
- ✚ The lift at amenity 1 is waiting on a part and will be installed once received.

# 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](mailto:abailey@gmscfl.com). Thank you.

Respectfully,  
Allen Bailey

# SECTION D

# SECTION 1

# Towne Park Community Development District

## Summary of Check Register

May 1, 2024 to May 31, 2024

<b>Fund</b>	<b>Date</b>	<b>Check No.'s</b>	<b>Amount</b>
General Fund	5/2/24	792-797	\$ 29,943.17
	5/9/24	798-799	\$ 838.51
	5/16/24	800-809	\$ 39,577.02
	5/23/24	810-813	\$ 53,697.11
<b>Total Amount</b>			<b>\$ 124,055.81</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/02/24	00085	4/08/24	S105997	202404	330	53800	47500		REMOVE/REPLACE HARD DRIVE	*	812.37		
									CURRENT DEMANDS			812.37	000792
5/02/24	00077	4/07/24	80459	202404	330	53800	47000		CLEANUP EVENT 4/7/24	*	150.00		
		4/10/24	12179	202404	330	53800	47000		CLEANING SUPPLIES APR 24	*	124.90		
		4/20/24	80480	202405	330	53800	47000		CLEANING MAY 24	*	1,230.00		
									E&A CLEANING CO			1,504.90	000793
5/02/24	00040	3/29/24	166	202403	320	53800	47500		GENERAL MAINT MAR 24	*	1,312.13		
									GOVERNMENTAL MANAGEMENT SERVICES-			1,312.13	000794
5/02/24	00082	4/01/24	12213	202404	320	53800	46200		LANDSCAPE MAINT APR 24	*	19,053.33		
									PRINCE & SONS INC.			19,053.33	000795
5/02/24	00071	5/01/24	22648	202405	330	53800	48000		POOL MAINTENANCE MAY 24	*	3,500.00		
									RESORT POOL SERVICES DBA			3,500.00	000796
5/02/24	00087	3/31/24	11680849	202403	330	53800	34500		SECURITY MAR 24	*	3,760.44		
									SECURITAS SECURITY SERVICES			3,760.44	000797
5/09/24	00041	5/09/24	53-BID-7	202405	330	53800	48000		POOL PERMIT 53-60-2090932	*	280.00		
		5/09/24	53-BID-7	202405	330	53800	48000		POOL PERMIT 53-60-1781020	*	280.00		
									FLORIDA DEPARTMENT OF HEALTH			560.00	000798
5/09/24	00064	5/09/24	05092024	202405	300	15500	10000		EQUIPMENT LEASE JUNE 24	*	278.51		
									WHFS, LLC			278.51	000799
5/16/24	00040	5/01/24	164	202405	310	51300	34000		MANAGEMENT FEES MAY 24	*	3,754.17		
		5/01/24	164	202405	310	51300	35200		WEBSITE ADMIN MAY 24	*	100.00		
		5/01/24	164	202405	310	51300	35100		INFORMATION TECH MAY 24	*	150.00		
		5/01/24	164	202405	310	51300	31300		DISSEMINATION SVC MAY 24	*	833.33		

TWPK TOWNE PARK CDD AGUZMAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/01/24	164	164	AMENITY ACCESS MAY 24	202405 330-57200-11000		*	750.00		
5/01/24	164	164	OFFICE SUPPLIES MAY 24	202405 310-51300-51000		*	1.02		
5/01/24	164	164	POSTAGE MAY 24	202405 310-51300-42000		*	27.81		
5/01/24	164	164	COPIES MAY 24	202405 310-51300-42500		*	39.45		
5/01/24	165	165	FIELD MANAGEMENT MAY 24	202405 320-53800-12000		*	1,750.00		
								7,405.78	000800
-----									
5/16/24	00080	5/07/24	GJ050720 BOS MEETING 5/7/24	202405 310-51300-11000	GREGORY M. JONES	*	200.00	200.00	000801
5/16/24	00055	5/07/24	JT050720 BOS MEETING 5/7/24	202405 310-51300-11000	JENNIFER TIDWELL	*	200.00	200.00	000802
5/16/24	00068	5/15/24	9482 GENERAL COUNSEL APR 24	202404 310-51300-31500	KILINSKI/VAN WYK, PLLC	*	4,583.56	4,583.56	000803
5/16/24	00082	5/01/24	12521 LANDSCAPE MAINT MAY 24	202405 320-53800-46200	PRINCE & SONS INC.	*	19,053.33	19,053.33	000804
5/16/24	00076	5/01/24	RES21-18 ENGINEER SVCS APR 24	202404 310-51300-31100	RAYL ENGINEERING & SURVEYING LLC	*	1,622.50	1,622.50	000805
5/16/24	00087	4/30/24	11717356 SECURITY APR 24	202404 330-53800-34500	SECURITAS SECURITY SERVICES	*	2,223.85	2,223.85	000806
5/16/24	00024	5/01/24	179294B POND MAINT MAY 24	202405 320-53800-46400	THE LAKE DOCTORS	*	3,888.00	3,888.00	000807
5/16/24	00092	5/07/24	TZ050720 BOS MEETING 5/7/24	202405 310-51300-11000	THOMAS ZIMMERMAN	*	200.00	200.00	000808
5/16/24	00088	5/07/24	ZS050720 BOS MEETING 5/7/24	202405 310-51300-11000	ZABRINA SIDES	*	200.00	200.00	000809
-----									
TWPK TOWNE PARK CDD AGUZMAN									

