

***Towne Park  
Community Development District***

***Agenda***

***August 6, 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

July 30, 2024

### **Board of Supervisors Towne Park Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of **Towne Park Community Development District** will be held **Tuesday, August 6, 2024, at 6:00 PM** at the **Towne Park Amenity Center #1, 3883 White Ibis Road, Lakeland, FL 33811.**

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

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

**Zoom Call-In Information:** 646 931 3860

**Meeting ID:** 828 7987 3433

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the July 2, 2024 Board of Supervisors Meeting
4. Review of Updated Survey in the Vicinity of Keaton Springs
5. Discussion of Easement Appeals
  - A. 4176 Red Fern Lane
  - B. 5287 White Egret Lane
  - C. 5320 White Egret Lane
6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Consideration of Proposal for Solar Lights at Amenity 2
    - ii. Consideration of Proposal for Front Entrance Landscape Enhancement
    - iii. Consideration of Proposal for Medulla Landscape Enhancement
    - iv. Consideration of Proposal for Table/ Bench Frame Replacement
    - v. Consideration of Proposal for Table/ Bench Complete Replacement
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
    - iii. Ratification of Requisitions No. 51, 64, 77, 110 and 116
7. Supervisors Requests
8. Adjournment

# MINUTES



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

The regular meeting of the Board of Supervisors of the Towne Park Community Development District was held Tuesday, **July 2, 2024**, at 4:00 p.m. at the Towne Park Amenity Center #1, 3883 White Ibis Road, Lakeland, Florida and by Zoom.

Present and constituting a quorum:

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

Chairman  
Vice Chairperson  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

Also present were:

Tricia Adams  
Meredith Hammock  
Patrick Collins  
Alan Rayl *by Zoom*  
Allen Bailey

District Manager, GMS  
District Counsel, Kilinski Van Wyk  
District Counsel, Kilinski Van Wyk  
District Engineer, Rayl Engineering  
Field Operations, GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order and called the roll. Four Board members were in attendance in person, constituting a quorum. Mr. Jones joined by Zoom.

**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. There is an additional comment period when the budget is adopted.

**THIRD ORDER OF BUSINESS****Approval of Minutes of June 6, 2024  
Board of Supervisors Meeting**

Ms. Adams presented the minutes from the June 6, 2024 Board of Supervisors meeting and asked for any comments, corrections, or changes. These meeting minutes have been reviewed by District Counsel and District Management.

On MOTION by Ms. Tidwell, seconded by Mr. Zimmerman, with all in favor, the Minutes of the June 6, 2024 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS****Public Hearing**

Ms. Adams asked for a motion to open the public hearing regarding the budget.

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

Ms. Adams presented Resolution 2024-06 which adopts the proposed budget for Fiscal Year 2025. This resolution memorializes that 60 days prior to today's public hearing the proposed FY 2025 budget was provided to Polk County and the City of Lakeland and has been noticed in accordance with Florida Statutes, as well as published on the District's website. The proposed gross per unit assessment is the same as the current assessment so no increase in O&M fees is contemplated for FY 2025. She asked for any comments regarding the proposed budget. Hearing no public comments, she asked for a motion to close the public hearing.

On MOTION by Ms. Tidwell seconded by Ms. Sides, with all in favor, Closing the Public Hearing, was approved.

**A. Consideration of Resolution 2024-06 Adopting Fiscal Year 2025 Budget and Appropriating Funds**

Ms. Adams noted this resolution will adopt the Fiscal Year 2025 budget and has permissions for the appropriation of funds as well as budget amendments if required in the future. She asked for a motion to adopt Resolution 2024-06.

On MOTION by Ms. Tidwell seconded by Mr. Zimmerman, with all in favor, Resolution 2024-06 Adopting Fiscal Year 2025 Budget and Appropriating Funds, was approved.

**B. Consideration of Resolution 2024-07 Imposing Special Assessments and Certifying an Assessment Roll**

Ms. Adams stated now that the proposed budget is approved, it needs to be funded. The way to fund the budget is utilizing the Polk County property tax bill by imposing special assessments and including those non-ad valorem special assessments on the non-ad valorem property section of the property tax bill. Attached to this resolution is a copy of the adopted budget for FY 2025 as well as a copy of the tax roll.

On MOTION by Ms. Sides seconded by Mr. Runyon, with all in favor, Resolution 2024-07 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

**FIFTH ORDER OF BUSINESS**

**Discussion of October Community Events**

Ms. Adams noted a request from Keren Figueora Pagan has been made for Pumpkin and Portraits at the clubhouse and a request from Lakeland Family Church for a fall fest on October 26<sup>th</sup>. Both organizations have previously scheduled special events and were granted a license agreement. Approval of these events would be implicit of District Counsel preparing a license agreement that has insurance requirements, indemnification requirements, and other requirements. Both organizations have cleaned up following their events with no issues with damage to property. If the Board wants to approve these events, they will move forward with preparing the license agreements.

On MOTION by Ms. Sides seconded by Mr. Runyon, with all in favor, the October Community Events, was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Hammock introduced Patrick Collins from her office to the Board. Supervisor Zimmerman and Supervisor Sides did qualify for their seats, meaning they are running unopposed. Seat #5 was up for general election, but no one applied. That seat will effectively be vacant

November 19<sup>th</sup>. She confirmed the Zoom ethics training workshops on July 29<sup>th</sup> and September 30<sup>th</sup> from 5:30 to 7:30 p.m. She informed the Board of a new requirement for special CDDs to develop and adopt goals and objectives that must be adopted by October 1<sup>st</sup>.

**B. Engineer**

Mr. Rayl stated the fence removal took place along rear lots 7-17 to get out of the 20 ft. rear yard drainage easement which was put in place for a rear yard drainage swale. Survey elevations were taken on the ground and there is positive drainage through that swale section to the stormwater pond. There is hydraulic relief from the upper end of lot 7 on the West end near the curve of Keaton Springs down to the East end where the stormwater pond is. Water that does get into the swale will have the ability to make its way to the stormwater ponds in the condition that it is in right now. The CDD is responsible for maintenance of the swale in accordance with the water management district permit requirements. He suggested observing it for performance. As they are going into the rainy season, if water is not moving out quickly enough, a couple of areas can be looked at for additional maintenance. The surveyor was asked to update their survey to identify any encroachments that still remain in the 20 ft. drainage easement. Lot 7 did remove their fence and installed a new fence across the fence limits outside of the easement by over 3 ft. Lot 9 did not quite clear the easement, but the back fence line is open. Lots 12 & 13 did not clear the easement and re-fenced in the easement. Ms. Sides asked if a fence is installed 3 ft. in the drainage swale, does it impede the function of drainage. Mr. Rayl noted the first 3-4 ft going into the drainage easement is the upper part of the slope of the swale and does not participate much in the function of the swale. Ms. Hammock suggested taking time to evaluate that question and the fact there is a fence in there at all would potentially expose the District to noncompliance. Additionally, trying to treat every resident the same.

**C. Field Manager's Report**

Mr. Bailey presented the Field Managers Report. He noted they are waiting for the contract to end with the current aquatics vendor and the new vendor is waiting to take over. The new vendor has been briefed about the situation within the ponds. The bougainvillea's have flushed out and the landscaper suggested using trellises. Mr. Bailey confirmed the Board wanted to move forward with the trellises.

- Resident commented the grass outside of the fence is very tall, whose responsibility is it to weed wack? Mr. Bailey noted they try to stay about 6 inches off the fences and spray. A tree that is bent over needs attention.

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

Ms. Adams presented the check register on page 72 of the agenda from May 1<sup>st</sup> through May 31<sup>st</sup> totaling \$124,055.81. Immediately following the summary is a detailed register.

On MOTION by Ms. Tidwell, seconded by Mr. Runyon, with all in favor, the Check Register totaling \$124,055.81, was approved.

**ii. Balance Sheet and Income Statement**

Ms. Adams reviewed the unaudited financials through the end of May. As of the end of May, the District was fully collected on assessments.

**iii. Adoption of District Goals and Objectives**

Ms. Adams stated this was included in the agenda packet provided last week. On page 94, there is an overview that lays out the new statutory requirement. The deadline to comply is October 1<sup>st</sup>. GMS has prepared some goals and objectives based on the new requirements. A report is required by December 2025 to assert whether the District did or did not achieve these goals.

On MOTION by Ms. Sides, seconded by Ms. Tidwell, with all in favor, the Adoption of District Goals and Objectives, was approved.

**iv. Review and Approval of Fiscal Year 2025 Meeting Schedule**

Ms. Adams proposed the same meeting date, the first Tuesday of the month with meetings held at 4:00 p.m. except for the ones noted to be held at 6:00 p.m. which are December 3<sup>rd</sup>, March 4<sup>th</sup>, May 6<sup>th</sup> and August 5<sup>th</sup>.

On MOTION by Ms. Tidwell, seconded by Mr. Runyon, with all in favor, the Fiscal Year 2025 Meeting Schedule, was approved.

Ms. Adams asked for any Supervisor's requests or public comments.

Resident commented on an unclear email sent out regarding an easement on Red Fern Lane and asked if it was for drainage of the canal. Ms. Adams noted a resident submitted an application for an easement variance that was denied and requested to appeal but deferred to a future meeting regarding a fence being installed into an easement in favor of the CDD. The resident commented on an erosion issue. Mr. Bailey will get with the resident after the meeting.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

Ms. Adams adjourned the meeting.

On MOTION by Ms. Tidwell, seconded by Ms. Sides, with all in favor, the meeting was adjourned.
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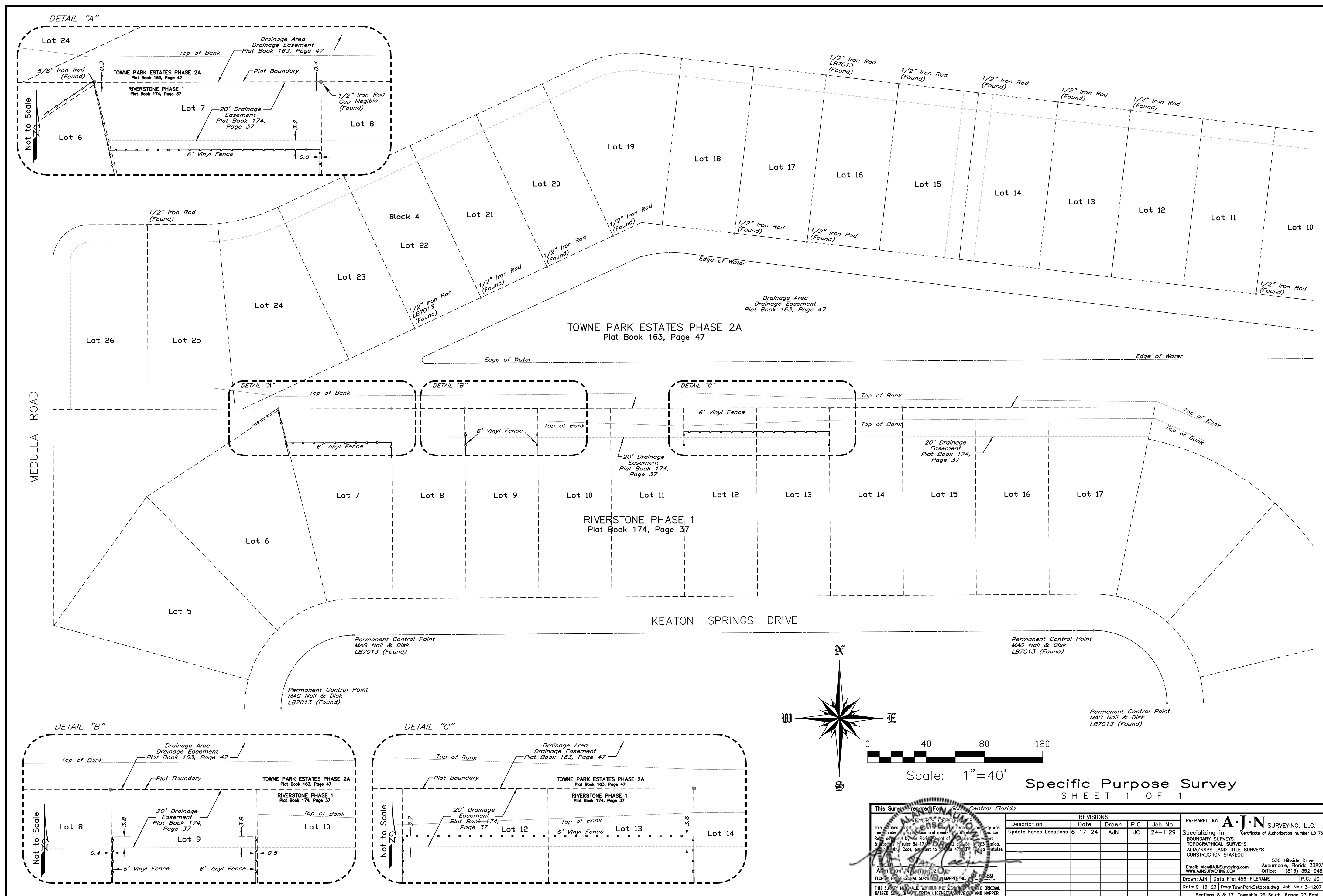
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION IV





## SECTION V

# SECTION A

**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.

**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.

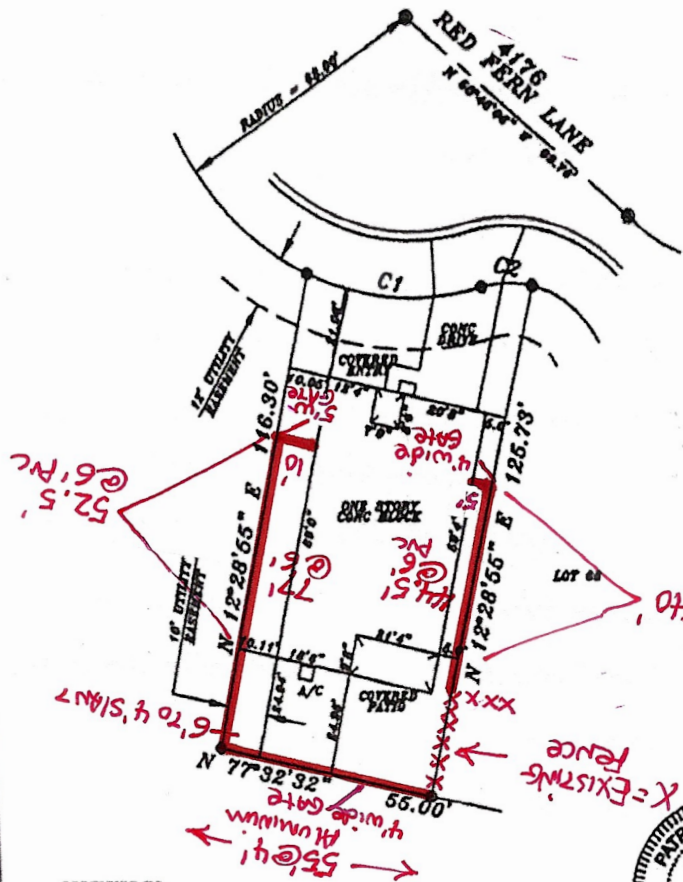
# LEGEND

- FOUND IRON ROD
- ⊗ SET IRON ROD
- ⊗ FOUND P.E. NAIL & DISC
- FOUND CONC MONUMENT
- FOUND IRON ROD
- WELL
- (P) PLAT
- (F) FIELD

## CURVE DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	44.24'	63.00'	40°14'18"	S 83°59'26" E	43.34'
C2	12.65'	25.00'	28°59'24"	S 66°17'33" W	12.51'

SCALE 1"=50'



Michael Carberg

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



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

**NORTH POINT**  
LAND SURVEYING, INC. LB # 0697  
2910 WINTER LAKE ROAD  
P.O. BOX 804, LAKELAND, FL 33807  
TEL (863)648-2363 FAX (863)648-5263

I HEREBY CERTIFY THAT THE ABOVE EXPRESSES THE RESULT OF A SURVEY MADE UNDER MY DIRECTION AND THAT THE DATA IS CORRECT TO THE BEST OF MY KNOWLEDGE. THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET BY FLORIDA CHAPTER 90-817, F.A.C. PURSUANT TO SECTION 472.05, FLORIDA STATUTES.