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/23/24	00095	5/07/24 33488	202405 330-53800-48200	PEST CONTROL MAY 24	*	185.00	
		5/07/24 33492	202405 330-53800-48200	PEST CONTROL MAY 24	*	185.00	
							370.00 000810
-----							
5/23/24	00102	4/30/24 00064000	202404 310-51300-48000	NOT BOS MEETING 4/10/24	*	215.55	
							215.55 000811
-----							
5/23/24	00040	4/30/24 167	202404 330-57200-49000	GENERAL MAINT APR 24	*	5,875.44	
							5,875.44 000812
-----							
5/23/24	00046	5/21/24 05212024	202405 300-20700-10000	ASSESSMENT TSFR SER16 2A	*	3,053.23	
		5/21/24 05212024	202405 300-20700-10000	ASSESSMENT TSFR SER18 2B	*	3,561.28	
		5/21/24 05212024	202405 300-20700-10000	ASSESSMENT TSFR SER18 3A	*	14,348.88	
		5/21/24 05212024	202405 300-20700-10000	ASSESSMENT TSFR SER19 3B	*	9,178.81	
		5/21/24 05212024	202405 300-20700-10000	ASSESSMENT TSFR SER19 3C	*	6,163.72	
		5/21/24 05212024	202405 300-20700-10000	ASSESSMENT TSFR SER20 3D	*	10,930.20	
							47,236.12 000813
-----							
						TOTAL FOR BANK A	124,055.81
						TOTAL FOR REGISTER	124,055.81

TWPK TOWNE PARK CDD AGUZMAN



# SECTION 2

***Towne Park***  
***Community Development District***

***Unaudited Financial Reporting***  
***May 31, 2024***



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**Towne Park**  
**Community Development District**  
**Combined Balance Sheet**  
**May 31, 2024**

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 729,757	\$ -	\$ -	\$ -	\$ 729,757
Capital Projects Account	\$ -	\$ -	\$ 511	\$ -	\$ 511
Capital Reserve Account	\$ -	\$ -	\$ -	\$ 81,610	\$ 81,610
<b>Investments:</b>					
<b>Series 2016 - 2A</b>					
Reserve	\$ -	\$ 111,063	\$ -	\$ -	\$ 111,063
Revenue	\$ -	\$ 100,721	\$ -	\$ -	\$ 100,721
Prepayment	\$ -	\$ 408	\$ -	\$ -	\$ 408
Construction	\$ -	\$ -	\$ 0	\$ -	\$ 0
<b>Series 2018 - 2B</b>					
Reserve	\$ -	\$ 60,400	\$ -	\$ -	\$ 60,400
Revenue	\$ -	\$ 101,481	\$ -	\$ -	\$ 101,481
Prepayment	\$ -	\$ 145	\$ -	\$ -	\$ 145
General	\$ -	\$ 0	\$ -	\$ -	\$ 0
Construction	\$ -	\$ -	\$ 73	\$ -	\$ 73
<b>Series 2018 - 3A</b>					
Reserve	\$ -	\$ 256,541	\$ -	\$ -	\$ 256,541
Revenue	\$ -	\$ 302,242	\$ -	\$ -	\$ 302,242
Prepayment	\$ -	\$ 145	\$ -	\$ -	\$ 145
<b>Series 2019 - 3B</b>					
Reserve	\$ -	\$ 167,922	\$ -	\$ -	\$ 167,922
Revenue	\$ -	\$ 180,341	\$ -	\$ -	\$ 180,341
Construction	\$ -	\$ -	\$ 3,532	\$ -	\$ 3,532
<b>Series 2019 - 3C</b>					
Reserve	\$ -	\$ 112,688	\$ -	\$ -	\$ 112,688
Revenue	\$ -	\$ 99,710	\$ -	\$ -	\$ 99,710
Prepayment	\$ -	\$ 134	\$ -	\$ -	\$ 134
Construction	\$ -	\$ -	\$ 0	\$ -	\$ 0
<b>Series 2020 - 3D</b>					
Reserve	\$ -	\$ 200,003	\$ -	\$ -	\$ 200,003
Revenue	\$ -	\$ 150,445	\$ -	\$ -	\$ 150,445
Construction	\$ -	\$ -	\$ 12,418	\$ -	\$ 12,418
Deposits	\$ 4,500	\$ -	\$ -	\$ -	\$ 4,500
Due from General Fund	\$ -	\$ 2,453	\$ -	\$ -	\$ 2,453
Prepaid Expenses	\$ 2,577	\$ -	\$ -	\$ -	\$ 2,577
<b>Total Assets</b>	<b>\$ 736,835</b>	<b>\$ 1,846,840</b>	<b>\$ 16,534</b>	<b>\$ 81,610</b>	<b>\$ 2,681,819</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 1,375	\$ -	\$ -	\$ -	\$ 1,375
Due to Debt Service	\$ 2,453	\$ -	\$ -	\$ -	\$ 2,453
<b>Total Liabilities</b>	<b>\$ 3,827</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,827</b>
<b>Fund Balance:</b>					
<b>Nonspendable:</b>					
Prepaid Items	\$ 2,577	\$ -	\$ -	\$ -	\$ 2,577
<b>Restricted for:</b>					
Debt Service - Series 2016 - 2A	\$ -	\$ 212,350	\$ -	\$ -	\$ 212,350
Debt Service - Series 2018 - 2B	\$ -	\$ 162,211	\$ -	\$ -	\$ 162,211
Debt Service - Series 2018 - 3A	\$ -	\$ 559,673	\$ -	\$ -	\$ 559,673
Debt Service - Series 2019 - 3B	\$ -	\$ 348,739	\$ -	\$ -	\$ 348,739
Debt Service - Series 2019 - 3C	\$ -	\$ 212,851	\$ -	\$ -	\$ 212,851
Debt Service - Series 2020 - 3D	\$ -	\$ 351,016	\$ -	\$ -	\$ 351,016
Capital Projects	\$ -	\$ -	\$ 16,534	\$ -	\$ 16,534
<b>Assigned for:</b>					
Capital Reserves	\$ -	\$ -	\$ -	\$ 81,610	\$ 81,610
Unassigned	\$ 730,430	\$ -	\$ -	\$ -	\$ 730,430
<b>Total Fund Balances</b>	<b>\$ 733,007</b>	<b>\$ 1,846,840</b>	<b>\$ 16,534</b>	<b>\$ 81,610</b>	<b>\$ 2,677,992</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 736,835</b>	<b>\$ 1,846,840</b>	<b>\$ 16,534</b>	<b>\$ 81,610</b>	<b>\$ 2,681,819</b>

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

	Adopted Budget	Prorated Budget Thru 05/31/24	Actual Thru 05/31/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 1,024,144	\$ 1,024,144	\$ 1,026,781	\$ 2,637
Other Income	\$ 2,400	\$ 2,400	\$ 116,034	\$ 113,634
<b>Total Revenues</b>	<b>\$ 1,026,544</b>	<b>\$ 1,026,544</b>	<b>\$ 1,142,815</b>	<b>\$ 116,271</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 6,400	\$ 1,600
Engineering Fees	\$ 15,000	\$ 10,000	\$ 12,380	\$ (2,380)
Attorney	\$ 40,000	\$ 26,667	\$ 27,016	\$ (349)
Annual Audit	\$ 4,100	\$ -	\$ -	\$ -
Assessment Roll Services	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Reamortization Schedules	\$ 625	\$ -	\$ -	\$ -
Dissemination	\$ 10,000	\$ 6,667	\$ 6,667	\$ -
Trustee Fees	\$ 23,867	\$ 23,867	\$ 20,594	\$ 3,273
Management Fees	\$ 45,050	\$ 30,033	\$ 30,033	\$ -
Information Technology	\$ 1,800	\$ 1,200	\$ 1,200	\$ -
Website Maintenance	\$ 1,200	\$ 800	\$ 800	\$ -
Postage & Delivery	\$ 1,300	\$ 867	\$ 879	\$ (13)
Insurance	\$ 6,985	\$ 6,985	\$ 6,572	\$ 413
Printing & Binding	\$ 500	\$ 333	\$ 75	\$ 258
Legal Advertising	\$ 3,500	\$ 2,333	\$ 1,657	\$ 676
Other Current Charges	\$ 4,000	\$ 2,667	\$ 324	\$ 2,343
Office Supplies	\$ 200	\$ 133	\$ 9	\$ 124
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 175,302</b>	<b>\$ 125,727</b>	<b>\$ 119,781</b>	<b>\$ 5,946</b>