PATRICK J. O'LEARY  
DATE 07-18-18  
FOUNDATION SURVEY  
DATE 08-08-18  
FINAL SURVEY  
DATE 10-16-18  
PATRICK J. O'LEARY  
PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REG. # 9130  
NOT VALID WITHOUT A RAISED SEAL



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". The signature is stylized with large, looping letters.

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

*Towne Park*  
*Community Development District*  
219 E. Livingston St., Orlando, FL 32801  
Ph: 407-841-5524

June 10, 2024

Michael Lucido  
4176 Red Fern Lane  
Lakeland, FL 33811

Dear Mr. Lucido,

After review of your request to construct a fence of varying height and material at 4176 Red Fern Lane, Lakeland, FL 33811, the decision has been made to deny the request. Your residence is located on Lot 69 in Towne Park Estates 2B.

In order to come to this determination, the District Engineer did a comprehensive review of the recorded plat and stormwater system design. His findings show this lot is encumbered on its western boundary by a 10' Public Drainage Easement dedicated to the Towne Park Community Development District ("CDD") and adjacent to, on the west and south boundaries, a private drainage area and public drainage easement, also dedicated to the Towne Park CDD. This easement contains an 18" reinforced concrete pipe approximately 4.5' deep to the invert, conveying stormwater runoff from Red Fern Lane to Pond 5.

For these reasons, the CDD staff do not recommend approval of the request, in accordance with Part 4 of the Districts Easement Variance Policy.

***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.*

Please contact me should you have any questions.

Thank you,

*Tricia Adams*

Tricia Adams  
District Manager, Towne Park CDD  
[tadams@gmscfl.com](mailto:tadams@gmscfl.com)  
407-841-5524 Ext. 138

## SECTION B



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

Name of Owner: Benjamin Hardin

Address: 5287 White Egret Ln Lakeland, FL 33811

Telephone: (863) 267-1154 Email: benjamin.hardin@gmail.com

Description of proposed improvement (please attach a detailed survey sketch showing the proposed location of the improvement): PVC fence along side of property, aluminum fence along rear of property between new PVC and neighbor's existing PVC fence

Proposed installation commencement date: 2-4 weeks from approval date

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

BDH 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.

BDH 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.

BDH 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.

BDH 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.

  
Owner's Signature

Benjamin D. Hardin  
Print Name

7/14/2024  
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.

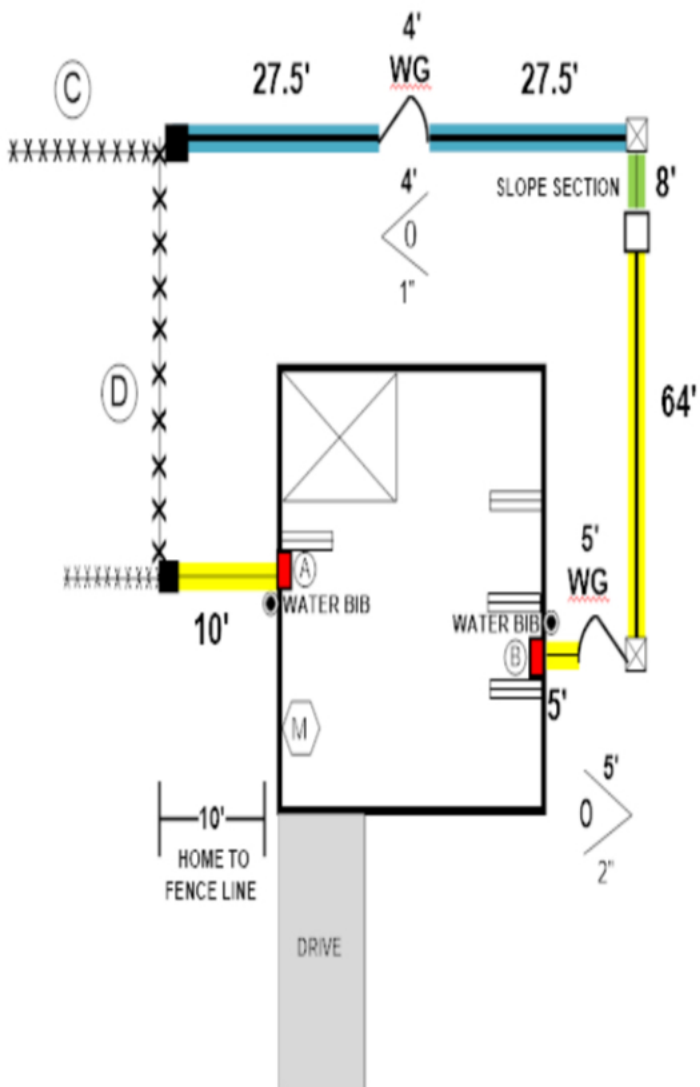
## **TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT**

### **Easement Variance Policy**

*Effective: April 2, 2024*

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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.

# NO SURVEY AT TIME OF ESTIMATE



79' OF BGM WHITE LAKELAND RESIDENTIAL

55' OF BLACK 3 RAIL AVALON PICKET BOTTOM

72" TO 48" X 96" BGM WHITE LAKELAND RESIDENTIAL SLOPE SECTION

A = 31' SETBACK FROM FRONT OF HOME

B = 24' SETBACK FROM FRONT OF HOME

C = EXISTING 4' ALUMINUM FENCE

D = EXISTING 6' PVC FENCE



July 18, 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 5287 White Egret Lane  
RES # 21-188**

Mr. Chairman,

We have reviewed the request from the homeowner at 5287 White Egret Lane to construct a fence of varying height in a Towne Park CDD easement and find the following:

1. 5287 White Egret Lane is depicted as Lot 11, Block 5, Towne Park Estates II, as recorded in Plat Book 163, Page 47, of the public records of Polk County, Florida
2. Lot 11 is encumbered on its western and eastern boundaries by a 10' Public Drainage Easement dedicated to the Towne Park CDD.
3. Lot 11 is adjacent to, on the northerly boundary, Tract C, a private drainage area and public drainage easement, dedicated to the Towne Park CDD.
4. The westerly drainage easement contains a 30" Reinforced Concrete Pipe (RCP), approximately 4.0' deep to the invert, conveying stormwater overflow south from Pond 1A to Pond 1B.
5. The easterly drainage easement contains a 24" Reinforced Concrete Pipe (RCP), approximately 5.8' deep to the invert, conveying stormwater runoff from White Egret Lane to Pond 1A.

Per the applicant's exhibit, the subject request is to 1) construct a 4' black aluminum rail fence along the northerly boundary, the easterly and westerly 10' of which lies in the District's drainage easement; and to 2) construct a 6' pvc fence on the eastern property line, in the District's drainage easement; and to 3) construct 10 linear feet of 6' pvc fence from the easterly and westerly boundaries to the home. The requested fence encroachments on the westerly boundary propose to connect to an already existing encroaching fence.

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 "AR", with a stylized flourish at the end.

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

*Towne Park*  
*Community Development District*  
219 E. Livingston St., Orlando, FL 32801  
Ph: 407-841-5524

July 24, 2024

Benjamin Hardin  
5287 White Egret Lane  
Lakeland, FL 33811

Dear Mr. Hardin,

After review of your request to construct a fence varying in height at 5287 White Egret Lane, Lakeland, FL 33811, the decision has been made to deny the request. Your residence is located on Lot 11 in Towne Park Estates 2.

This lot is encumbered on its western and eastern boundaries by a 10' Public Drainage Easement dedicated to the Towne Park CDD and adjacent on its northerly boundary, a private drainage area and public drainage easement, also dedicated to the Towne Park CDD.

The westerly drainage easement contains a 30" Reinforced Concrete Pipe (RCP), approximately 4.0' deep to the invert, conveying stormwater overflow south from Pond 1A to Pond 1B. The easterly drainage easement contains a 24" RCP, approximately 5.8' deep to the invert, conveying stormwater runoff from White Egret Lane to Pond 1A.

For these reasons, the District Engineer does not recommend approval of the request, in accordance with Part 4 of the Districts Easement Variance Policy.

***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.*

Please contact me should you have any questions.

Thank you,

Tricia Adams  
District Manager, Towne Park CDD  
[tadams@gmscfl.com](mailto:tadams@gmscfl.com)  
407-841-5524 Ext. 138

# SECTION C

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

Name of Owner: Patrick Miller

Address: 5320 White Egret Ln

Telephone: 813 690 3190 Email: Ghost392@gmail.com

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

Proposed installation commencement date: ASAP upon approval

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

PM

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.

PM

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.

PM

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.

PM

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.



Owner's Signature

Patrick Miller

Print Name

6/18/2024

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.

**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.





July 11, 2024

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

**RE: Request to Construct fence in a Towne Park CDD easement at 5320 White Egret Lane  
RES # 21-188**

Mr. Chairman,

We have reviewed the request from the homeowner at 5320 White Egret Lane to construct a fence in a Towne Park CDD easement and find the following:

1. 5320 White Egret Lane is depicted as Lot 14, Block 4, Towne Park Estates Phase 2A, as recorded in Plat Book 163, Page 47, of the public records of Polk County, Florida
2. Lot 14 is encumbered on its western boundary by a 10' Public Drainage Easement dedicated to the Towne Park CDD.
3. Lot 14 is adjacent to, on the south boundary, Tract E, a private drainage area and public drainage easement, dedicated to the Towne Park CDD.
4. The drainage easement contains an 24" Reinforced Concrete Pipe (RCP), approximately 6.0' deep to the invert, conveying stormwater runoff from White Egret Lane to Pond 1B.

Per the applicant's exhibit, the subject request is to construct a 6' height white pvc fence connecting to an existing encroaching fence on the western property line in two locations and also along the southern property line, both partially in the District's drainage easement. The applicant is also requesting a 6' height pvc fence connection to the existing fence on the eastern property line.

As the District Engineer, we do not recommend approval of the request where encroaching into the District's easement, 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**

*Towne Park*  
*Community Development District*  
219 E. Livingston St., Orlando, FL 32801  
Ph: 407-841-5524

July 12, 2024

Patrick Miller  
5320 White Egret Lane  
Lakeland, FL 33811

Dear Mr. Miller,

After review of your request to construct a 6' height white PVC fence at 5320 White Egret Lane, Lakeland, FL 33811, the decision has been made to deny the request. Your residence is located on Lot 14 in Towne Park Estates 2A.

This lot is encumbered on its western boundary by a 10' Public Drainage Easement dedicated to the Towne Park CDD and adjacent on its south boundary, a private drainage area and public drainage easement, also dedicated to the Towne Park CDD. This easement contains and 24" reinforced concrete pipe approximately 6.0' deep to the invert, conveying stormwater runoff from White Egret Lane to Pond1B.

For these reasons, the District Engineer does not recommend approval of the request, in accordance with Part 4 of the Districts Easement Variance Policy.

***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.*

Please contact me should you have any questions.

Thank you,

*Tricia Adams*

Tricia Adams  
District Manager, Towne Park CDD  
[tadams@gmscfl.com](mailto:tadams@gmscfl.com)  
407-841-5524 Ext. 138

**From:** Mark Paris <parismark@me.com>

**Subject:** Towne Park Community Development District - Easement Variance Appeal Patrick Miller 5320 White Egret Lane Lakeland FL 33811

**Date:** July 29, 2024 at 8:56:46 AM EDT

**To:** tadams@gmscfl.com

**Cc:** ghost392@gmail.com, Kelsey Paris <kmp96@icloud.com>

Hi Trica,

As per our conversation regarding the Easement Variance for Patrick Miller at 5320 White Egret Lane, We will be formally appealing the prior decision at the August 6<sup>th</sup> board meeting with additional information and modifications to address the concerns raised.

After a comprehensive review of the engineer's report and the district's concerns, we propose the following conditions to resolve the issues:

- 1 **Emergency Access and Liability:** We will grant in a manner acceptable to the district, unrestricted access to the property for any future emergency removal of the fence. The district will be held harmless for any damage incurred during such removal.
- 2 **Fence Installation on Southern Border:** For the fence along the southern boundary, To allow for unrestricted water flow to the designated drainage area, we will install the bottom rail at least 2 inches above grade.

**Please note that the adjacent neighbor at 5324 White Egret Lane currently has a existing fence approximately 10 feet into the easement.**

Attached are the following documents for your review:

- Site Survey
- Proposed Fence Contract
- Aerial View showing the existing neighbor's fence and the proposed new fence location

Thank you for considering our appeal with these additional conditions. We appreciate your attention to this matter and look forward to a positive resolution.

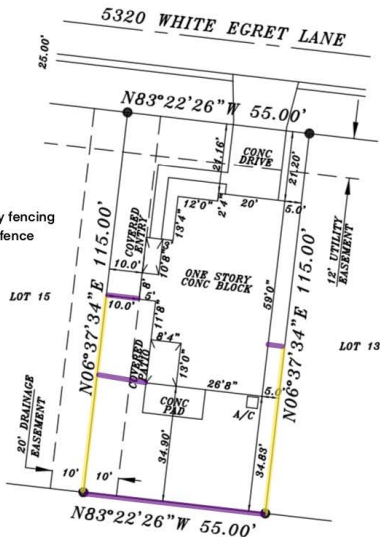
Best regards,

# LEGEND

- FOUND IRON ROD "
- ⊗ SET IRON ROD
- ⊙ FOUND P.K. NAIL & DISC
- FOUND CONC MONUMENT
- FOUND IRON ROD
- ⊙ WELL
- (P) PLAT
- (F) FIELD



6ft white pvc privacy fencing  
represents existing fence



CERTIFIED TO:  
PATRICK B. MILLER  
BANK OF CENTRAL FLORIDA  
CALIBER HOME LOANS  
HIGHLAND HOLDINGS INC  
INNOVATIVE TITLE LLC  
FIRST AMERICAN TITLE INSURANCE COMPANY

LEGAL DESCRIPTION: LOT 14, BLOCK 4, OF TOWNE PARK ESTATES II AS RECORDED IN PLAT BOOK 163, PAGES 47 - 54, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA



**NORTH POINT**  
LAND SURVEYING, INC. LB # 6892  
2910 WINTER LAKE ROAD  
P.O. BOX 804, LAKE LAND, FL. 33802  
TEL (863)648-2363 FAX (863)648-5263

I HEREBY CERTIFY THAT THE ABOVE DEPICTS THE RESULT OF A SURVEY MADE UNDER MY DIRECTION AND THAT THE DATA IS CORRECT TO THE BEST OF MY KNOWLEDGE. THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET BY FLORIDA CHAPTER 5J-17, F.A.C., PURSUANT TO SECTION 472.027, FLORIDA STATUTES

LOT SURVEY \_\_\_\_\_ DATE 09-14-18  
FOUNDATION SURVEY \_\_\_\_\_ DATE 09-27-18  
FINAL SURVEY \_\_\_\_\_ DATE 11-27-18

PATRICK J. O'LEARY PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REG. # 5130  
NOT VALID WITHOUT A RAISED OR ELECTRONIC SEAL