**Towne Park**  
**Community Development District**  
**General Fund**

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

	Adopted Budget	Prorated Budget Thru 05/31/24	Actual Thru 05/31/24	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b>Field Expenditures</b>				
Property Insurance	\$ 30,401	\$ 30,401	\$ 30,111	\$ 290
Field Management	\$ 21,000	\$ 14,000	\$ 14,000	\$ -
Landscape Maintenance	\$ 263,665	\$ 175,777	\$ 152,427	\$ 23,350
Landscape Enhancements/Replacement	\$ 35,000	\$ 23,333	\$ -	\$ 23,333
Pond Maintenance	\$ 46,656	\$ 31,104	\$ 31,104	\$ -
Electric	\$ 5,400	\$ 3,600	\$ 1,956	\$ 1,644
Water & Sewer	\$ 1,100	\$ 733	\$ 470	\$ 263
Irrigation Repairs	\$ 12,500	\$ 8,333	\$ 3,207	\$ 5,127
Right Of Way Repairs	\$ 180,000	\$ 180,000	\$ 190,520	\$ (10,520)
General Repairs & Maintenance	\$ 15,000	\$ 10,000	\$ 12,985	\$ (2,985)
Contingency	\$ 14,343	\$ 9,562	\$ 11,839	\$ (2,277)
<b>Subtotal Field Expenditures</b>	<b>\$ 625,065</b>	<b>\$ 486,843</b>	<b>\$ 448,618</b>	<b>\$ 38,226</b>
<b>Amenity Expenditures</b>				
Electric	\$ 26,400	\$ 17,600	\$ 11,790	\$ 5,810
Water	\$ 8,400	\$ 5,600	\$ 6,245	\$ (645)
Internet & Phone	\$ 3,200	\$ 2,133	\$ 1,750	\$ 384
Playground & Equipment Lease	\$ 26,935	\$ 17,957	\$ 16,239	\$ 1,718
Pool Service Contract	\$ 42,000	\$ 28,000	\$ 28,560	\$ (560)
Pool Furniture Repair & Replacement	\$ 6,000	\$ 4,000	\$ -	\$ 4,000
Janitorial Services	\$ 22,500	\$ 15,000	\$ 13,499	\$ 1,501
Security Services	\$ 43,000	\$ 28,667	\$ 18,546	\$ 10,121
Pest Control	\$ 3,400	\$ 2,267	\$ 1,710	\$ 557
Amenity Access Management	\$ 9,000	\$ 6,000	\$ 6,000	\$ -
Amenity Repair & Maintenance	\$ 20,000	\$ 13,333	\$ 6,178	\$ 7,155
Contingency	\$ 14,343	\$ 9,562	\$ 12,519	\$ (2,958)
<b>Subtotal Amenity Expenditures</b>	<b>\$ 225,177</b>	<b>\$ 150,118</b>	<b>\$ 123,036</b>	<b>\$ 27,082</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 850,242</b>	<b>\$ 636,962</b>	<b>\$ 571,654</b>	<b>\$ 65,308</b>
<b>Total Expenditures</b>	<b>\$ 1,025,544</b>	<b>\$ 762,688</b>	<b>\$ 691,435</b>	<b>\$ 71,253</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 1,000</b>		<b>\$ 451,380</b>	
<b><i>Other Financing Sources/(Uses):</i></b>				
Transfer In/(Out) - Capital Reserve	\$ (1,000)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (1,000)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 451,380</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 281,627</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 733,007</b>	

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

	Adopted Budget	Prorated Budget Thru 05/31/24	Actual Thru 05/31/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 111,715	\$ 111,715	\$ 112,002	\$ 288
Interest	\$ -	\$ -	\$ 6,879	\$ 6,879
<b>Total Revenues</b>	<b>\$ 111,715</b>	<b>\$ 111,715</b>	<b>\$ 118,881</b>	<b>\$ 7,166</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 39,481	\$ 39,481	\$ 39,482	\$ -
Principal - 11/1	\$ 30,000	\$ 30,000	\$ 30,000	\$ -
Interest - 5/1	\$ 38,731	\$ 38,731	\$ 38,731	\$ -
<b>Total Expenditures</b>	<b>\$ 108,213</b>	<b>\$ 108,213</b>	<b>\$ 108,213</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 3,502</b>		<b>\$ 10,668</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 88,973</b>		<b>\$ 201,681</b>	
<b>Fund Balance - Ending</b>	<b>\$ 92,475</b>		<b>\$ 212,350</b>	

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

	Adopted Budget	Prorated Budget Thru 05/31/24	Actual Thru 05/31/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 130,304	\$ 130,304	\$ 130,639	\$ 335
Interest	\$ -	\$ -	\$ 5,410	\$ 5,410
<b>Total Revenues</b>	<b>\$ 130,304</b>	<b>\$ 130,304</b>	<b>\$ 136,049</b>	<b>\$ 5,745</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 44,647	\$ 44,647	\$ 44,647	\$ -
Principal - 5/1	\$ 30,000	\$ 30,000	\$ 30,000	\$ -
Interest - 5/1	\$ 44,647	\$ 44,647	\$ 44,647	\$ -
<b>Total Expenditures</b>	<b>\$ 119,294</b>	<b>\$ 119,294</b>	<b>\$ 119,294</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 11,010</b>		<b>\$ 16,755</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 84,005</b>		<b>\$ 145,456</b>	
<b>Fund Balance - Ending</b>	<b>\$ 95,015</b>		<b>\$ 162,211</b>	



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

	Adopted Budget	Prorated Budget Thru 05/31/24	Actual Thru 05/31/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 525,011	\$ 525,011	\$ 526,362	\$ 1,351
Interest	\$ -	\$ -	\$ 19,544	\$ 19,544
<b>Total Revenues</b>	<b>\$ 525,011</b>	<b>\$ 525,011</b>	<b>\$ 545,906</b>	<b>\$ 20,895</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 191,825	\$ 191,825	\$ 191,825	\$ -
Principal - 5/1	\$ 130,000	\$ 130,000	\$ 130,000	\$ -
Interest - 5/1	\$ 191,825	\$ 191,825	\$ 191,825	\$ -
<b>Total Expenditures</b>	<b>\$ 513,650</b>	<b>\$ 513,650</b>	<b>\$ 513,650</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 11,361</b>		<b>\$ 32,256</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 267,050</b>		<b>\$ 527,417</b>	
<b>Fund Balance - Ending</b>	<b>\$ 278,411</b>		<b>\$ 559,673</b>	

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

	Adopted Budget	Prorated Budget Thru 05/31/24	Actual Thru 05/31/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 335,844	\$ 335,844	\$ 336,708	\$ 864
Interest	\$ -	\$ -	\$ 12,612	\$ 12,612
<b>Total Revenues</b>	<b>\$ 335,844</b>	<b>\$ 335,844</b>	<b>\$ 349,320</b>	<b>\$ 13,476</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 115,409	\$ 115,409	\$ 115,409	\$ -
Principal - 5/1	\$ 105,000	\$ 105,000	\$ 105,000	\$ -
Interest - 5/1	\$ 115,409	\$ 115,409	\$ 115,409	\$ -
<b>Total Expenditures</b>	<b>\$ 335,819</b>	<b>\$ 335,819</b>	<b>\$ 335,819</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 25</b>		<b>\$ 13,501</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 164,779</b>		<b>\$ 335,238</b>	
<b>Fund Balance - Ending</b>	<b>\$ 164,804</b>		<b>\$ 348,739</b>	

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

	Adopted Budget	Prorated Budget Thru 05/31/24	Actual Thru 05/31/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 225,524	\$ 225,524	\$ 226,105	\$ 580
Interest	\$ -	\$ -	\$ 7,746	\$ 7,746
<b>Total Revenues</b>	<b>\$ 225,524</b>	<b>\$ 225,524</b>	<b>\$ 233,851</b>	<b>\$ 8,326</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 77,053	\$ 77,053	\$ 77,053	\$ -
Principal - 5/1	\$ 70,000	\$ 70,000	\$ 70,000	\$ -
Interest - 5/1	\$ 77,053	\$ 77,053	\$ 77,053	\$ -
<b>Total Expenditures</b>	<b>\$ 224,106</b>	<b>\$ 224,106</b>	<b>\$ 224,106</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 1,418</b>		<b>\$ 9,744</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 88,964</b>		<b>\$ 203,107</b>	
<b>Fund Balance - Ending</b>	<b>\$ 90,382</b>		<b>\$ 212,851</b>	

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

	Adopted Budget	Prorated Budget Thru 05/31/24	Actual Thru 05/31/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 399,925	\$ 399,925	\$ 400,955	\$ 1,029
Interest	\$ -	\$ -	\$ 13,264	\$ 13,264
<b>Total Revenues</b>	<b>\$ 399,925</b>	<b>\$ 399,925</b>	<b>\$ 414,219</b>	<b>\$ 14,293</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 126,431	\$ 126,431	\$ 126,431	\$ -
Principal - 5/1	\$ 145,000	\$ 145,000	\$ 145,000	\$ -
Interest - 5/1	\$ 126,431	\$ 126,431	\$ 126,431	\$ -
<b>Total Expenditures</b>	<b>\$ 397,863</b>	<b>\$ 397,863</b>	<b>\$ 397,863</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 2,063</b>		<b>\$ 16,356</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (6,581)	\$ (6,581)
<b>Net Change in Fund Balance</b>	<b>\$ 2,063</b>		<b>\$ 9,776</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 141,226</b>		<b>\$ 341,240</b>	
<b>Fund Balance - Ending</b>	<b>\$ 143,289</b>		<b>\$ 351,016</b>	