Fence Outlet of Tampa Inc  
201 S Falkenburg Rd  
Tampa , FL 33619

ID : 00216655  
Miller, Patrick  
Quote On : May 22, 2024  
Tampa

Customer Address

Miller, Patrick  
5320 WHITE EGRET LN  
LAKELAND, Florida 33811  
kmp96@me.com  
(813) 951-3463

Estimate Only

Description of Work

Pro Rate  
Stakeout  
PERMIT 1  
Install 57 feet of 6X6 T&G PRIVACY PVC FENCE WHITE PKG-KIT  
2 ea Install 12 feet of 6X6 T&G PRIVACY RACKABLE PVC GATE WHT PKG-KIT  
Install 15 feet of 6X8 T&G PRIVACY PVC FENCE WHITE PKG-KIT

Paid On	Type	Trans No/Check No	Amount
---------	------	-------------------	--------

Total Due \$3,420.00  
Payment - \$0.00  
  
Balance Due \$3,420.00

CS _____	ES _____
Miller, Patrick	Dylan Proffitt
Date _____	Date _____

Tampa Office - (813) 651-3623  
Dylan Proffitt - (813) 882-5726

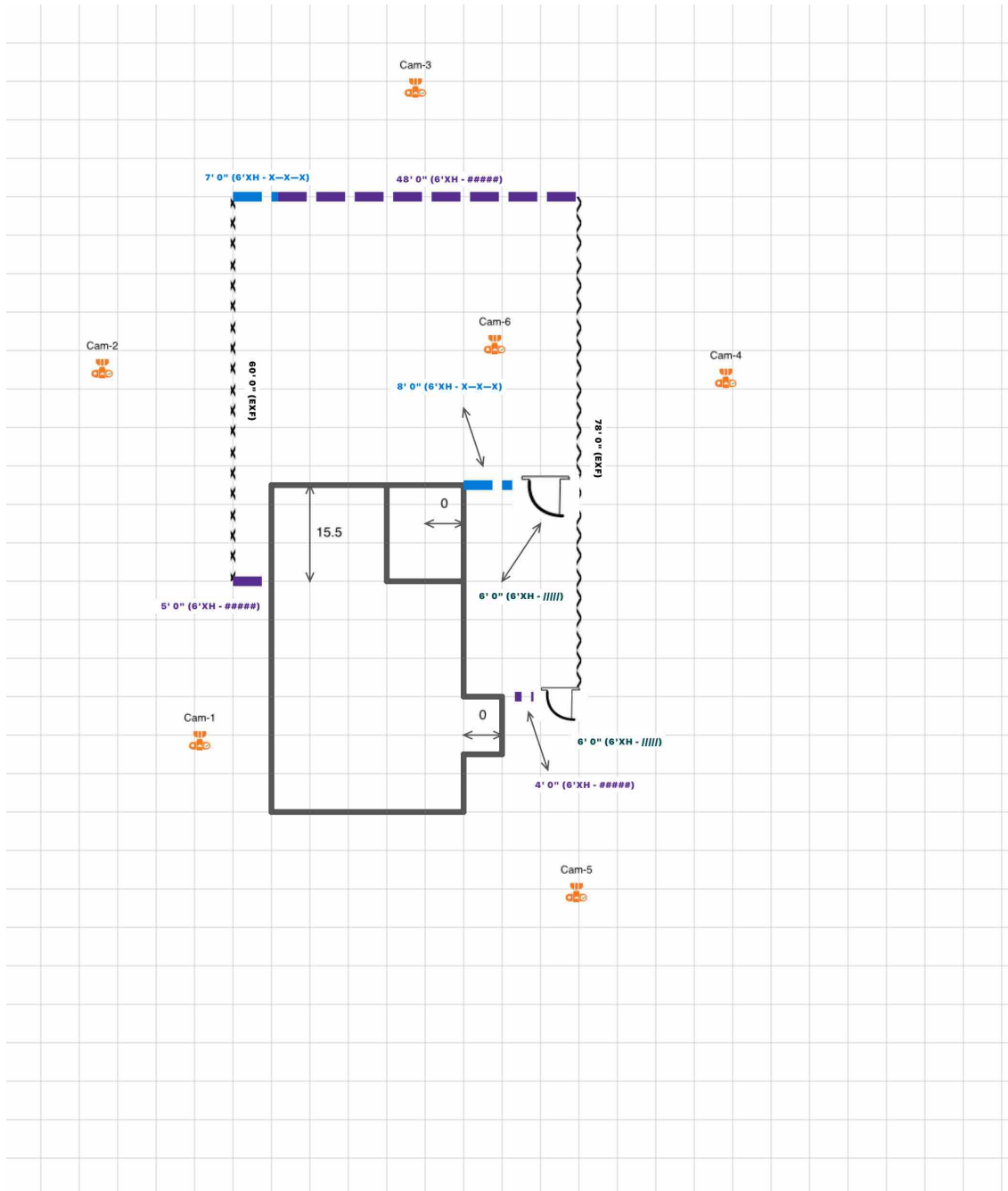
This contract includes the clauses referred to in the attached appendices.

This quote is valid for 10 days.

# Layout - L3

ID: 00216655 - Miller, Patrick

Quoted on: May 22, 2024 - Tampa



## Legends

#####: (6.0 X 57) ft ea 6X6 T&G PRIVACY PVC FENCE WHITE PKG-KIT

X—X—X: (6.0 X 15) ft ea 6X8 T&G PRIVACY PVC FENCE WHITE PKG-KIT

/////: 2 (6.0 X 6.0) ea 6X6 T&G PRIVACY RACKABLE PVC GATE WHT PKG-KIT

## Questions

ID: 00216655 - Miller, Patrick

Quoted on: May 22, 2024 - Tampa

Is racked gate marked?	Yes <input type="checkbox"/> Not Needed <input checked="" type="checkbox"/>
Have post caps been discussed?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Pool?	Yes/Future <input type="checkbox"/> No <input checked="" type="checkbox"/>
Have preinstalled photos been taken?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Corner lot?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Have corner lot setbacks been discussed with customer?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Have house setbacks been marked?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Fence Line to be cleared by	Fence Outlet <input type="checkbox"/> Customer <input checked="" type="checkbox"/> No Clearing <input type="checkbox"/>
Do you live in an HOA community?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Will you need HOA/ARC approval?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Do you have HOA/ARC approval in hand?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

## Site Pictures

ID: 00216655 - Miller, Patrick

Quoted on: May 22, 2024 - Tampa

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# Pool Pictures

ID: 00216655 - Miller, Patrick

Quoted on: May 22, 2024 - Tampa

Screen Enclosure

Yes ☐ No ☒

Baby Barrier Fence

Yes ☐ No ☒

Pool Vinyl Covers

Yes ☐ No ☒

Pool Safety Net Covers

Yes ☐ No ☒

# Property Pin Photos

ID: 00216655 - Miller, Patrick

Quoted on: May 22, 2024 - Tampa

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# Grading

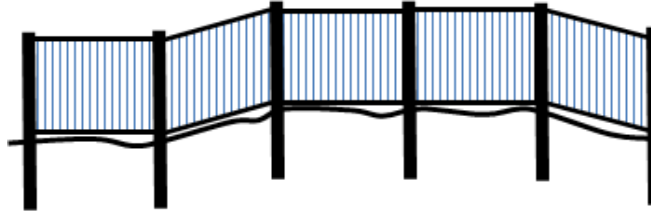
ID: 00216655 - Miller, Patrick

Quoted on: May 22, 2024 - Tampa



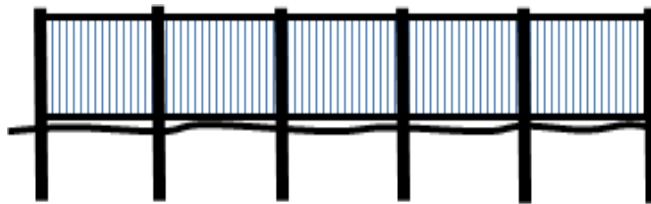
## Tampa

## Grading



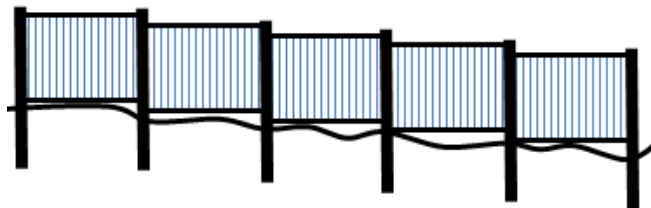
### ☒ Contoured Fences

As the name suggests, a contoured fence follows the lines and contours of the property precisely and is a very common choice by most customers. The top and bottom horizontal rails provide a parallel line to the ground at all points. This type of installation is a very common choice for pets and small children. However, with small changes in grade, small gaps might need to be addressed. The small gaps could be addressed by placing dirt and grass seed or small landscape vegetation to cover the small areas.



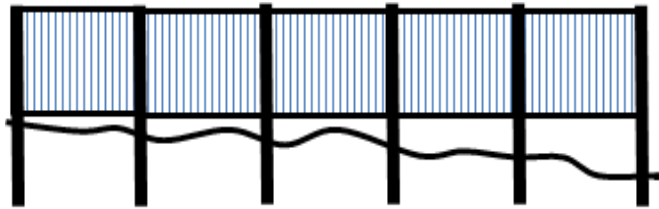
### ☐ Straight Top

If your yard is flat this would be a very common option for most customers. The installation of the fence on a flat yard will look like this, straight across the top, straight across the bottom, with a small gap underneath. The small gaps could be addressed by placing dirt and grass seed or small landscape vegetation to cover the small areas.



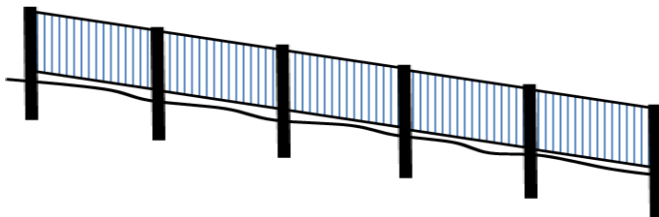
### ☐ Stepped Fence on Slope

If you have a steep slope to contend with, stepped fencing can be one of your options. While it doesn't provide the smooth, even lines of a regular fence, it can accommodate steep slopes without installing an excessively slanted fence line. The significant drawback of stepped fencing is that it leaves a triangular open space between each panel and the sloping ground below. If you have pets or small children, this may not be an acceptable option. So if you need a fully-enclosed fence, you can combine stepped fencing with additional landscaping and fill in the spaces with new soil and grass seed. The larger openings can also be blocked with planters or thick bushes.



#### ☐ **Level Top Fence on Slope**

If you have a steep slope to contend with, a level top fence can be an option. With this application your fence will be straight across the top and straight across the bottom. However, because of the extreme slope could be a significant drawback because of the large uncovered openings at the bottom of the fence. If you have pets or small children this may not be an acceptable option. So if you choose this option and need a fully enclosed fence, your options are limited and sometimes very costly. You must be aware of your local code restrictions because of the excessive height and spacing changes in some of the areas of the fence.



#### ☐ **Racked Fences**

The way to match a fence to its slope is to rack it. The racking method means adjusting the fence's rails so that it matches the slope beneath it while the pickets and posts remain vertical. This type of installation is a very common choice for pets and small children. However, with small changes in grade, small gaps might need to be addressed. The small gaps could be addressed by placing dirt and grass seed or small landscape vegetation to cover the small areas.

CS \_\_\_\_\_

Miller, Patrick  
5320 WHITE EGRET LN,  
LAKELAND, FL 33811

Date \_\_\_\_\_

ES \_\_\_\_\_

Dylan Proffitt  
Fence Outlet Tampa

Date \_\_\_\_\_

# Appendix A

ID: 00216655 - Miller, Patrick

Quoted on: May 22, 2024 - Tampa



## Tampa

### Contract Clause

Fence Outlet will assist the customer, upon request, in determining where the fence is to be erected, but under no circumstances does Fence Outlet assume any responsibility concerning property lines or in any way guarantee their accuracy. If property pins cannot be located, it is recommended that the customer have the property surveyed. By signing this contract, you give us the permission to send text messages to the mobile number listed.

Fence Outlet will assume the responsibility for locating underground cables and utilities, however, **however, unless the Sprinkler Assurance Plan has been agreed to, Fence outlet is not responsible for any sprinklers or other unmarked buried lines or objects.**

Payment is due at the time of completion of work, and a finance charge of 1 ½ % per month shall be applied to all accounts not paid in full within 10 days of completion. All material will remain the property of Fence Outlet until payment is received in full. Right of access and removal is granted to Fence Outlet in the event of nonpayment per the terms of this contract. The customer agrees to pay all interest and any costs incurred in the collection of the debt including reasonable attorney fees.

If the buyer refuses to allow the seller to begin work or complete work already begun, or to accept materials contracted for, Buyer agrees to pay Seller liquidated damages of a sum equal to 50% of entire contract price, plus cost of materials and labor already furnished or in progress. Warranty may be voided if sign is removed.

Customer assumes full responsibility for obtaining homeowners association approval for the type and location of fence.

**ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.**

CS \_\_\_\_\_

Miller, Patrick  
5320 WHITE EGRET LN,  
LAKELAND, FL 33811

Date \_\_\_\_\_

ES \_\_\_\_\_

Dylan Proffitt  
Fence Outlet Tampa

Date \_\_\_\_\_

## Appendix B

ID: 00216655 - Miller, Patrick

Quoted on: May 22, 2024 - Tampa



### Tampa

#### Pre-Installation Checklist

Thank you for choosing Fence Outlet to perform your fence project. There are many key items to consider before the installation of your fence.

##### ✓ 1. Homeowner's Association:

I understand that Fence Outlet will assist me in filling out the HOA Fence application and supply necessary documentation (marked property survey, photos of future fence, and copy of the contract with description of future fence) but I am solely responsible for submitting the application and providing Fence Outlet with the HOA decision/approval Letter once I receive it.

##### ✓ 2. Underground Utilities/Sprinklers:

Fence Outlet will contact the needed locate service to detect underground lines. This will locate gas, cable, electric and phone lines that have been installed by the utility companies. These lines will be notated through the use paint and flags. Any lines not installed by those companies will not be detected. i.e. septic tank/lines, pool piping, sprinkler lines/systems, private gas lines or any other line installed by others. Also, locate companies do not mark water lines that run from the meter to the house. For this reason, *Fence Outlet* is not responsible for these items.

##### ✓ 3. Change Orders:

Fence Outlet understands that sometimes changes must be made to the contract prior to the installation of the fence. Due to fabrication times, we request any changes be made a minimum of 5 business days before install. Any changes made after 5 days prior will incur a fee of \$350.00 plus any costs for the changes in materials and/or labor.

##### ✓ 4. Trees/Bushes/Hedges/Plants:

Ultimately, it is the customer's responsibility to clear the fence line. Fence Outlet can trim some small items such as small bushes, hedges and plants at a rate of \$95.00/hour. The site is considered a construction site. While Fence Outlet will make every effort to not disturb any existing flowers or bushes, we cannot guarantee that no damage will occur.

##### ✓ 5. Payment:

*Fence Outlet* requests 1/2 down on every new fence project. Forms of payment that will be received are cash, check or credit cards. All major credit cards are accepted. Final payment is due upon the completion of the fence project. All repair costs must be paid upfront. Please sign the completion form and provide the final payment, along with any upfront repair costs, to the foreman at the job site upon the completion of the fence. By signing this agreement, you consent to securely storing your credit card information in accordance with PCI compliance rules for the remaining balance due.

## ✓ 6. Financing:

Fence Outlet utilizes Launch Credit Union and GreenSky Financial to provide financing options for your fence project. All original documents are required throughout the process. An application for credit and a retail agreement form will be required before the installation of your fence. If these items are not provided before install, your project will be postponed until received. At the completion of your fence project, you will be asked to sign a completion form stating the fence project is complete and to your satisfaction.

## ✓ 7. Verbal Commitments:

Verbal commitments are not contractual and will not be handled as such. If your estimator has promised you something that is not on the contract, it will not be completed. Please verify that all items discussed are on the contract in order for it to be completed correctly.

## ✓ 8. Install date:

Once all the needed paperwork for your fence project is processed, you will receive a phone call with an install date. The required items are a signed contract, a deposit, any finance paperwork needed, any permit paperwork needed, the permit, HOA approval, this signed checklist and a copy of your property survey. You don't have to be present for the installation; however please be available by phone if we need to communicate with you.

**Allow us 2-3 days for install weather permitting.**

## ✓ 9. Pool Code:

There are certain requirements if you have or are planning on having a pool with no screen enclosure. For a fence to meet pool code: The gates must swing out, have self closing hinges and the latches must be placed at 54" or higher. Certain styles of fence do not meet pool code due to height requirements and picket spacing. Please consult with your estimator to the styles that do/do not meet pool code.

## ✓ 10. Property Survey:

A property survey or location of property pins is required for every fence project. This ensures that the fence will be installed properly on the correct property lines. If a property survey is not available, a survey can be provided to you for a cost. If locating property pins is the only service needed, then the pins can be located for a cost. Jobs that require a permit will require a property survey.

## ✓ 11. Permits:

Many jobs require a permit to be obtained in order to begin your fence project. *Fence Outlet* will gladly obtain the permit for fence jobs. However, some items and processes will be needed in order to correctly complete the permit process. First, we will need a copy of your property survey. Secondly, if your project is \$2,500.00 or greater, it will require a notarized notice of commencement. *Fence Outlet* will post the permit on the job site. Upon completion of the fence project, we will call in an inspection. Please leave the permit posted until the inspection is performed and then retain for your records. If permit is removed prior to inspection, customer will be responsible for any and all fees associated with the re-inspection. **Special order materials are not ordered and timing doesn't start until both HOA and permit are approved.**

✓ **12. Property Lines:**

It is always Fence Outlet's intention to install to the property line. It is company policy not to install any fence off the property line. Any request to install off the customers property will be denied unless there is a written permission given from the encroached property.

### ✓ 13. Personal Information:

*Fence Outlet* does not sell any personal information to outside sources; however, we would like to obtain a minimum of two phone numbers and an email address from each customer. Having multiple means of contact with each customer will ensure proper communication.

✓ **14. Additional Materials:**

In anticipation of changes or unforeseen circumstances Fence Outlet almost always sends additional materials on our installations. **I understand that Fence Outlet will install my fence per contract and that there may be additional materials leftover and those materials belong to Fence Outlet.**

✓ **15. Mission:**

It is *Fence Outlet's* goal to provide the highest quality products at the most reasonable price. We want to ensure that your fence project runs as smoothly as possible. This checklist aids in keeping pricing down and providing a seamless installation.

**Notice to Consumer:** When you provide a check as payment, you authorize us to use information from your check to process a one-time Electronic Funds Transfer(EFT) or a draft drawn from your account, or to process the payment as a check transaction. When we use information from your check to make an EFT, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution. If your payment is returned unpaid, you authorize the collection of your payment and a return fee by EFT(s) or draft(s) drawn from your account. Checks from \$0.01-\$50.00 = \$25.00 fee; Checks from \$50.01-\$300.00 = \$30.00 fee; Checks for \$300.01 & over = the greater of \$40.00 or 5% of the face amount of the check.

I have read and understand the above statements.

CS

Miller, Patrick  
5320 WHITE EGRET LN,  
LAKELAND, FL 33811  
Date  

ES

Dylan Proffitt  
Fence Outlet Tampa  
Date



## Appendix C

ID: 00216655 - Miller, Patrick

Quoted on: May 22, 2024 - Tampa



### Tampa

#### Sprinkler Assurance Plan

It is Fence Outlet's goal to provide the highest quality service and products at the most reasonable price. We want to ensure that your fence project runs as smoothly as possible.

Therefore, we are offering you the option to purchase a Sprinkler Assurance Plan.

Fence Outlet understands that though we are not responsible for damage to private lines such as sprinklers (as stated on The Contract) from time to time damage to them cannot be avoided.

This plan is optional. If you choose to purchase this plan, a Non-Refundable fee of \$60 will be added to the price of your fence proposal.

This plan assures you, the customer, that if a sprinkler is damaged during the installation of your fence; Fence Outlet will be responsible for repairing the broken line. All claims must be made within 30 days of your fence installation.

Please select one of the following options:

☐ I choose to purchase the Sprinkler Assurance Plan. I understand that the \$60 fee is a Non-Refundable fee and if any sprinklers are damaged due to the fence installation, Fence Outlet will be responsible for having them repaired. The customer understands that the Sprinkler Assurance Plan only covers breaks and does not cover moving perfectly good lines during or after installation is finished. The process of moving perfectly good lines with no breaks is the sole responsibility of the customer. The customer and Fence Outlet Representative have discussed this plan in detail and have inspected the irrigation system fully and have verified that all zones are in working order.

☐ No Sprinkler system present.


☒ I decline the Sprinkler Assurance plan and assume the full responsibility for the repair of any damaged sprinkler lines resulting from the fence installation with Fence Outlet. I understand that the Sprinkler Assurance Plan cannot be purchased after the contract has been executed.

CS \_\_\_\_\_

Miller, Patrick  
5320 WHITE EGRET LN,  
LAKELAND, FL 33811  
Date \_\_\_\_\_

ES \_\_\_\_\_

Dylan Proffitt  
Fence Outlet Tampa  
Date \_\_\_\_\_

An aerial photograph showing two houses. The house on the left has a reddish-brown roof and the number '330' on its side. The house on the right has a dark grey roof. A red location pin is placed on the roof of the house on the right. Red lines are drawn on the ground between the two houses and along the back of the house on the right, indicating a proposed fence line. A white text box with red text is overlaid on the image.

red lines indicate  
Proposed new fence

## SECTION VI

# SECTION C

# Towne Park CDD

## Field Management Report



August 6<sup>th</sup>, 2024

Allen Bailey – Field Services Manager  
GMS

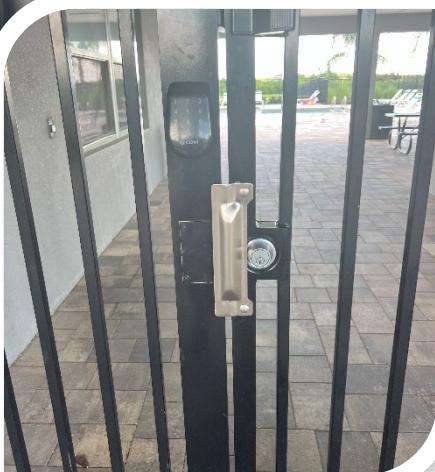
# Completed

## Amenity Two Shower



- ✚ The shower at amenity 2 was not shutting off promptly.
- ✚ The valve has been replaced and the issue has been resolved.

## Amenity One Gate



- ✚ The amenity one entrance gate was not locking.
- ✚ This appears to be a result of pulling the gate down.
- ✚ The gate has been repaired.



# Completed

## Amenity One Hydraulic Lift



- ✚ The hydraulic lift has been installed at amenity one.
- ✚ This fulfills the ADA requirements for this pool.

## Arlington River Pillars Paint Touch Up



- ✚ Concrete pillars were showing weathering.
- ✚ They were cleaned and given a paint touch up to improve appearance.

# Complete

## Graffiti Cleaning On Playground



- ✚ There was graffiti found at the playground.
- ✚ This has been removed and others area clean to improve overall appearance.

## Amenity One Pavers



- ✚ The amenity one pavers have been repaired. After being found loose near a corner of the pool.



# Complete

## Hostile Vegetation Installation



✚ The Bougainvillea have been installed around amenity one.

✚ We will monitor their growth for health establishment.



# Review

## Towne Park Frontage



- ✚ The front entrance to the district is doing well.
- ✚ We can look into options to give an improvement to the area.

## Towne Park Pond Banks



- ✚ We have reviewed the ponds bank and the previous vendor while spraying has killed grass along the bank. This could lead to erosion.

# Review

## Amenity Two Playground Bench



- ✚ The Playground bench at amenity two was damaged.
- ✚ We have options to repair after the report.

# 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 1



Governmental  
Management Services - CF

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

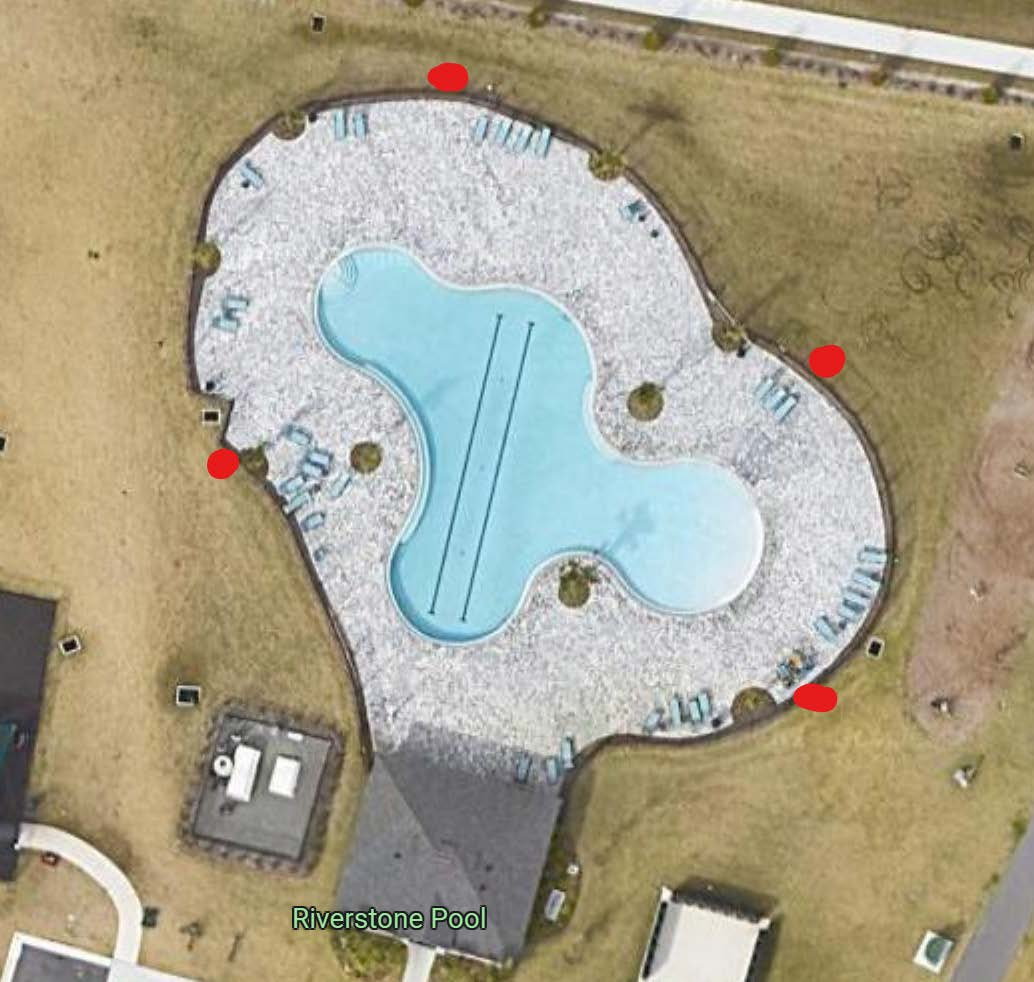
Bill To/District Towne Park CDD	Prepared By: Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801
Solar Lights at Amenity 2	
We will install 4 200-watt solar lights around amenity 2 to aid in visibility at night. They will be roughly 10 feet off the ground to prevent tampering. The locations of the lights are marked on the map provided.	

Qty	Description	Unit Price	Line Total
16	Labor	\$50.00	\$800.00
1	Mobilization	\$65.00	\$65.00
	Equipment		\$95.00
	Materials		\$1,466.25
Total Due:			\$2,426.25

This Proposal is Valid for 30 days.

Client Signature: \_\_\_\_\_





Riverstone Pool

## SECTION 2





200 S. F. Street  
Haines City, Florida 33844

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

Polk County License # 214815

Date: July 22, 2024

**SUBMITTED TO:**

Allen Baily  
6200 Lee Vistga Blvd  
Suite 300  
Orlando FL 32822  
Phone: 1-407-560-4424  
Email: [abailey@gmscfl.com](mailto:abailey@gmscfl.com)

**Job Name / Location:**

Town Park CDD  
3883 White Egret Lane  
Lakeland FL 33811

**Front Entrance Signs**

	Qty	Unit	Unit Cost	TOTAL
Pygmy Date Palms	2	30 gal.	\$375.00	\$750.00
Arbicolos	28	3 gal.	\$19.00	\$532.00
Dwarf Red Ixora	40	3 gal.	\$19.00	\$760.00
Removal	1	ea	\$325.00	\$325.00
Drip Irrigation	1	ea	\$380.00	\$380.00
Mini Pine Bark	4	yard	\$55.00	\$220.00
			<b>Total:</b>	<b>\$2,967.00</b>

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

Submitted by: Harold Simmons

Date: July 22, 2024

Accepted by: \_\_\_\_\_

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

## SECTION 3



200 S. F. Street  
Haines City, Florida 33844

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

Polk County License # 214815

Date: July 7, 2024

**SUBMITTED TO:**

Allen Baily  
6200 Lee Vista Blvd  
Suite 300  
Orlando FL 32822  
Phone: 1-407-560-4424  
Email: [abailley@gmscfi.com](mailto:abailley@gmscfi.com)

**Job Name / Location:**

Town Park CDD  
3883 White Egret Lane  
Lakeland FL 33811

**Tree and Plant Replacement along Blvd.**

	Qty	Unit	Unit Cost	TOTAL
Bald Cypress	32	15 Gal.	\$185.00	\$5,920.00
Muhly Grass	144	3 Gal.	\$19.00	\$2,736.00
Walters Viburnum	40	3 Gal.	\$19.00	\$760.00
Gold Mound	32	3 Gal.	\$19.00	\$608.00
Fakahatchee grass	30	3 Gal.	\$19.00	\$570.00
Live oaks	5	15 Gal.	\$185.00	\$925.00
Irrigation Drip for new ornamental plants	1	ea	\$625.00	\$625.00
			<b>Total:</b>	<b>\$12,144.00</b>

NOTE: Bald cypress will be installed at or just before water's edge to eliminate drip irrigation. Additional irrigation will be needed and proposed if tree location is changed to top of lake bank. Separate proposal will be generated. Irrigation drip required for ornamental plants around front pond banks. Mulch not included within this proposal.

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

Submitted by: Harold Simmons

Date: July 7, 2024

Accepted by: \_\_\_\_\_

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



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

200 S. F. Street  
Haines City, Florida 33844

Polk County License # 214815

Date: July 7, 2024

**SUBMITTED TO:**

Allen Bailey  
6200 Lee Vista Blvd  
Suite 300  
Orlando FL 32822  
Phone: 1-407-560-4424  
Email: [abailey@gmscf.com](mailto:abailey@gmscf.com)

**Job Name / Location:**

Town Park CDD  
3883 White Egret Lane  
Lakeland FL 33811

**Tree and Plant Replacement along Blvd.**

	Qty	Unit	Unit Cost	TOTAL
Bald Cypress	32	30 Gal.	\$425.00	\$13,600.00
Muhly Grass	144	3 Gal.	\$19.00	\$2,736.00
Walters Viburnum	40	3 Gal.	\$19.00	\$760.00
Gold Mound	32	3 Gal.	\$19.00	\$608.00
Fakahatchee grass	30	3 Gal.	\$19.00	\$570.00
Live oaks	5	30 Gal.	\$450.00	\$2,250.00
Irrigation Drip for new ornamental plants	1	ea	\$625.00	\$625.00
			<b>Total:</b>	<b>\$21,149.00</b>

NOTE: Bald cypress will be installed at or just before water's edge to eliminate drip irrigation. Additional irrigation will be needed and proposed if tree location is changed to top of lake bank. Separate proposal will be generated. Irrigation drip required for ornamental plants around front pond banks. Mulch not included within this proposal.