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

	Series	Series	Series	Series	Series	Series	Total
	2016 - 2A	2018 - 2B	2018 - 3A	2019 - 3B	2019 - 3C	2020 - 3D	
<b>Revenues</b>							
Interest	\$ -	\$ 2	\$ -	\$ 1,831	\$ -	\$ 205	\$ 2,038
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 2</b>	<b>\$ -</b>	<b>\$ 1,831</b>	<b>\$ -</b>	<b>\$ 205</b>	<b>\$ 2,038</b>
<b>Expenditures:</b>							
Capital Outlay	\$ -	\$ -	\$ -	\$ 66,919	\$ -	\$ -	\$ 66,919
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ 312	\$ -	\$ 312
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 66,919</b>	<b>\$ 312</b>	<b>\$ -</b>	<b>\$ 67,231</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ 2</b>	<b>\$ -</b>	<b>\$ (65,088)</b>	<b>\$ (312)</b>	<b>\$ 205</b>	<b>\$ (65,192)</b>
<b>Other Financing Sources/(Uses)</b>							
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,581	\$ 6,581
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,581</b>	<b>\$ 6,581</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ 2</b>	<b>\$ -</b>	<b>\$ (65,088)</b>	<b>\$ (312)</b>	<b>\$ 6,786</b>	<b>\$ (58,612)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 0</b>	<b>\$ 71</b>	<b>\$ -</b>	<b>\$ 68,620</b>	<b>\$ 823</b>	<b>\$ 5,632</b>	<b>\$ 75,146</b>
<b>Fund Balance - Ending</b>	<b>\$ 0</b>	<b>\$ 73</b>	<b>\$ -</b>	<b>\$ 3,532</b>	<b>\$ 511</b>	<b>\$ 12,418</b>	<b>\$ 16,534</b>

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

	Adopted Budget	Prorated Budget Thru 05/31/24	Actual Thru 05/31/24	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Miscellaneous Expense	\$ -	\$ -	\$ 214	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 214</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (214)</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ 1,000	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 1,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 1,000</b>	<b>\$ -</b>	<b>\$ (214)</b>	<b>\$ -</b>
<b>Fund Balance - Beginning</b>	<b>\$ 81,824</b>	<b>\$ -</b>	<b>\$ 81,824</b>	<b>\$ -</b>
<b>Fund Balance - Ending</b>	<b>\$ 82,824</b>	<b>\$ -</b>	<b>\$ 81,610</b>	<b>\$ -</b>

**Towne Park**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - Tax Roll	\$ (11,012)	\$ 34,946	\$ 937,288	\$ 36,115	\$ 8,076	\$ 5,932	\$ 13,983	\$ 1,453	\$ -	\$ -	\$ -	\$ -	\$ 1,026,781
Other Income	\$ 870	\$ 30	\$ 1,030	\$ 1,500	\$ 78,331	\$ 340	\$ 33,299	\$ 635	\$ -	\$ -	\$ -	\$ -	\$ 116,034
<b>Total Revenues</b>	<b>\$ (10,142)</b>	<b>\$ 34,976</b>	<b>\$ 938,318</b>	<b>\$ 37,615</b>	<b>\$ 86,406</b>	<b>\$ 6,272</b>	<b>\$ 47,281</b>	<b>\$ 2,088</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,142,815</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ 800	\$ -	\$ 1,000	\$ 800	\$ 1,000	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ 6,400
Engineering Fees	\$ 2,461	\$ 301	\$ 301	\$ 788	\$ 5,214	\$ 1,693	\$ 1,623	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,380
Attorney	\$ 4,862	\$ 3,068	\$ 4,225	\$ 2,900	\$ 2,899	\$ 4,479	\$ 4,584	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,016
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Roll Services	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Reamortization Schedules	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ -	\$ -	\$ -	\$ -	\$ 6,667
Trustee Fees	\$ 14,533	\$ -	\$ -	\$ 6,061	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,594
Management Fees	\$ 3,754	\$ 3,754	\$ 3,754	\$ 3,754	\$ 3,754	\$ 3,754	\$ 3,754	\$ 3,754	\$ -	\$ -	\$ -	\$ -	\$ 30,033
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ 1,200
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ 800
Postage & Delivery	\$ 27	\$ 23	\$ 74	\$ 506	\$ 40	\$ 76	\$ 106	\$ 28	\$ -	\$ -	\$ -	\$ -	\$ 879
Insurance	\$ 6,572	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,572
Printing & Binding	\$ 2	\$ 3	\$ 5	\$ 9	\$ 1	\$ 9	\$ 7	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ 75
Legal Advertising	\$ 455	\$ -	\$ 254	\$ -	\$ 201	\$ 532	\$ 216	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,657
Other Current Charges	\$ 40	\$ 40	\$ 40	\$ 39	\$ 42	\$ 41	\$ 42	\$ 41	\$ -	\$ -	\$ -	\$ -	\$ 324
Office Supplies	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 2	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ 9
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 39,966</b>	<b>\$ 9,274</b>	<b>\$ 10,537</b>	<b>\$ 15,139</b>	<b>\$ 14,235</b>	<b>\$ 12,468</b>	<b>\$ 12,415</b>	<b>\$ 5,747</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 119,781</b>