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

Submitted by: Harold Simmons

Date: July 7, 2024

Accepted by: \_\_\_\_\_

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

## SECTION 4



Pro Playgrounds  
8490 Cabin Hill Road  
Tallahassee, FL 32311

## Quote

<b>Project Name</b>
Towne Lake CDD replacement A...



Date	Estimate #
7/16/2024	31986

<b>Customer / Bill To</b>
Governmental Mgmt Services Allen Bailey 219 E. Livingston St. Orlando, FL 32801

<b>Ship To</b>
4530 Eagle Falls Place Tampa, Florida 33619



**WE WILL BEAT ANY PRICE BY 5%!**

Item	Description	Qty	Cost	Total:
	Supply and deliver one T8ULHDCP frame only, black			
	<b>**SITE FURNISHINGS**</b>			
CSF	Replacement Part Model 238-FV, frame for T8ULHDCP	1	688.80	688.80
Shipping	Combined Shipping and Freight Charges	1	175.00	175.00

### AGREED AND ACCEPTED:

If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

Signature

Name / Title

Date

**Subtotal:** \$863.80

**Sales Tax: (7.5%)** \$0.00

**Total:** \$863.80

Terms and Conditions - Price valid for 30 days and subject to change. 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect, damage or missing parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs due to cancelled or missed delivery appointments. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness. 5. If quote includes installation of goods, the installation is subject to the terms and conditions of Pro Playgrounds "Standard Installation Agreement" a copy of which may be obtained from your Sales Representative.

# SECTION 5





Pro Playgrounds  
8490 Cabin Hill Road  
Tallahassee, FL 32311

## Quote

<b>Project Name</b>
Towne Lake CDD replacement A...



Date	Estimate #
7/16/2024	31985

<b>Customer / Bill To</b>
Governmental Mgmt Services Allen Bailey 219 E. Livingston St. Orlando, FL 32801

<b>Ship To</b>
4530 Eagle Falls Place Tampa, Florida 33619



**WE WILL BEAT ANY PRICE BY 5%!**

Item	Description	Qty	Cost	Total:
	Supply and deliver one T8ULHDCP table, black frame, green coating			
22-T8ULHDCP	<b>**SITE FURNISHINGS**</b> 8' UltraLeisureAccessible Rectangular Portable Table	1	1,329.65	1,329.65
Shipping	Combined Shipping and Freight Charges	1	594.00	594.00

#### AGREED AND ACCEPTED:

If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

Signature

Name / Title

Date

**Subtotal:** \$1,923.65

**Sales Tax: (7.5%)** \$0.00

**Total:** \$1,923.65

Terms and Conditions - Price valid for 30 days and subject to change. 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect, damage or missing parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs due to cancelled or missed delivery appointments. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness. 5. If quote includes installation of goods, the installation is subject to the terms and conditions of Pro Playgrounds "Standard Installation Agreement" a copy of which may be obtained from your Sales Representative.



# SECTION D

# SECTION 1

# Towne Park Community Development District

## Summary of Check Register

June 1, 2024 to July 19, 2024

Fund	Date	Check No.'s	Amount
General Fund	6/3/24	814-818	\$ 2,883.17
	6/20/24	819-834	\$ 48,653.32
	6/27/24	835	\$ 3,965.02
	7/1/24	836-839	\$ 13,914.12
	7/10/24	840-847	\$ 1,723.50
	7/18/24	848-852	\$ 7,358.64
Total Amount			\$ 78,497.77

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/03/24	00077	5/18/24 80610	202405 330-53800-47000		*	150.00	
		CLEAN UP EVENT 5/18/24					
		5/20/24 80563	202406 330-53800-47000		*	1,230.00	
		CLEANING JUNE 24					
				E&A CLEANING CO			1,380.00 000814
6/03/24	00082	2/14/24 11792	202402 320-53800-47300		*	623.45	
		REPLACE PRESSURE SWITCH					
				PRINCE & SONS INC.			623.45 000815
6/03/24	00085	5/23/24 108167	202405 330-53800-47500		*	230.00	
		ACCESS/CAMERA REPAIR					
		5/24/24 109446	202405 330-53800-47500		*	180.00	
		LOCKSMITH REPAIR					
				CURRENT DEMANDS			410.00 000816
6/03/24	00077	5/06/24 12222	202405 330-53800-47000		*	120.85	
		CLEANING SUPPLIES MAY 24					
		5/22/24 12242	202405 330-53800-47000		*	70.37	
		CLEANING SUPPLIES MAY 24					
				E&A CLEANING CO			191.22 000817
6/03/24	00064	6/03/24 06032024	202406 300-15500-10000		*	278.50	
		EQUIPMENT LEASE JULY 24					
				WHFS, LLC			278.50 000818
6/20/24	00077	5/26/24 80618	202405 330-53800-47000		*	300.00	
		CLEANUP EVENTS					
				E&A CLEANING CO			300.00 000819
6/20/24	00105	4/04/24 75254	202404 330-53800-48501		*	1,487.50	
		POOL FURN REPAIR					
				FLORIDA PATIO FURNITURE INC.			1,487.50 000820
6/20/24	00102	5/31/24 00064608	202405 310-51300-48000		*	442.68	
		NOT BOS MEETING 5/24/24					
				GANNETT FLORIDA LOCALIQ			442.68 000821
6/20/24	00040	6/01/24 168	202406 310-51300-34000		*	3,754.17	
		MANAGEMENT FEES JUNE 24					
		6/01/24 168	202406 310-51300-35200		*	100.00	
		WEBSITE ADMIN JUNE 24					
		6/01/24 168	202406 310-51300-35100		*	150.00	
		INFORMATIN TECH JUNE 24					
		6/01/24 168	202406 310-51300-31300		*	833.33	
		DISSEMINATION SVC JUNE 24					

TWPK TOWNE PARK CDD NSOLER

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		6/01/24 168	202406 330-57200-11000		*	750.00	
		AMENITY ACCESS JUNE 24					
		6/01/24 168	202406 310-51300-51000		*	1.14	
		OFFICE SUPPLIES JUNE 24					
		6/01/24 168	202406 310-51300-42000		*	36.42	
		POSTAGE JUNE 24					
		6/01/24 168	202406 310-51300-42500		*	2.85	
		COPIES JUNE 24					
		6/01/24 169	202406 320-53800-12000		*	1,750.00	
		FIELD MANAGEMENT JUNE 24					
				GOVERNMENTAL MANAGEMENT SERVICES-			7,377.91 000822
6/20/24 00080		6/04/24 GJ060420	202406 310-51300-11000		*	200.00	
		BOS MEETING 6/4/24					
				GREGORY M. JONES			200.00 000823
6/20/24 00055		6/04/24 JT060420	202406 310-51300-11000		*	200.00	
		BOS MEETING 6/4/24					
				JENNIFER TIDWELL			200.00 000824
6/20/24 00066		6/03/24 58318	202406 310-51300-32200		*	4,100.00	
		ANNUAL AUDIT FY23					
				MCDIRMIT DAVIS LLC			4,100.00 000825
6/20/24 00082		6/01/24 12892	202406 320-53800-46200		*	19,053.33	
		LANDSCAPE MAINT JUNE 24					
				PRINCE & SONS INC.			19,053.33 000826
6/20/24 00076		6/05/24 RES-21-1	202405 310-51300-31100		*	1,721.43	
		ENGINEER SVCS MAY 24					
				RAYL ENGINEERING & SURVEYING LLC			1,721.43 000827
6/20/24 00071		6/01/24 22990	202406 330-53800-48000		*	3,500.00	
		POOL MAINTENANCE JUNE 24					
				RESORT POOL SERVICES DBA			3,500.00 000828
6/20/24 00091		6/04/24 RR060420	202406 310-51300-11000		*	200.00	
		BOS MEETING 6/4/24					
				ROGER RUNYAN			200.00 000829
6/20/24 00087		5/31/24 11753250	202405 330-53800-34500		*	3,329.72	
		SECURITY MAY 24					
				SECURITAS SECURITY SERVICES			3,329.72 000830
6/20/24 00024		6/03/24 186897B	202406 320-53800-46400		*	3,888.00	
		POND MAINTENANCE JUNE 24					
				THE LAKE DOCTORS			3,888.00 000831
				TWPK TOWNE PARK CDD NSOLER			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/20/24	00092	6/04/24 TZ060420	202406 310-51300-11000	BOS MEETING 6/4/24	*	200.00	
				THOMAS ZIMMERMAN			200.00 000832
6/20/24	00046	6/20/24 06202024	202406 300-20700-10000	ASSESSMENT TSFR SER20162A	*	158.54	
		6/20/24 06202024	202406 300-20700-10000	ASSESSMENT TSFR SER20182B	*	184.92	
		6/20/24 06202024	202406 300-20700-10000	ASSESSMENT TSFR SER20183A	*	745.07	
		6/20/24 06202024	202406 300-20700-10000	ASSESSMENT TSFR SER20193B	*	476.60	
		6/20/24 06202024	202406 300-20700-10000	ASSESSMENT TSFR SER20193C	*	320.06	
		6/20/24 06202024	202406 300-20700-10000	ASSESSMENT TSFR SER20203D	*	567.56	
				TOWNE PARK CDD			2,452.75 000833
6/20/24	00088	6/04/24 ZS060420	202406 310-51300-11000	BOS MEETING 6/4/24	*	200.00	
				ZABRINA SIDES			200.00 000834
6/27/24	00068	6/19/24 9676	202405 310-51300-31500	GENERAL COUNSEL MAY 24	*	3,965.02	
				KILINSKI/VAN WYK, PLLC			3,965.02 000835
7/01/24	00100	6/27/24 24-1129	202406 320-53800-49000	BOUNDARY SURVEY UPDATE	*	1,000.00	
				AJN SURVEYING, LLC			1,000.00 000836
7/01/24	00077	6/10/24 12266	202406 330-53800-47000	CLEANING SUPPLIES JUNE 24	*	126.38	
				E&A CLEANING CO			126.38 000837
7/01/24	00030	6/19/24 18784-3	202406 320-53800-46100	REMAINING BAL PAVING	*	2,787.74	
				QGS DEVELOPMENT			2,787.74 000838
7/01/24	00071	6/26/24 23324	202406 330-57200-49000	INSTALL WATER	*	10,000.00	
				RESORT POOL SERVICES DBA			10,000.00 000839
7/10/24	00095	12/07/23 29818	202312 330-53800-48200	PEST CONTROL DEC 23	*	120.00	
		1/10/24 30515	202401 330-53800-48200	PEST CONTROL JAN 24	*	120.00	

TWPK TOWNE PARK CDD NSOLER

CHECK DATE	VEND#	.....INVOICE..... DATE	.....EXPENSED TO..... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT	#
		4/16/24	32902	202404	330	53800	48200			*	120.00		
			PEST CONTROL APRIL 24										
									ALL AMERICAN LAWN & TREE SPECIALIST			360.00	000840
7/10/24	00080	7/02/24	GJ070220	202407	310	51300	11000			*	200.00		
			BOS MEETING 7/2/24										
									GREGORY M. JONES			200.00	000841
7/10/24	00055	7/02/24	JT070220	202407	310	51300	11000			*	200.00		
			BOS MEETING 7/2/24										
									JENNIFER TIDWELL			200.00	000842
7/10/24	00091	7/02/24	RR070220	202407	310	51300	11000			*	200.00		
			BOS MEETING 7/2/24										
									ROGER RUNYAN			200.00	000843
7/10/24	00106	6/24/24	20553737	202406	330	53800	47500			*	85.00		
			POOL SHOWER REPAIR										
									STRONGHOLD PLUMBING & SEPTIC			85.00	000844
7/10/24	00092	7/02/24	TZ070220	202407	310	51300	11000			*	200.00		
			BOS MEETING 7/2/24										
									THOMAS ZIMMERMAN			200.00	000845
7/10/24	00064	7/08/24	07082024	202407	300	15500	10000			*	278.50		
			EQUIPMENT LEASE AUG 24										
									WHFS, LLC			278.50	000846
7/10/24	00088	7/02/24	ZS070220	202407	310	51300	11000			*	200.00		
			BOS METING 7/2/24										
									ZABRINA SIDES			200.00	000847
7/18/24	00095	6/06/24	34250	202406	330	53800	48200			*	120.00		
			PEST CONTROL JUNE 24										
		7/09/24	35147	202407	330	53800	48200			*	140.00		
			PEST CONTROL JULY 24										
									ALL AMERICAN LAWN & TREE SPECIALIST			260.00	000848
7/18/24	00105	3/06/24	74911	202403	330	53800	48501			*	755.00		
			POOL FURNITURE REPAIR										
									FLORIDA PATIO FURNITURE INC.			755.00	000849
7/18/24	00040	7/01/24	171	202407	320	53800	12000			*	1,750.00		
			FIELD MANAGEMENT JULY 24										
		7/01/24	171	202407	330	57200	49000			*	105.00		
			A/C INSPECT										
									GOVERNMENTAL MANAGEMENT SERVICES-			1,855.00	000850
									TWPK TOWNE PARK CDD NSOLER				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
7/18/24	00076	7/01/24	RES 21-1 202406 310-51300-31100 ENGINEER SVCS JUNE 24	RAYL ENGINEERING & SURVEYING LLC	*	1,805.00	1,805.00 000851
7/18/24	00087	6/30/24	11789057 202406 330-53800-34500 SECURITY JUNE 24	SECURITAS SECURITY SERVICES	*	2,683.64	2,683.64 000852
TOTAL FOR BANK A						78,497.77	
TOTAL FOR REGISTER						78,497.77	

TWPK TOWNE PARK CDD NSOLER



## SECTION 2

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

***Unaudited Financial Reporting***  
***June 30, 2024***



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**Towne Park**  
**Community Development District**  
**Combined Balance Sheet**  
**June 30, 2024**