**Towne Park**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Operations &amp; Maintenance</b>													
<b>Field Expenditures</b>													
Property Insurance	\$ 30,111	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,111
Field Management	\$ 1,750	\$ 1,750	\$ 1,750	\$ 1,750	\$ 1,750	\$ 1,750	\$ 1,750	\$ 1,750	\$ 1,750	\$ -	\$ -	\$ -	\$ 14,000
Landscape Maintenance	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ -	\$ -	\$ -	\$ 152,427
Landscape Enhancements/Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pond Maintenance	\$ 3,888	\$ 3,888	\$ 3,888	\$ 3,888	\$ 3,888	\$ 3,888	\$ 3,888	\$ 3,888	\$ 3,888	\$ -	\$ -	\$ -	\$ 31,104
Electric	\$ 208	\$ 115	\$ 295	\$ 266	\$ 387	\$ 233	\$ 225	\$ 225	\$ 225	\$ -	\$ -	\$ -	\$ 1,956
Water & Sewer	\$ 60	\$ 61	\$ 61	\$ 60	\$ 57	\$ 57	\$ 57	\$ 57	\$ 57	\$ -	\$ -	\$ -	\$ 470
Irrigation Repairs	\$ -	\$ 426	\$ 1,813	\$ 344	\$ 623	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,207
Right Of Way Repairs	\$ -	\$ -	\$ -	\$ -	\$ 190,520	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 190,520
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ 1,826	\$ 9,847	\$ 1,312	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,985
Contingency	\$ 1,750	\$ 5,768	\$ 601	\$ -	\$ 3,721	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,839
<b>Subtotal Field Expenditures</b>	<b>\$ 56,821</b>	<b>\$ 31,060</b>	<b>\$ 27,461</b>	<b>\$ 27,188</b>	<b>\$ 229,846</b>	<b>\$ 26,294</b>	<b>\$ 24,973</b>	<b>\$ 24,974</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 448,618</b>
<b>Amenity Expenditures</b>													
Electric	\$ 1,624	\$ 1,554	\$ 1,429	\$ 2,142	\$ 532	\$ 1,271	\$ 1,280	\$ 1,959	\$ -	\$ -	\$ -	\$ -	\$ 11,790
Water	\$ 831	\$ 801	\$ 697	\$ 1,050	\$ 174	\$ 615	\$ 807	\$ 1,271	\$ -	\$ -	\$ -	\$ -	\$ 6,245
Internet & Phone	\$ 218	\$ 218	\$ 218	\$ 218	\$ 218	\$ 220	\$ 220	\$ 220	\$ -	\$ -	\$ -	\$ -	\$ 1,750
Playground & Equipment Lease	\$ 2,065	\$ 2,065	\$ 2,065	\$ 2,065	\$ 2,065	\$ 2,065	\$ 2,065	\$ 1,786	\$ -	\$ -	\$ -	\$ -	\$ 16,239
Pool Service Contract	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 4,060	\$ -	\$ -	\$ -	\$ -	\$ 28,560
Pool Furniture Repair & Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Services	\$ 1,550	\$ 1,580	\$ 2,329	\$ 1,429	\$ 1,579	\$ 1,955	\$ 1,505	\$ 1,571	\$ -	\$ -	\$ -	\$ -	\$ 13,499
Security Services	\$ 2,414	\$ 2,958	\$ 2,684	\$ 2,253	\$ 2,253	\$ 3,760	\$ 2,224	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,546
Pest Control	\$ 240	\$ 370	\$ 120	\$ -	\$ 370	\$ 240	\$ -	\$ 370	\$ -	\$ -	\$ -	\$ -	\$ 1,710
Amenity Access Management	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ -	\$ -	\$ -	\$ -	\$ 6,000
Amenity Repair & Maintenance	\$ 3,955	\$ 501	\$ 330	\$ 170	\$ -	\$ -	\$ 812	\$ 410	\$ -	\$ -	\$ -	\$ -	\$ 6,178
Contingency	\$ -	\$ 3,241	\$ 1,181	\$ -	\$ -	\$ 2,223	\$ 5,875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,519
<b>Subtotal Amenity Expenditures</b>	<b>\$ 17,148</b>	<b>\$ 17,538</b>	<b>\$ 15,302</b>	<b>\$ 13,576</b>	<b>\$ 11,440</b>	<b>\$ 16,598</b>	<b>\$ 19,038</b>	<b>\$ 12,397</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 123,036</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 73,969</b>	<b>\$ 48,598</b>	<b>\$ 42,763</b>	<b>\$ 40,764</b>	<b>\$ 241,286</b>	<b>\$ 42,892</b>	<b>\$ 44,011</b>	<b>\$ 37,371</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 571,654</b>
<b>Total Expenditures</b>	<b>\$ 113,934</b>	<b>\$ 57,872</b>	<b>\$ 53,300</b>	<b>\$ 55,904</b>	<b>\$ 255,520</b>	<b>\$ 55,360</b>	<b>\$ 56,426</b>	<b>\$ 43,119</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 691,435</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (124,077)</b>	<b>\$ (22,896)</b>	<b>\$ 885,018</b>	<b>\$ (18,289)</b>	<b>\$ (169,114)</b>	<b>\$ (49,088)</b>	<b>\$ (9,145)</b>	<b>\$ (41,030)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 451,380</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (124,077)</b>	<b>\$ (22,896)</b>	<b>\$ 885,018</b>	<b>\$ (18,289)</b>	<b>\$ (169,114)</b>	<b>\$ (49,088)</b>	<b>\$ (9,145)</b>	<b>\$ (41,030)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 451,380</b>