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
<b>Assets:</b>					
<u><b>Cash:</b></u>					
Operating Account	\$ 677,356	\$ -	\$ -	\$ -	\$ 677,356
Capital Projects Account	\$ -	\$ -	\$ 471	\$ -	\$ 471
Capital Reserve Account	\$ -	\$ -	\$ -	\$ 81,572	\$ 81,572
<u><b>Investments:</b></u>					
<u><b>Series 2016 - 2A</b></u>					
Reserve	\$ -	\$ 111,063	\$ -	\$ -	\$ 111,063
Revenue	\$ -	\$ 101,807	\$ -	\$ -	\$ 101,807
Prepayment	\$ -	\$ 410	\$ -	\$ -	\$ 410
Construction	\$ -	\$ -	\$ 0	\$ -	\$ 0
<u><b>Series 2018 - 2B</b></u>					
Reserve	\$ -	\$ 60,400	\$ -	\$ -	\$ 60,400
Revenue	\$ -	\$ 102,327	\$ -	\$ -	\$ 102,327
Prepayment	\$ -	\$ 146	\$ -	\$ -	\$ 146
General	\$ -	\$ 0	\$ -	\$ -	\$ 0
Construction	\$ -	\$ -	\$ 74	\$ -	\$ 74
<u><b>Series 2018 - 3A</b></u>					
Reserve	\$ -	\$ 256,541	\$ -	\$ -	\$ 256,541
Revenue	\$ -	\$ 305,261	\$ -	\$ -	\$ 305,261
Prepayment	\$ -	\$ 146	\$ -	\$ -	\$ 146
<u><b>Series 2019 - 3B</b></u>					
Reserve	\$ -	\$ 167,922	\$ -	\$ -	\$ 167,922
Revenue	\$ -	\$ 182,234	\$ -	\$ -	\$ 182,234
Construction	\$ -	\$ -	\$ 4,362	\$ -	\$ 4,362
<u><b>Series 2019 - 3C</b></u>					
Reserve	\$ -	\$ 112,688	\$ -	\$ -	\$ 112,688
Revenue	\$ -	\$ 100,891	\$ -	\$ -	\$ 100,891
Prepayment	\$ -	\$ 135	\$ -	\$ -	\$ 135
Construction	\$ -	\$ -	\$ 0	\$ -	\$ 0
<u><b>Series 2020 - 3D</b></u>					
Reserve	\$ -	\$ 200,003	\$ -	\$ -	\$ 200,003
Revenue	\$ -	\$ 151,595	\$ -	\$ -	\$ 151,595
Construction	\$ -	\$ -	\$ 13,339	\$ -	\$ 13,339
Deposits	\$ 4,500	\$ -	\$ -	\$ -	\$ 4,500
Due from General Fund	\$ -	\$ 3,749	\$ -	\$ -	\$ 3,749
Prepaid Expenses	\$ 2,299	\$ -	\$ -	\$ -	\$ 2,299
<b>Total Assets</b>	<b>\$ 684,155</b>	<b>\$ 1,857,316</b>	<b>\$ 18,245</b>	<b>\$ 81,572</b>	<b>\$ 2,641,288</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 19,723	\$ -	\$ -	\$ -	\$ 19,723
Due to Debt Service	\$ 3,749	\$ -	\$ -	\$ -	\$ 3,749
<b>Total Liabilities</b>	<b>\$ 23,471</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 23,471</b>
<b>Fund Balance:</b>					
Nonspendable:					
Prepaid Items	\$ 2,299	\$ -	\$ -	\$ -	\$ 2,299
Restricted for:					
Debt Service - Series 2016 - 2A	\$ -	\$ 213,522	\$ -	\$ -	\$ 213,522
Debt Service - Series 2018 - 2B	\$ -	\$ 163,155	\$ -	\$ -	\$ 163,155
Debt Service - Series 2018 - 3A	\$ -	\$ 563,086	\$ -	\$ -	\$ 563,086
Debt Service - Series 2019 - 3B	\$ -	\$ 350,884	\$ -	\$ -	\$ 350,884
Debt Service - Series 2019 - 3C	\$ -	\$ 214,202	\$ -	\$ -	\$ 214,202
Debt Service - Series 2020 - 3D	\$ -	\$ 352,466	\$ -	\$ -	\$ 352,466
Capital Projects	\$ -	\$ -	\$ 18,245	\$ -	\$ 18,245
Assigned for:					
Capital Reserves	\$ -	\$ -	\$ -	\$ 81,572	\$ 81,572
Unassigned	\$ 658,385	\$ -	\$ -	\$ -	\$ 658,385
<b>Total Fund Balances</b>	<b>\$ 660,684</b>	<b>\$ 1,857,316</b>	<b>\$ 18,245</b>	<b>\$ 81,572</b>	<b>\$ 2,617,817</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 684,155</b>	<b>\$ 1,857,316</b>	<b>\$ 18,245</b>	<b>\$ 81,572</b>	<b>\$ 2,641,288</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2024**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
<b><u>Revenues:</u></b>				
Assessments - Tax Roll	\$ 1,024,144	\$ 1,024,144	\$ 1,029,002	\$ 4,858
Other Income	\$ 2,400	\$ 2,400	\$ 116,404	\$ 114,004
<b>Total Revenues</b>	<b>\$ 1,026,544</b>	<b>\$ 1,026,544</b>	<b>\$ 1,145,406</b>	<b>\$ 118,863</b>
<b><u>Expenditures:</u></b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 9,000	\$ 7,400	\$ 1,600
Engineering Fees	\$ 15,000	\$ 15,000	\$ 15,906	\$ (906)
Attorney	\$ 40,000	\$ 40,000	\$ 30,981	\$ 9,019
Annual Audit	\$ 4,100	\$ 4,100	\$ 4,100	\$ -
Assessment Roll Services	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Reamortization Schedules	\$ 625	\$ -	\$ -	\$ -
Dissemination	\$ 10,000	\$ 7,500	\$ 7,500	\$ -
Trustee Fees	\$ 23,867	\$ 23,867	\$ 20,594	\$ 3,273
Management Fees	\$ 45,050	\$ 33,788	\$ 33,788	\$ -
Information Technology	\$ 1,800	\$ 1,350	\$ 1,350	\$ -
Website Maintenance	\$ 1,200	\$ 900	\$ 900	\$ -
Postage & Delivery	\$ 1,300	\$ 975	\$ 916	\$ 59
Insurance	\$ 6,985	\$ 6,985	\$ 6,572	\$ 413
Printing & Binding	\$ 500	\$ 375	\$ 78	\$ 297
Legal Advertising	\$ 3,500	\$ 2,625	\$ 2,100	\$ 525
Other Current Charges	\$ 4,000	\$ 3,000	\$ 366	\$ 2,634
Office Supplies	\$ 200	\$ 150	\$ 10	\$ 140
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 175,302</b>	<b>\$ 154,789</b>	<b>\$ 137,735</b>	<b>\$ 17,054</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2024**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
<b><u>Operations &amp; Maintenance</u></b>				
<b>Field Expenditures</b>				
Property Insurance	\$ 30,401	\$ 30,401	\$ 30,111	\$ 290
Field Management	\$ 21,000	\$ 15,750	\$ 15,750	\$ -
Landscape Maintenance	\$ 263,665	\$ 197,749	\$ 171,480	\$ 26,269
Landscape Enhancements/Replacement	\$ 35,000	\$ 26,250	\$ -	\$ 26,250
Pond Maintenance	\$ 46,656	\$ 34,992	\$ 34,992	\$ -
Electric	\$ 5,400	\$ 4,050	\$ 2,189	\$ 1,861
Water & Sewer	\$ 1,100	\$ 825	\$ 527	\$ 298
Irrigation Repairs	\$ 12,500	\$ 9,375	\$ 3,207	\$ 6,168
Right Of Way Repairs	\$ 180,000	\$ 180,000	\$ 193,307	\$ (13,307)
General Repairs & Maintenance	\$ 15,000	\$ 15,000	\$ 12,985	\$ 2,015
Contingency	\$ 14,343	\$ 14,343	\$ 12,839	\$ 1,504
<b>Subtotal Field Expenditures</b>	<b>\$ 625,065</b>	<b>\$ 528,734</b>	<b>\$ 477,387</b>	<b>\$ 51,348</b>
<b>Amenity Expenditures</b>				
Electric	\$ 26,400	\$ 19,800	\$ 12,414	\$ 7,386
Water	\$ 8,400	\$ 6,523	\$ 6,523	\$ -
Internet & Phone	\$ 3,200	\$ 2,400	\$ 1,970	\$ 430
Playground & Equipment Lease	\$ 26,935	\$ 20,201	\$ 18,582	\$ 1,619
Pool Service Contract	\$ 42,000	\$ 32,060	\$ 32,060	\$ -
Pool Furniture Repair & Replacement	\$ 6,000	\$ 4,500	\$ 2,243	\$ 2,258
Janitorial Services	\$ 22,500	\$ 16,875	\$ 15,155	\$ 1,720
Security Services	\$ 43,000	\$ 32,250	\$ 24,559	\$ 7,691
Pest Control	\$ 3,400	\$ 2,550	\$ 2,190	\$ 360
Amenity Access Management	\$ 9,000	\$ 6,750	\$ 6,750	\$ -
Amenity Repair & Maintenance	\$ 20,000	\$ 15,000	\$ 6,263	\$ 8,737
Contingency	\$ 14,343	\$ 14,343	\$ 22,519	\$ (8,177)
<b>Subtotal Amenity Expenditures</b>	<b>\$ 225,177</b>	<b>\$ 173,252</b>	<b>\$ 151,228</b>	<b>\$ 22,023</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 850,242</b>	<b>\$ 701,986</b>	<b>\$ 628,615</b>	<b>\$ 73,371</b>
<b>Total Expenditures</b>	<b>\$ 1,025,544</b>	<b>\$ 856,775</b>	<b>\$ 766,350</b>	<b>\$ 90,425</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 1,000</b>		<b>\$ 379,057</b>	
<b><u>Other Financing Sources/(Uses):</u></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>\$ 379,057</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 281,627</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 660,684</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 June 30, 2024**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 111,715	\$ 111,715	\$ 112,244	\$ 530
Interest	\$ -	\$ -	\$ 7,809	\$ 7,809
<b>Total Revenues</b>	<b>\$ 111,715</b>	<b>\$ 111,715</b>	<b>\$ 120,053</b>	<b>\$ 8,339</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>\$ 11,841</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 88,973</b>		<b>\$ 201,681</b>	
<b>Fund Balance - Ending</b>	<b>\$ 92,475</b>		<b>\$ 213,522</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 June 30, 2024**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 130,304	\$ 130,304	\$ 130,922	\$ 618
Interest	\$ -	\$ -	\$ 6,072	\$ 6,072
<b>Total Revenues</b>	<b>\$ 130,304</b>	<b>\$ 130,304</b>	<b>\$ 136,993</b>	<b>\$ 6,690</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>\$ 17,700</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 84,005</b>		<b>\$ 145,456</b>	
<b>Fund Balance - Ending</b>	<b>\$ 95,015</b>		<b>\$ 163,155</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 June 30, 2024**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 525,011	\$ 525,011	\$ 527,501	\$ 2,490
Interest	\$ -	\$ -	\$ 21,818	\$ 21,818
<b>Total Revenues</b>	<b>\$ 525,011</b>	<b>\$ 525,011</b>	<b>\$ 549,319</b>	<b>\$ 24,308</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>\$ 35,669</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 267,050</b>		<b>\$ 527,417</b>	
<b>Fund Balance - Ending</b>	<b>\$ 278,411</b>		<b>\$ 563,086</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 June 30, 2024**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 335,844	\$ 335,844	\$ 337,436	\$ 1,592
Interest	\$ -	\$ -	\$ 14,028	\$ 14,028
<b>Total Revenues</b>	<b>\$ 335,844</b>	<b>\$ 335,844</b>	<b>\$ 351,464</b>	<b>\$ 15,621</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>\$ 15,646</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 164,779</b>		<b>\$ 335,238</b>	
<b>Fund Balance - Ending</b>	<b>\$ 164,804</b>		<b>\$ 350,884</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 June 30, 2024**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 225,524	\$ 225,524	\$ 226,594	\$ 1,070
Interest	\$ -	\$ -	\$ 8,608	\$ 8,608
<b>Total Revenues</b>	<b>\$ 225,524</b>	<b>\$ 225,524</b>	<b>\$ 235,202</b>	<b>\$ 9,677</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>\$ 11,095</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 88,964</b>		<b>\$ 203,107</b>	
<b>Fund Balance - Ending</b>	<b>\$ 90,382</b>		<b>\$ 214,202</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 June 30, 2024**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 399,925	\$ 399,925	\$ 401,822	\$ 1,897
Interest	\$ -	\$ -	\$ 14,682	\$ 14,682
<b>Total Revenues</b>	<b>\$ 399,925</b>	<b>\$ 399,925</b>	<b>\$ 416,504</b>	<b>\$ 16,579</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>\$ 18,642</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (7,416)	\$ (7,416)
<b>Net Change in Fund Balance</b>	<b>\$ 2,063</b>		<b>\$ 11,226</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 141,226</b>		<b>\$ 341,240</b>	
<b>Fund Balance - Ending</b>	<b>\$ 143,289</b>		<b>\$ 352,466</b>	

**Towne Park**  
**Community Development District**  
**Capital Projects Funds**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2024**

	Series	Series	Series	Series	Series	Series	
	2016 - 2A	2018 - 2B	2018 - 3A	2019 - 3B	2019 - 3C	2020 - 3D	Total
<b><u>Revenues</u></b>							
Interest	\$ -	\$ 2	\$ -	\$ 1,855	\$ -	\$ 291	\$ 2,148
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 2</b>	<b>\$ -</b>	<b>\$ 1,855</b>	<b>\$ -</b>	<b>\$ 291</b>	<b>\$ 2,148</b>
<b><u>Expenditures:</u></b>							
Capital Outlay	\$ -	\$ -	\$ -	\$ 66,113	\$ -	\$ -	\$ 66,113
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ 352	\$ -	\$ 352
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 66,113</b>	<b>\$ 352</b>	<b>\$ -</b>	<b>\$ 66,465</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ 2</b>	<b>\$ -</b>	<b>\$ (64,258)</b>	<b>\$ (352)</b>	<b>\$ 291</b>	<b>\$ (64,317)</b>
<b><u>Other Financing Sources/(Uses)</u></b>							
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,416	\$ 7,416
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,416</b>	<b>\$ 7,416</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ 2</b>	<b>\$ -</b>	<b>\$ (64,258)</b>	<b>\$ (352)</b>	<b>\$ 7,707</b>	<b>\$ (56,901)</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>\$ 74</b>	<b>\$ -</b>	<b>\$ 4,362</b>	<b>\$ 471</b>	<b>\$ 13,339</b>	<b>\$ 18,245</b>

**Towne Park**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2024**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Miscellaneous Expense	\$ -	\$ -	\$ 252	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 252</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ (252)</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>\$ (252)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 81,824</b>		<b>\$ 81,824</b>	
<b>Fund Balance - Ending</b>	<b>\$ 82,824</b>		<b>\$ 81,572</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	\$ 2,221	\$ -	\$ -	\$ -	\$ 1,029,002
Other Income	\$ 870	\$ 30	\$ 1,030	\$ 1,500	\$ 78,331	\$ 340	\$ 33,299	\$ 635	\$ 370	\$ -	\$ -	\$ -	\$ 116,404
<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>\$ 2,591</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,145,406</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ 800	\$ -	\$ 1,000	\$ 800	\$ 1,000	\$ 800	\$ 1,000	\$ -	\$ -	\$ -	\$ 7,400
Engineering Fees	\$ 2,461	\$ 301	\$ 301	\$ 788	\$ 5,214	\$ 1,693	\$ 1,623	\$ 1,721	\$ 1,805	\$ -	\$ -	\$ -	\$ 15,906
Attorney	\$ 4,862	\$ 3,068	\$ 4,225	\$ 2,900	\$ 2,899	\$ 4,479	\$ 4,584	\$ 3,965	\$ -	\$ -	\$ -	\$ -	\$ 30,981
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,100	\$ -	\$ -	\$ -	\$ 4,100
Assessment Roll Services	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Reamortization Schedules	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ -	\$ -	\$ -	\$ 7,500
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	\$ 3,754	\$ -	\$ -	\$ -	\$ 33,788
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ 1,350
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ 900
Postage & Delivery	\$ 27	\$ 23	\$ 74	\$ 506	\$ 40	\$ 76	\$ 106	\$ 28	\$ 36	\$ -	\$ -	\$ -	\$ 916
Insurance	\$ 6,572	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,572
Printing & Binding	\$ 2	\$ 3	\$ 5	\$ 9	\$ 1	\$ 9	\$ 7	\$ 39	\$ 3	\$ -	\$ -	\$ -	\$ 78
Legal Advertising	\$ 455	\$ -	\$ 254	\$ -	\$ 201	\$ 532	\$ 216	\$ 443	\$ -	\$ -	\$ -	\$ -	\$ 2,100
Other Current Charges	\$ 40	\$ 40	\$ 40	\$ 39	\$ 42	\$ 41	\$ 42	\$ 41	\$ 42	\$ -	\$ -	\$ -	\$ 366
Office Supplies	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 2	\$ 1	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ 10
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>\$ 11,876</b>	<b>\$ 11,825</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 137,735</b>

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><u>Operations &amp; Maintenance</u></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	\$ -	\$ -	\$ -	15,750
Landscape Maintenance	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ -	\$ -	\$ -	171,480
Landscape Enhancements/Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pond Maintenance	\$ 3,888	\$ 3,888	\$ 3,888	\$ 3,888	\$ 3,888	\$ 3,888	\$ 3,888	\$ 3,888	\$ 3,888	\$ -	\$ -	\$ -	34,992
Electric	\$ 208	\$ 115	\$ 295	\$ 266	\$ 387	\$ 233	\$ 225	\$ 225	\$ 233	\$ -	\$ -	\$ -	2,189
Water & Sewer	\$ 60	\$ 61	\$ 61	\$ 60	\$ 57	\$ 57	\$ 57	\$ 57	\$ 57	\$ -	\$ -	\$ -	527
Irrigation Repairs	\$ -	\$ 426	\$ 1,813	\$ 344	\$ 623	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,207
Right Of Way Repairs	\$ -	\$ -	\$ -	\$ -	\$ 190,520	\$ -	\$ -	\$ -	\$ 2,788	\$ -	\$ -	\$ -	193,307
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ 1,826	\$ 9,847	\$ 1,312	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12,985
Contingency	\$ 1,750	\$ 5,768	\$ 601	\$ -	\$ 3,721	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	12,839
<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>\$ 28,769</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>477,387</b>
<b>Amenity Expenditures</b>													
Electric	\$ 1,624	\$ 1,554	\$ 1,429	\$ 2,142	\$ 532	\$ 1,271	\$ 1,280	\$ 1,959	\$ 624	\$ -	\$ -	\$ -	12,414
Water	\$ 831	\$ 801	\$ 697	\$ 1,050	\$ 174	\$ 615	\$ 807	\$ 1,271	\$ 278	\$ -	\$ -	\$ -	6,523
Internet & Phone	\$ 218	\$ 218	\$ 218	\$ 218	\$ 218	\$ 220	\$ 220	\$ 220	\$ 220	\$ -	\$ -	\$ -	1,970
Playground & Equipment Lease	\$ 2,065	\$ 2,065	\$ 2,065	\$ 2,065	\$ 2,065	\$ 2,065	\$ 2,065	\$ 2,065	\$ 2,065	\$ -	\$ -	\$ -	18,582
Pool Service Contract	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 4,060	\$ 3,500	\$ -	\$ -	\$ -	32,060
Pool Furniture Repair & Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 755	\$ 1,488	\$ -	\$ -	\$ -	\$ -	\$ -	2,243
Janitorial Services	\$ 1,550	\$ 1,580	\$ 2,329	\$ 1,429	\$ 1,579	\$ 1,955	\$ 1,505	\$ 1,871	\$ 1,356	\$ -	\$ -	\$ -	15,155
Security Services	\$ 2,414	\$ 2,958	\$ 2,684	\$ 2,253	\$ 2,253	\$ 3,760	\$ 2,224	\$ 3,330	\$ 2,684	\$ -	\$ -	\$ -	24,559
Pest Control	\$ 240	\$ 370	\$ 240	\$ 120	\$ 370	\$ 240	\$ 120	\$ 370	\$ 120	\$ -	\$ -	\$ -	2,190
Amenity Access Management	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ -	\$ -	\$ -	6,750
Amenity Repair & Maintenance	\$ 3,955	\$ 501	\$ 330	\$ 170	\$ -	\$ -	\$ 812	\$ 410	\$ 85	\$ -	\$ -	\$ -	6,263
Contingency	\$ -	\$ 3,241	\$ 1,181	\$ -	\$ -	\$ 2,223	\$ 5,875	\$ -	\$ 10,000	\$ -	\$ -	\$ -	22,519
<b>Subtotal Amenity Expenditures</b>	<b>\$ 17,148</b>	<b>\$ 17,538</b>	<b>\$ 15,422</b>	<b>\$ 13,696</b>	<b>\$ 11,440</b>	<b>\$ 17,353</b>	<b>\$ 20,646</b>	<b>\$ 16,306</b>	<b>\$ 21,682</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>151,228</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 73,969</b>	<b>\$ 48,598</b>	<b>\$ 42,883</b>	<b>\$ 40,884</b>	<b>\$ 241,286</b>	<b>\$ 43,647</b>	<b>\$ 45,619</b>	<b>\$ 41,280</b>	<b>\$ 50,450</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>628,615</b>
<b>Total Expenditures</b>	<b>\$ 113,934</b>	<b>\$ 57,872</b>	<b>\$ 53,420</b>	<b>\$ 56,024</b>	<b>\$ 255,520</b>	<b>\$ 56,115</b>	<b>\$ 58,034</b>	<b>\$ 53,156</b>	<b>\$ 62,275</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>766,350</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (124,077)</b>	<b>\$ (22,896)</b>	<b>\$ 884,898</b>	<b>\$ (18,409)</b>	<b>\$ (169,114)</b>	<b>\$ (49,843)</b>	<b>\$ (10,753)</b>	<b>\$ (51,068)</b>	<b>\$ (59,684)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>379,057</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>\$ 884,898</b>	<b>\$ (18,409)</b>	<b>\$ (169,114)</b>	<b>\$ (49,843)</b>	<b>\$ (10,753)</b>	<b>\$ (51,068)</b>	<b>\$ (59,684)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>379,057</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**

							37.21%	4.06%	4.73%	19.07%	12.20%	8.19%	14.53%	100.00%
Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	O&M Portion	2016 2-A Debt Service	Series 2018 2-B Service	Series 2018 3-A Service	Series 2019 3-B Service	Series 2019 3-C Service	Series 2020 3-D Service	Total
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
06/20/24	05/01-05/31/24	\$2,387.07	\$0.00	(\$47.74)	\$0.00	\$2,339.33	\$870.42	\$94.95	\$110.75	\$446.21	\$285.43	\$191.67	\$339.90	\$2,339.33
06/28/24	06/03-06/03/24	\$3,704.80	\$0.00	(\$74.10)	\$0.00	\$3,630.70	\$1,350.92	\$147.36	\$171.88	\$692.53	\$443.00	\$297.48	\$527.53	\$3,630.70
<b>TOTAL</b>		<b>\$ 2,962,046.34</b>	<b>\$ (117,322.08)</b>	<b>\$ (56,894.50)</b>	<b>\$ 7,287.80</b>	<b>\$ 2,765,521.13</b>	<b>\$ 1,029,002.10</b>	<b>\$ 112,244.41</b>	<b>\$ 130,921.58</b>	<b>\$ 527,500.91</b>	<b>\$ 337,436.23</b>	<b>\$ 226,593.91</b>	<b>\$ 401,821.99</b>	<b>\$ 2,765,521.13</b>

100%	Net Percent Collected
\$ -	Balance Remaining to Collect

## SECTION 3

## EXHIBIT C

### FORMS OF REQUISITIONS

#### **TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2016 (Acquisition and Construction)**

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

- (A) Requisition Number: 51
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement: Transfer funds to Towne Park CDD 2020 3D
- (D) Amount Payable: \$ 0.21
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Transfer remaining fds to pay QGS inv # 18784-3
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:  
  
*Series 2016 Acquisition and Construction Account of the Acquisition and Construction Fund*

The undersigned hereby certifies that:


1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Series 2016 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the Cost of the Series 2016 Project;

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

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


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

**TOWNE PARK COMMUNITY  
DEVELOPMENT DISTRICT**

By:   
Responsible Officer  
Date: 7/1/24

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

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the Series 2016 Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

  
\_\_\_\_\_  
Consulting Engineer  
Date: 7/1/24

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



Invoice Number 18784-3

Invoice Date 06/19/2024	Customer ID 18784	Invoice ID 18784-3
Work Order	Ship Date	PO Number
7-5850 Riverstone , FL	Job Location:	

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

Payment Due Date  
07/04/2024

Item	Description	Quantity	UOM	Unit Price	Total
1	Invoice for Additional Paving, Milling, & Base @ Riverstone	1.00	LS	20,562.14	20,562.14
2	Per Attached Breakdown  Paid from 2020 3D \$13,338.63 Paid from 2019 3B \$4,361.74 Paid from 2019 3C \$0.01 Paid from 2016 \$0.21 Paid from 2018 2B \$73.81  TOTAL \$17,922.02  OWE \$ 2,640.12				

Amount Billed	\$20,562.14
Retainage Held	
<b>Total Due</b>	<b>\$20,562.14</b>



1450 S. Park Road  
Plant City, FL  
Ph: (813) 634-3326 Fax: (813) 634-1733

## Proposal-Request for CO

Proposal Submitted To:  
To: Towne Park CDD  
c/o GMSCLL, LLC  
219 E. Livingston Street  
Orlando, FL 32801

Work To Be Performed At  
Riverstone

QGS WO #7-5850

Date: 2/20/2024

Proposal/Request for CO No.: 1

	Units	UOM	Unit Price	Amount
<b>Additional Paving &amp; Milling Areas*</b>				
Milling	319.44	SY	\$ 14.04	\$ 4,484.94
Paving	319.44	SY	\$ 41.60	\$ 13,288.70
<b>Total for Additional Paving and Milling Areas</b>				<b>\$ 17,773.64</b>
<b>Additional Black Base Area:</b>				
4014 Spruce Creek				
4" Black Base	1	LS	\$ 2,788.50	\$ 2,788.50
<b>Total for Additional Black Base Area</b>				<b>\$ 2,788.50</b>
<b>Total Proposal/Request for CO Total</b>				<b>20,562.14</b>

**Notes: Areas for Milling and Paving:**

Medulla Near Lift Station - 51.67 SY

Near Brighton Beach 1: 733.33 SY

Near Brighton Beach 2: 117.78 SY

Clubhouse: 76.67 SY

\*\*\*\*\*As Indicated Above\*\*\*\*\*

With payments made as follows: **Per Contract**

Any alteration or deviation from the above specifications involving extra costs will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control.

The Purchaser: Hereby agrees that the contractor shall, at any time after ten (10) days of Purchaser's default in payment as hereby above provided, have the right to place liens and hire attorneys for the collection of the past due amount. All costs in collection and the additional cost of 10% APR interest will be due.

Note this proposal may be withdrawn by us if not accepted within 10 days.

### ACCEPTANCE OF PROPOSAL/REQUEST FOR CHANGE ORDER

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: \_\_\_\_\_  
Owner or Representative  
Signature: Rosalia Argon Peria  
QGS Development, Inc.

Date: \_\_\_\_\_  
Date: 2/20/2024

The first part of the paper discusses the importance of understanding the local context in which a project is implemented. This includes a thorough analysis of the social, economic, and cultural factors that may influence the success or failure of the intervention. It is essential to engage with the community from the outset, ensuring that their voices are heard and their needs are taken into account. This participatory approach not only fosters a sense of ownership and commitment among the community members but also helps to identify potential challenges and opportunities early on.

The second part of the paper explores the role of leadership and management in driving the project forward. Effective leadership is characterized by clear vision, strong communication, and the ability to inspire and motivate the team. Management, on the other hand, focuses on the practical aspects of the project, such as resource allocation, monitoring and evaluation, and risk management. Both leadership and management are crucial for ensuring that the project stays on track and achieves its intended goals.

The third part of the paper examines the importance of monitoring and evaluation (M&E) in assessing the impact of the project. M&E provides a systematic way to collect and analyze data, allowing project managers to track progress, identify areas for improvement, and demonstrate the value of the intervention to stakeholders. It is important to establish a robust M&E framework from the beginning, with clear indicators and a regular schedule for data collection and analysis.

The fourth part of the paper discusses the challenges and opportunities associated with implementing community-based projects. Some of the common challenges include limited resources, lack of community buy-in, and external factors that may hinder the project's progress. However, there are also many opportunities for success, such as the potential for sustainable change, improved community health and well-being, and the development of local capacity.

In conclusion, the paper emphasizes the need for a holistic and participatory approach to community-based projects. By understanding the local context, engaging the community, and implementing effective leadership and management practices, project managers can increase the likelihood of achieving their goals and creating a positive impact on the community.

## EXHIBIT C

### FORMS OF REQUISITIONS

#### TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2018 (ASSESSMENT AREA 2B PROJECT)

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Towne Park Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, as successor trustee (the "Trustee"), dated as of June 1, 2016, as supplemented by that certain Second Supplemental Trust Indenture dated as of June 1, 2018 (collectively, the "Assessment Area 2B Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Assessment Area 2B Indenture):

- (A) Requisition Number: **77**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to applicable Acquisition Agreement: **Transfer to Towne Park CDD 2020 3D**
- (D) Amount Payable: **\$73.81**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): **Transfer remaining fds to pay QGS inv # 18784-3**
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:
  - X Assessment Area 2B Project Acquisition and Construction Account.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against:
  - X Assessment Area 2B Project Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with:
  - X the Costs of the Assessment Area 2B Project.



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

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

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

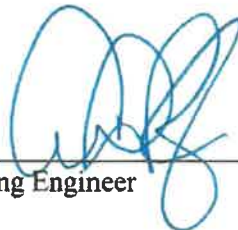
**TOWNE PARK  
COMMUNITY DEVELOPMENT DISTRICT**

By:   
Responsible Officer

Date: 7/1/24

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

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the Assessment Area 2B Project, and is consistent with: (i) the applicable Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

 7/1/24  
Consulting Engineer

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



Invoice Number 18784-3

Invoice Date 06/19/2024	Customer ID 18784	Invoice ID 18784-3
Work Order	Ship Date	PO Number
7-5850 Riverstone , FL	Job Location:	

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

Payment Due Date  
07/04/2024

Item	Description	Quantity	UOM	Unit Price	Total
1	Invoice for Additional Paving, Milling, & Base @ Riverstone	1.00	LS	20,562.14	20,562.14
2	Per Attached Breakdown  Paid from 2020 3D \$13,338.63 Paid from 2019 3B \$4,361.74 Paid from 2019 3C \$0.01 Paid from 2016 \$0.21 Paid from 2018 2B \$73.81  TOTAL \$17,922.02  OWE \$ 2,640.12				

Amount Billed \$20,562.14

Retainage Held

Total Due \$20,562.14



1450 S. Park Road  
Plant City, FL  
Ph: (813) 634-3326 Fax: (813) 634-1733

## Proposal-Request for CO

To: Proposal Submitted To:  
Towne Park CDD  
c/o GMSCLL, LLC  
219 E. Livingston Street  
Orlando, FL 32801

Work To Be Performed At  
Riverstone

QGS WO #7-5850

Date: 2/20/2024

Proposal/Request for CO No.: 1

	Units	UOM	Unit Price	Amount
<b>Additional Paving &amp; Milling Areas*</b>				
Milling	319.44	SY	\$ 14.04	\$ 4,484.94
Paving	319.44	SY	\$ 41.60	\$ 13,288.70
<b>Total for Additional Paving and Milling Areas</b>				<b>\$ 17,773.64</b>
<b>Additional Black Base Area:</b>				
4014 Spruce Creek				
4" Black Base	1	LS	\$ 2,788.50	\$ 2,788.50
<b>Total for Additional Black Base Area</b>				<b>\$ 2,788.50</b>
<b>Total Proposal/Request for CO Total</b>				<b>20,562.14</b>

**Notes: Areas for Milling and Paving:**

Medulla Near Lift Station - 51.67 SY

Near Brighton Beach 1: 733.33 SY

Near Brighton Beach 2: 117.78 SY

Clubhouse: 76.67 SY

\*\*\*\*\*As Indicated Above\*\*\*\*\*

With payments made as follows: **Per Contract**

Any alteration or deviation from the above specifications involving extra costs will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control.

The Purchaser: Hereby agrees that the contractor shall, at any time after ten (10) days of Purchaser's default in payment as hereby above provided, have the right to place liens and hire attorneys for the collection of the past due amount. All costs in collection and the additional cost of 10% APR interest will be due.

Note this proposal may be withdrawn by us if not accepted within 10 days.

### ACCEPTANCE OF PROPOSAL/REQUEST FOR CHANGE ORDER

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: \_\_\_\_\_  
Owner or Representative  
Signature: Rafaela Argon Peria  
QGS Development, Inc.

Date: \_\_\_\_\_  
Date: 2/20/2024

the 'information' and 'communication' fields. The 'information' field is defined as:

...the study of the nature, creation, organisation, storage, retrieval, dissemination and use of information, and the social, cultural, economic and political aspects of information systems and information science. (p. 1)

The 'communication' field is defined as:

...the study of the nature, creation, organisation, storage, retrieval, dissemination and use of communication, and the social, cultural, economic and political aspects of communication systems and communication science. (p. 1)

The 'information science' field is defined as:

...the study of the nature, creation, organisation, storage, retrieval, dissemination and use of information science, and the social, cultural, economic and political aspects of information science systems and information science. (p. 1)

The 'communication science' field is defined as:

...the study of the nature, creation, organisation, storage, retrieval, dissemination and use of communication science, and the social, cultural, economic and political aspects of communication science systems and communication science. (p. 1)

The 'information systems' field is defined as:

...the study of the nature, creation, organisation, storage, retrieval, dissemination and use of information systems, and the social, cultural, economic and political aspects of information systems systems and information systems. (p. 1)

The 'communication systems' field is defined as:

...the study of the nature, creation, organisation, storage, retrieval, dissemination and use of communication systems, and the social, cultural, economic and political aspects of communication systems systems and communication systems. (p. 1)

The 'information science systems' field is defined as:

...the study of the nature, creation, organisation, storage, retrieval, dissemination and use of information science systems, and the social, cultural, economic and political aspects of information science systems systems and information science systems. (p. 1)

The 'communication science systems' field is defined as:

...the study of the nature, creation, organisation, storage, retrieval, dissemination and use of communication science systems, and the social, cultural, economic and political aspects of communication science systems systems and communication science systems. (p. 1)

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...the study of the nature, creation, organisation, storage, retrieval, dissemination and use of information science systems systems, and the social, cultural, economic and political aspects of information science systems systems systems and information science systems systems. (p. 1)

The 'communication science systems systems' field is defined as:

## EXHIBIT C

### FORMS OF REQUISITIONS

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

(Acquisition and Construction)

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

- (A) Requisition Number: **116**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to applicable Acquisition Agreement: **Transfer to Towne Park CDD Series 20203D**
- (D) Amount Payable: **\$4,361.74**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments: Transfer remaining fds to pay QGS inv # 18784-3
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:  
  
X Assessment Area 3B Acquisition and Construction Account.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against:  
  
X Assessment Area 3B Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with:  
  
X the Costs of the Assessment Area 3B Project.

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

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

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

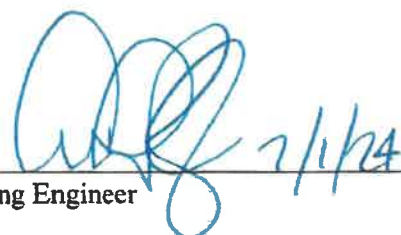
**TOWNE PARK  
COMMUNITY DEVELOPMENT DISTRICT**

By:   
Responsible Officer

Date: 7/1/24

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

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

  
Consulting Engineer



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



Invoice Number 18784-3

Invoice Date 06/19/2024	Customer ID 18784	Invoice ID 18784-3
Work Order	Ship Date	PO Number
7-5850 Riverstone , FL	Job Location:	

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

Payment Due Date  
07/04/2024

Item	Description	Quantity	UOM	Unit Price	Total
1	Invoice for Additional Paving, Milling, & Base @ Riverstone	1.00	LS	20,562.14	20,562.14
2	Per Attached Breakdown				
	Paid from 2020 3D \$13,338.63				
	Paid from 2019 3B \$4,361.74				
	Paid from 2019 3C \$0.01				
	Paid from 2016 \$0.21				
	Paid from 2018 2B \$73.81				
	TOTAL \$17,922.02				
	OWE \$ 2,640.12				

Amount Billed \$20,562.14

Retainage Held

Total Due \$20,562.14



1450 S. Park Road  
Plant City, FL  
Ph: (813) 634-3326 Fax: (813) 634-1733

## Proposal-Request for CO

To: Proposal Submitted To:  
Towne Park CDD  
c/o GMSCLL, LLC  
219 E. Livingston Street  
Orlando, FL 32801

Work To Be Performed At  
Riverstone

QGS WO #7-5850

Date: 2/20/2024

Proposal/Request for CO No.: 1

	Units	UOM	Unit Price	Amount
<b>Additional Paving &amp; Milling Areas*</b>				
Milling	319.44	SY	\$ 14.04	\$ 4,484.94
Paving	319.44	SY	\$ 41.60	\$ 13,288.70
<b>Total for Additional Paving and Milling Areas</b>				<b>\$ 17,773.64</b>
<b>Additional Black Base Area:</b>				
4014 Spruce Creek				
4" Black Base	1	LS	\$ 2,788.50	\$ 2,788.50
<b>Total for Additional Black Base Area</b>				<b>\$ 2,788.50</b>
<b>Total Proposal/Request for CO Total</b>				<b>20,562.14</b>

**Notes: Areas for Milling and Paving:**

Medulla Near Lift Station - 51.67 SY

Near Brighton Beach 1: 733.33 SY

Near Brighton Beach 2: 117.78 SY

Clubhouse: 76.67 SY

\*\*\*\*\*As Indicated Above\*\*\*\*\*

With payments made as follows: **Per Contract**

Any alteration or deviation from the above specifications involving extra costs will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control.

The Purchaser: Hereby agrees that the contractor shall, at any time after ten (10) days of Purchaser's default in payment as hereby above provided, have the right to place liens and hire attorneys for the collection of the past due amount. All costs in collection and the additional cost of 10% APR interest will be due.

Note this proposal may be withdrawn by us if not accepted within 10 days.

### ACCEPTANCE OF PROPOSAL/REQUEST FOR CHANGE ORDER

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: \_\_\_\_\_  
Owner or Representative  
Signature: Rafaela Argon Peria  
QGS Development, Inc.

Date: \_\_\_\_\_  
Date: 2/20/2024



## EXHIBIT C

### FORMS OF REQUISITIONS

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

(Acquisition and Construction)

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

- (A) Requisition Number: **64**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to applicable Acquisition Agreement: **Transfer to Towne Park CDD 2020 3D**
- (D) Amount Payable: **\$0.01**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): **Transfer remaining fds to pay QGS inv # 18784-3**
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:
  - X Assessment Area 3C Acquisition and Construction Account.

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against:
  - X Assessment Area 3C Acquisition and Construction Account;
- 3. each disbursement set forth above was incurred in connection with:
  - X the Costs of the Assessment Area 3C Project.

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

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

Attached hereto or on file with the District are copies of the invoice(s) or applicable contracts from the vendor of the property acquired or the services rendered, as well as applicable conveyance instruments (e.g. deed(s), bill(s) of sale, easement(s), etc.) with respect to which disbursement is hereby requested.

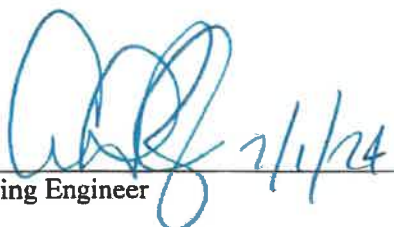
**TOWNE PARK  
COMMUNITY DEVELOPMENT DISTRICT**

By:   
Responsible Officer

Date: 7/1/24

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

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

  
Consulting Engineer

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



Invoice Number 18784-3

Invoice Date 06/19/2024	Customer ID 18784	Invoice ID 18784-3
Work Order	Ship Date	PO Number
7-5850 Riverstone , FL	Job Location:	

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

Payment Due Date  
07/04/2024

Item	Description	Quantity	UOM	Unit Price	Total
1	Invoice for Additional Paving, Milling, & Base @ Riverstone	1.00	LS	20,562.14	20,562.14
2	Per Attached Breakdown				
	Paid from 2020 3D \$13,338.63				
	Paid from 2019 3B \$4,361.74				
	Paid from 2019 3C \$0.01				
	Paid from 2016 \$0.21				
	Paid from 2018 2B \$73.81				
	TOTAL \$17,774.40				
	OWE \$ 2,787.74				

Amount Billed \$20,562.14

Retainage Held

Total Due \$20,562.14



1450 S. Park Road  
Plant City, FL  
Ph: (813) 634-3326 Fax: (813) 634-1733

## Proposal-Request for CO

To: Proposal Submitted To:  
Towne Park CDD  
c/o GMSCLL, LLC  
219 E. Livingston Street  
Orlando, FL 32801

Work To Be Performed At  
Riverstone

QGS WO #7-5850

Date: 2/20/2024

Proposal/Request for CO No.: 1

	Units	UOM	Unit Price	Amount
<b>Additional Paving &amp; Milling Areas*</b>				
Milling	319.44	SY	\$ 14.04	\$ 4,484.94
Paving	319.44	SY	\$ 41.60	\$ 13,288.70
<b>Total for Additional Paving and Milling Areas</b>				<b>\$ 17,773.64</b>
<b>Additional Black Base Area:</b>				
4014 Spruce Creek				
4" Black Base	1	LS	\$ 2,788.50	\$ 2,788.50
<b>Total for Additional Black Base Area</b>				<b>\$ 2,788.50</b>
<b>Total Proposal/Request for CO Total</b>				<b>20,562.14</b>

**Notes: Areas for Milling and Paving:**

Medulla Near Lift Station - 51.67 SY

Near Brighton Beach 1: 733.33 SY

Near Brighton Beach 2: 117.78 SY

Clubhouse: 76.67 SY

\*\*\*\*\*As Indicated Above\*\*\*\*\*

With payments made as follows: **Per Contract**

Any alteration or deviation from the above specifications involving extra costs will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control.

The Purchaser: Hereby agrees that the contractor shall, at any time after ten (10) days of Purchaser's default in payment as hereby above provided, have the right to place liens and hire attorneys for the collection of the past due amount. All costs in collection and the additional cost of 10% APR interest will be due.

Note this proposal may be withdrawn by us if not accepted within 10 days.

### ACCEPTANCE OF PROPOSAL/REQUEST FOR CHANGE ORDER

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: \_\_\_\_\_  
Owner or Representative  
Signature: Rafaela Argon Peria  
QGS Development, Inc.

Date: \_\_\_\_\_  
Date: 2/20/2024



## **EXHIBIT C**

### **FORMS OF REQUISITIONS**

#### **TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2020 (ASSESSMENT AREA 3D PROJECT)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Towne Park Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture dated as of June 1, 2016, as supplemented by that certain Sixth Supplemental Trust Indenture dated as of December 1, 2020 (collectively, the "Assessment Area 3D Indenture") each by and between the District and U.S. Bank National Association, as trustee (all capitalized terms used herein shall have the meaning ascribed to such term in the Assessment Area 3D Indenture):

- (A) Requisition Number: 110
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to applicable Acquisition Agreement: QGS Development
- (D) Amount Payable: \$17,774.40
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 18784-3 - Additional Paving, Milling & Base
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

X Assessment Area 3D Acquisition and Construction Account.

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against:
  - X Assessment Area 3D Acquisition and Construction Account;
- 3. each disbursement set forth above was incurred in connection with:
  - X the Costs of the Assessment Area 3D Project.

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

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

Attached hereto or on file with the District are copies of the invoice(s) or applicable contracts from the vendor of the property acquired or the services rendered, as well as applicable conveyance instruments (e.g. deed(s), bill(s) of sale, easement(s), etc.) with respect to which disbursement is hereby requested.

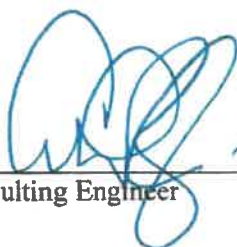
**TOWNE PARK  
COMMUNITY DEVELOPMENT DISTRICT**

By:   
Responsible Officer

Date: 7/1/24

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

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

  
Consulting Engineer 7/1/24



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



Invoice Number 18784-3

Invoice Date 06/19/2024	Customer ID 18784	Invoice ID 18784-3
Work Order	Ship Date	PO Number
7-5850 Riverstone , FL	Job Location:	

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

Payment Due Date  
07/04/2024

Item	Description	Quantity	UOM	Unit Price	Total
1	Invoice for Additional Paving, Milling, & Base @ Riverstone	1.00	LS	20,562.14	20,562.14
2	Per Attached Breakdown				
	Paid from 2020 3D \$13,338.63				
	Paid from 2019 3B \$4,361.74				
	Paid from 2019 3C \$0.01				
	Paid from 2016 \$0.21				
	Paid from 2018 2B \$73.81				
	TOTAL \$17,774.40				
	OWE \$ 2,787.74				

Amount Billed \$20,562.14

Retainage Held

Total Due \$20,562.14





1450 S. Park Road  
Plant City, FL  
Ph: (813) 634-3326 Fax: (813) 634-1733

## Proposal-Request for CO

To: Proposal Submitted To:  
Towne Park CDD  
c/o GMSCLL, LLC  
219 E. Livingston Street  
Orlando, FL 32801

Work To Be Performed At  
Riverstone

QGS WO #7-5850

Date: 2/20/2024

Proposal/Request for CO No.: 1

	Units	UOM	Unit Price	Amount
<b>Additional Paving &amp; Milling Areas*</b>				
Milling	319.44	SY	\$ 14.04	\$ 4,484.94
Paving	319.44	SY	\$ 41.60	\$ 13,288.70
<b>Total for Additional Paving and Milling Areas</b>				<b>\$ 17,773.64</b>
<b>Additional Black Base Area:</b>				
4014 Spruce Creek				
4" Black Base	1	LS	\$ 2,788.50	\$ 2,788.50
<b>Total for Additional Black Base Area</b>				<b>\$ 2,788.50</b>
<b>Total Proposal/Request for CO Total</b>				<b>20,562.14</b>

**Notes: Areas for Milling and Paving:**

Medulla Near Lift Station - 51.67 SY

Near Brighton Beach 1: 733.33 SY

Near Brighton Beach 2: 117.78 SY

Clubhouse: 76.67 SY

\*\*\*\*\*As Indicated Above\*\*\*\*\*

With payments made as follows: **Per Contract**

Any alteration or deviation from the above specifications involving extra costs will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control.

The Purchaser: Hereby agrees that the contractor shall, at any time after ten (10) days of Purchaser's default in payment as hereby above provided, have the right to place liens and hire attorneys for the collection of the past due amount. All costs in collection and the additional cost of 10% APR interest will be due.

Note this proposal may be withdrawn by us if not accepted within 10 days.

### ACCEPTANCE OF PROPOSAL/REQUEST FOR CHANGE ORDER

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: \_\_\_\_\_  
Owner or Representative  
Signature: Rafaela Argon Peria  
QGS Development, Inc.

Date: \_\_\_\_\_  
Date: 2/20/2024