**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	
04/10/24	03/01-03/31/24	\$38,346.02	\$0.00	(\$766.92)	\$0.00	\$37,579.10	\$13,982.52	\$1,525.23	\$1,779.02	\$7,167.91	\$4,585.23	\$3,079.06	\$5,460.13	\$37,579.10	
05/20/24	01/01-03/31/24	\$0.00	\$0.00	\$0.00	\$171.08	\$171.08	\$63.66	\$6.94	\$8.10	\$32.63	\$20.87	\$14.02	\$24.86	\$171.08	
05/31/24	04/01-04/30/24	\$3,811.32	\$0.00	(\$76.23)	\$0.00	\$3,735.09	\$1,389.76	\$151.60	\$176.82	\$712.44	\$455.73	\$306.04	\$542.70	\$3,735.09	
<b>TOTAL</b>		<b>\$ 2,955,954.47</b>	<b>\$ (117,322.08)</b>	<b>\$ (56,772.66)</b>	<b>\$ 7,287.80</b>	<b>\$ 2,759,551.10</b>	<b>\$ 1,026,780.76</b>	<b>\$ 112,002.10</b>	<b>\$ 130,638.95</b>	<b>\$ 526,362.17</b>	<b>\$ 336,707.80</b>	<b>\$ 226,104.76</b>	<b>\$ 400,954.56</b>	<b>\$ 2,759,551.10</b>	

<b>100%</b>	<b>Net Percent Collected</b>
<b>\$ -</b>	<b>Balance Remaining to Collect</b>

# SECTION 3



## **Memorandum**

**To:** Board of Supervisors

**From:** District Management

**Date:** July 2, 2024

**RE:** HB7013 – Special Districts Performance Measures and Standards

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

**Exhibit A:**  
Goals, Objectives and Annual Reporting Form

# Towne Park Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

## **1. Community Communication and Engagement**

### **Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of three board meetings were held during the Fiscal Year.

**Achieved:** Yes  No

### **Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes  No

### **Goal 1.3: Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes  No

## **2. Infrastructure and Facilities Maintenance**

### **Goal 2.1: Field Management and/or District Management Site Inspections**

**Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

**Measurement:** Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

**Standard:** 100% of site visits were successfully completed as described within district management services agreement

**Achieved:** Yes  No

### **Goal 2.2: District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

**Achieved:** Yes  No

## **3. Financial Transparency and Accountability**

### **Goal 3.1: Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes  No

### **Goal 3.2: Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

**Standard:** CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes  No

**Goal 3.3: Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD’s website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

**Achieved:** Yes  No

Chair/Vice Chair: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Towne Park Community Development District

Date: \_\_\_\_\_

District Manager: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Towne Park Community Development District

Date: \_\_\_\_\_

# SECTION 4



**BOARD OF SUPERVISORS MEETING DATES  
TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025**

The Board of Supervisors of the Towne Park Community Development District will hold their regular meetings for Fiscal Year 2025 on the first Tuesday of each month at 4:00 PM at the Towne Park Amenity Center #1, 3883 White Ibis Road, Lakeland, FL 33811, unless otherwise indicated as follows:

**October 1, 2024  
November 5, 2024  
December 3, 2024 at 6:00 p.m.  
January 7, 2025  
February 4, 2025  
March 4, 2025 at 6:00 p.m.  
April 1, 2025  
May 6, 2025 at 6:00 p.m.  
June 3, 2025  
July 1, 2025  
August 5, 2025 at 6:00 p.m.  
September 2, 2025**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager