

***Towne Park
Community Development District***

Agenda

September 3, 2024

AGENDA

Towne Park

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

August 27, 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, September 3, 2024, at 4:00 PM** at the **Towne Park Amenity Center #1, 3883 White Ibis Road, Lakeland, FL 33811.**

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

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

Zoom Call-In Information: 646 931 3860

Meeting ID: 828 7987 3433

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the August 6, 2024 Board of Supervisors Meeting
4. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of 2024/2025 Janitorial Maintenance Renewal
 - ii. Consideration of 2024/2025 Pool Maintenance Services Renewal
 - iii. Consideration of Proposal for Front Entrance Landscape Enhancement
 - iv. Consideration of Proposals for Medulla Landscape Enhancement
 - v. Consideration of Erosion Repair at 4116 Red Fern Lane
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
5. Supervisors Requests
6. 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, **August 6, 2024**, at 6:00 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	Chairman
Jennifer Tidwell <i>by Zoom</i>	Vice Chairperson
Tom Zimmerman	Assistant Secretary
Roger Runyon	Assistant Secretary
Zabrina Sides	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Meredith Hammock <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Alan Rayl	District Engineer, Rayl Engineering
Allen Bailey	Field Operations, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order and called the roll. Four Board members were in attendance in person constituting a quorum. Supervisor Tidwell 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. There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of July 2, 2024 Board of Supervisors Meeting

Ms. Adams presented the minutes from the July 2, 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. The Board had no changes to the minutes.

On MOTION by Mr. Jones, seconded by Mr. Runyon, with all in favor, the Minutes of the July 2, 2024 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Review of Updated Survey in the Vicinity of Keaton Springs

Ms. Adams noted that this is an issue that the Board has reviewed on several occasions. The District management team was contacted by residents of Keaton Springs who were having trouble with drainage and proper flow of water from their backyards. It was discovered that there were several fences and other hardscape installed in the District’s drainage easement. In order to restore the easement to proper waterflow, the Board directed that the encroachments should be removed. There were letters that were provided to the property owners requiring removal of the encroachments. There was a secondary inspection by District Engineer. During that inspection, he perceived that it is possible that there are still encroachments in the area. The Board then authorized staff to secure an additional survey. That survey is published in the agenda package for Board review.

Mr. Rayl summarized that report for the Board including lots that moved or removed fences and noting lots that have not cleared the 20-foot easement. Ms. Hammock stated that if there are going to be any encroachments remaining in an easement, she recommends, at minimum, there be a license agreement between the District and the owner setting out the terms of the use of that easement, like the license agreement for other easement variances authorized by the District. She offered to answer any questions from Board members and discussion continued. Board consensus was to defer this matter to a future meeting until they can gather more information and feedback from property owners.

FIFTH ORDER OF BUSINESS

Discussion of Easement Appeals

Ms. Adams noted that in April the Board adopted a policy whereby property owners who wanted to install hardscape into an easement in favor of the District, would have the opportunity to apply for an easement variance. If an easement variance is granted by the District, there would be a recorded agreement that would be filed with the county records protecting both the District as well as the property owner. There have been several applications in the recent months.

A. 4176 Red Fern Lane

Ms. Adams presented the application for 4176 Red Fern Lane and noted that the materials are included in the agenda packet on page 15. Mr. Michael Lucido, the property, owner spoke on his request to the Board. The District engineer had previously reviewed the plans and on June 4th provided a letter of recommendation to deny the easement variance. He is now appealing the denial and after his presentation to the Board there was lengthy discussion followed by a motion to revoke the denial and approve the installation of a fence subject to agreement of the terms prepared by District Counsel.

On MOTION by Ms. Sides, seconded by Mr. Jones, with all in favor, Revoking the Denial for 4176 Red Fern Lane and Approving Installation Subject to Agreement Terms, was approved.

B. 5287 White Egret Lane

Ms. Adams stated that the resident was in attendance via Zoom and Mr. Ben Hardin presented his easement appeal for 5287 White Egret Lane. The communication and letters from the resident and staff are provided in the agenda package. Mr. Hardin spoke to the Board regarding their reasoning for a fence. After discussion, the Board's suggestion would be for the resident to resubmit an application for a fence design with the provided encroachment information. No action was needed at this time. As staff has already collected the \$75 application fee from Mr. Hardin, he will not need to pay another fee for the resubmission. As long as the resubmission meets the discussed conditions, the Board agreed that District staff was authorized to approve the encroachment subject to agreement terms.

C. 5320 White Egret Lane

Ms. Adams presented the easement appeal from Mr. Patrick Miller and Ms. Kelcey Paris who were in attendance in person while Mr. Mark Paris attended via Zoom. After Board and staff discussion with the residents the Board agreed to revoke and approve installations subject to agreement terms provided by District Counsel.

On MOTION by Ms. Sides, seconded by Mr. Jones, with all in favor, the, Revoking the Denial for 5320 White Egret Lane and Approving Installation Subject to Agreement Terms, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Agreement for August Food Truck Event – ADDED

Ms. Adams noted that the request from the vendor can be found in the agenda packet, and she is requesting to use CDD property for the purpose of a food truck rally on August 31st from 11:00 a.m. until 1:30 p.m. Included in the agenda packet is the standard form license agreement that has been used for previous food truck events that the Board has approved in the past.

On MOTION by Ms. Sides, seconded by Mr. Zimmerman, with all in favor, the Agreement for August Food Truck Event, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock had nothing further for the Board and offered to answer any questions. There was a question about existing fence encroachments and Board direction was for staff to start identifying all easement encroachments that have been brought to the Board’s attention as recommended by District Counsel.

B. Engineer

Mr. Rayl stated that there was a reminder on his calendar for a six-month walk through on the roadways as part of the right of way conveyance from the District to the City. He advised there is no longer a need for that due to the warranty being assigned to the City.

C. Field Manager’s Report

Mr. Bailey presented the Field Manager’s report which can be found in the agenda package.

i. Consideration of Proposal for Solar Lights at Amenity 2

Mr. Bailey presented the proposal for solar lights around the amenity to help with nighttime security. He presented a map with the locations of the lights with a total cost of \$2,426.25. After Board discussion there was a motion of approval.

On MOTION by Mr. Runyon, seconded by Ms. Sides, with all in favor, the Proposal for Solar Lights at Amenity 2, was approved.

ii. Consideration of Proposal for Front Entrance Landscape Enhancement

Mr. Bailey presented a proposal from Prince & Sons for front entrance landscape enhancements. There was no action at this time. Mr. Bailey will bring other options to a future meeting.

iii. Consideration of Proposal for Medulla Landscape Enhancement

Mr. Bailey presented a proposal for Medulla landscape enhancements. No action was taken at this time. Mr. Bailey will come back with other options for enhancements and the Board will consider them at a later date.

iv. Consideration of Proposal for Table/Bench Frame Replacement

Mr. Bailey presented the proposals for the table/bench frame replacement totaling \$863.80. After discussing the two options for frame replacement and total replacement the Board made a motion to approve the replacement of the frame.

On MOTION by Mr. Jones, seconded by Ms. Sides, with all in favor, the Proposal for Table/Bench Frame Replacement, was approved.

v. Consideration of Proposal for Table/Bench Complete Replacement

Mr. Bailey presented the cost for a complete table/bench replacement totaling \$1,923.65. This proposal was not approved by the Board.

D. District Manager's Report

i. Approval of the Check Register

Ms. Adams presented the check register on page 82 of the agenda from June 1st through July 19th totaling \$78,497.77.

On MOTION by Mr. Jones, seconded by Mr. Zimmerman, with all in favor, the Check Register totaling \$78,497.77, was approved.

ii. Balance Sheet and Income Statement

Ms. Adams reviewed the unaudited financials through the end of June. The District is fully collected on the tax roll and at the time the Board is under budget in all expense categories. This is for informational purposes only; no action was required by the Board.

iii. Ratification of Requisitions No. 51, 64, 77, 110 and 116

Ms. Adams presented bond requisitions that are included in the agenda packet regarding payment for right of way maintenance and offered to answer any questions. There being none, there was a motion of approval.

On MOTION by Mr. Jones, seconded by Mr. Runyon, with all in favor, Requisitions No, 51, 64, 77, 110, and 116, were ratified.

EIGHTH ORDER OF BUSINESS

Supervisors Requests & Public Comment

Ms. Adams asked for any Supervisor’s requests or public comments. There was one Supervisor’s comment thanking residents before moving onto the next item.

NINTH ORDER OF BUSINESS

Adjournment

At this time, upon a vote of the Board, the meeting was adjourned.

On MOTION by Mr. Jones, seconded by Mr. Runyon, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION C

Towne Park CDD

Field Management Report



September 3th, 2024

Allen Bailey – Field Services Manager

GMS

Completed

Amenity Two Solar Lights



- ✚ The proposed solar lights have been installed around amenity two for increase security.

Amenity Two Security Camera



- ✚ The second camera has been installed at amenity two.
- ✚ This will help with visibility over the whole amenity.

Completed

Amenity One Modem



- ✚ The modem was found unusable. Spectrum swapped it out and had to bury a new line as the old line was damaged.

Arlington River Pillars Paint Touch Up



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

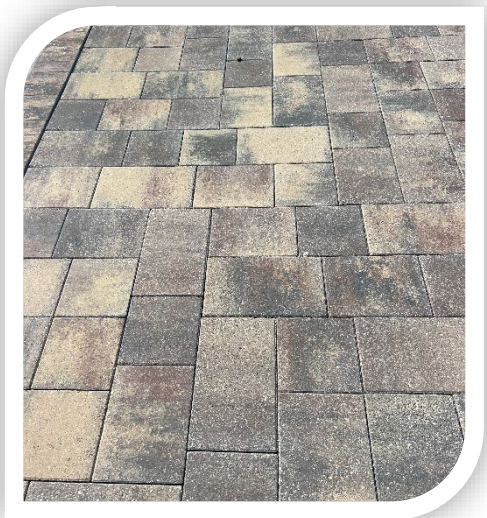
Complete

Storm Fence Repair



✚ The hurricane that passed did minor damage to fences. These have been repairs.

Amenity One Pavers



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

Complete

Hydrilla Treatment



- ✚ The aquatics vendor is treat ponds 2 and 6 for Hydrilla that has spread.
- ✚ These ponds are located on the backside of Red Fern and the backside of Peregrine Way.

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.

Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-460-4424, or by email at abailey@gmscfl.com. Thank you.

Respectfully,
Allen Bailey

SECTION 1

E & A Cleaning, Inc.

"A Professional Service Company"

Commercial Cleaning Specialists
Free Estimates
Janitorial Cleaning
Carpet Cleaning

Licensed, Bonded, & Insured
Catering the Service of Cleaning
Medical O.R. Cleaning
Floor Stripping & Waxing

Commercial Proposal

Schedule A

July 31, 2024

Clayton Smith
GMS Management
1133 Marbella Plaza Drive.
Tampa, FL 33619

Thank you for the time and interest afforded to us concerning the housekeeping of your pool facility. Enclosed is our proposal for a professionally operated janitorial cleaning service along with a schedule for areas included.

Our total monthly fee represents your only cost and is inclusive of all:

- LABOR
- TRAINING and SUPERVISION
- EQUIPMENT and MATERIALS
- PAYROLL, PAYROLL TAXES, INSURANCES, etc.

E & A Cleaning, Inc. has over twenty years of experience in the janitorial cleaning industry and we find there to be usually two kinds of cleaning companies: 1) the small devoted franchise or start-up business that can handle only up to a certain level of responsibility because of a limited ability in the areas of floor maintenance and specialized cleanings. OR 2) the enormous and impersonal Fortune 500 company that is overflowing with equipment and procedures, but neglects to invest resources in their people, which results in high turnover and frustration for the customer.

We find ourselves in the middle of these two options by being able to retain fully trained, well compensated, motivated cleaning teams equipped with the materials to provide a service level exceeding our closest competitors. Our company is privately owned and operated with fully engaged and experienced administration and management. Our desire is to continue broadening our knowledge of cleaning industry solutions through regular education and appropriate certifications, while remaining open to advice and recommendations that will equip us to serve you better in the future.

Please do not hesitate to contact us for any additional information necessary while reviewing our proposal. We can be reached at (863) 644-4927. We look forward to being of service to you.

Sincerely,



Eric Torres
President & Owner

E & A Cleaning, Inc.

POLICIES AND PROCEDURES

I. SUPERVISION

- A. E&A Cleaning will stay in close contact with the management concerning all work performed.
- B. All E&A Cleaning personnel will be trained and supervised to perform to the best of their ability in order to accomplish the cleaning you deserve.
- C. All personnel will be checked regularly as to performances and ability to maintain E&A Cleaning standards.

II. WAGE SCALE

- A. All personnel will be paid no less than minimum wage scale as required by Federal Law.
- B. Work hours, workweek, job methods, procedures, pay periods, and pay scale will be thoroughly explained to all personnel.

III. SECURITY PROCEDURES AND INSURANCE

- A. E&A Cleaning will check to insure that the building is properly secured before they leave the building.
- B. E&A Cleaning will provide all necessary insurance and bonds on all of its personnel.
- C. E&A Cleaning employees will be in uniform and have picture ID cards.

IV. SCHEDULED INSPECTIONS OF FACILITIES

- A. A field supervisor will carry out a facility inspection on each account in a given month.
- B. The inspector will be checking the general cleanliness of the facility as well as specific details that are itemized in the client's contract. The client, or his/her designee will be asked to sign each inspection sheet upon completion and the night crew will be advised of any findings on the same business day.

E&A Cleaning agrees to furnish all equipment, tools, and paraphernalia necessary for the performance of the duties. The duties being to maintain the Named Areas in a neat, clean, and orderly condition as outlined in Schedule A. SDS paperwork will be provided for all chemicals that E & A Cleaning, Inc. uses to accomplish necessary work.

E & A Cleaning, Inc.

CLEANING SPECIFICATIONS

(3 Days Per Week-Monday, Wednesday, Friday)

Job Address- 3883 White Ibis Road, Lakeland, FL 33811

- **Town Park CDD Amenity #1**

Job Address- 3768 Peregrine Way, Lakeland, FL 33811

- **Amenity #2**

DAILY CLEANING (unless otherwise noted)

A. POOL AREA: (Underneath Canopy Area Only)

1. Pool deck will be swept.
2. Lounge chairs will be wiped clean and left properly arranged.
3. Tables will be wiped clean with a disinfectant.
4. Chairs will be wiped clean with a disinfectant.
5. Drinking fountains will be cleaned and polished.
6. Cobwebs will be removed in corners & ceiling.

B. RESTROOMS:

1. Empty trash receptacles and replace liners*.
2. Scour and sanitize all sinks. Clean and polish mirrors.
3. Clean/refill all towel*, tissue* and hand soap* dispensers.
4. Toilets will be cleaned and sanitized in/out.
5. Spot clean and sanitize partitions, top of mirrors and frames.
6. Remove splash marks from walls around basins.
7. Disinfect all light switches and door handles.
8. Cobwebs will be removed from corners.
9. Sweep, damp mop and rinse restroom floors with a disinfectant solution.

C. RENTAL SPACE: (As Requested)

1. Entry way doors will be cleaned inside and out.
2. Cob webs will be removed from exterior entry ways, and spot checked on the inside.
3. All floors will be swept and mopped with the proper neutral floor cleaner.
4. All windows and windowsills will be cleaned inside and out.
5. All lights and fixtures will be dusted off.
6. Kitchen counters will be wiped clean and disinfected.
7. All stainless-steel appliances will be polished.

D. DOGGIE STATIONS

1. Service all 4 doggie stations -Remove trash and put in new liners (Liners Provided by GMS)

***Supplied by Client or can be purchased separately from E & A Cleaning Supplies and invoiced to Client separate from "Schedule A". Price list provided upon request.**

OTHER SERVICES

- A. Defective or inoperable building equipment shall be brought to the attention of the Client, such as:
1. Leakage of problem plumbing.
 2. Defective lights or lighting.
 3. Doors and/or gates not properly secured.
 4. Other circumstances that affect the security or maintenance of the facility.
- B. The following services are priced separately from Schedule A unless already included.
1. Pressure washing.
 2. Lawn maintenance.
 3. Emergency water extraction.
 4. High-rise window cleaning.
 5. Janitorial supplies.

FEE PER MONTH: \$855.00

DOGGIE STATION FEE PER MONTH: \$375.00

RENTAL SPACE FEE PER CLEANING: \$150.00

“The Bitterness Of Poor Quality Remains Long After The Sweetness Of Low Cost Disappears”

Custodial Service Agreement

This agreement is made and entered into on **October 1, 2024**, by and between **GMS Management – (“Company”)** and **E & A Cleaning, Inc., (“Contractor”)**.

In consideration of the mutual promises, understandings, covenants and undertakings set out below, the parties hereto hereby agree as follows:


- Services.** In accordance with the terms and conditions set forth herein, the Contractor shall provide Company with building custodial, maintenance, services and supplies. All work shall be performed by Contractor in a good and workmanlike manner. Company shall have no right to direct or instruct persons employed or hired by Contractor in the performance of the services herein enumerated.
- Terms.** The term of this Agreement shall be from **October 1, 2024** to **September 30, 2025**. This Agreement shall be for a term of twelve months commencing **October 1, 2024**. Either party shall have the privilege, with or without cause, to terminate this Agreement at any time upon 30 days prior written notice to the other party. This Agreement shall automatically renew itself for additional terms of twelve consecutive calendar months (unless otherwise stipulated in writing) at the expiration of any then current Term, unless and until, either party provides written notice of cancellation to the other party 30 days prior to the end of any then current Term.
- Compensation.** Company agrees to pay to Contractor **\$1,230.00** per month for service rendered in the twelve months of the term. Any additional services requested by Company shall be performed in a timely manner upon approval. Payment shall be due and payable by the first day of each month beginning **October 1, 2024** and on the first day of each month thereafter. Sales tax applies to all cleaning services. If Sales Tax Exempt, you must provide Sales Tax Exemption Certificate.
- Insurance.** Contractor shall carry worker’s compensation insurance as required by state law. Contractor shall carry general comprehensive and liability insurance in amounts no less than \$1,000,000.00 Contractor shall have Company named as certificate holder on its insurance policies; and, shall have a notice of cancellation provision ensuring no less than ten days prior written notice from the carrier to Company before cancellation of said policy. Prior to the commencement of this Agreement, Contractor shall have its insurance carrier provide an appropriate Certificate of Insurance directly to Company evidencing compliance with terms of this paragraph.
- Notice.** Notice as permitted or required under this Agreement may be sent to the parties at the addresses set forth below, or as specified in writing, from time to time, by the party to whom notice is to be sent to; and, shall be given in writing, by certified mail, return receipt requested. Initial addresses are as follows:

To Company: **GMS Management- 1133 Marbella Plaza Drive, Tampa, FL 33619**
To Contractor: **E & A Cleaning, Inc. - 529 West Brannen Road, Lakeland, FL 33813**

- Employment.** Company shall not solicit or accept a request for employment of any employee or subcontractor of Contractor during the Term of this Agreement, any extension thereof, or for 12 months after the termination of this Agreement for any reason.
- Modification.** Modifications to this Agreement must be in writing and signed by both parties. In Witness whereof, the parties hereto have caused their names to sign hereto by their respective authorized representative, the day and year first hereinabove written.

Contractor:

Company:

By:  _____

By: _____

SECTION 2



PRICE INCREASE TO POOL SERVICE FOR 2025

As discussed, please see the request to increase pool service at Town Park to \$3625.

This is a 5% increase due to chemicals and staffing costs and cost of inflation for the products we purchase to service the pools. I hope you will be able to accommodate this increase.

Please feel free to discuss this with me if there are any issues.

Thank you.

Simon McDonnell

Director of Operations

Resort Pool Services

SECTION 3



200 S. F. Street
Haines City, Florida 33844

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

Polk County License # 214815

Date: August 21, 2024

SUBMITTED TO:

Allen Baily
6200 Lee Vistga Blvd
Suite 300
Orlando fl. 332822
Phone: 1-407-560-4424
Email: abailey@gmscf.com

Job Name / Location:

Town Park CDD
3883 White Egret Lane
Lakeland Fl. 33811

Main Entrance Right and Left Landscape Pic 1

	Qty	Unit	Unit Cost	TOTAL
Removal and Disposal	1		\$1,125.00	\$1,125.00
Sable Palms	12	10-12'	\$481.50	\$5,778.00
Pygmy Date Palms	2	4-5'	\$481.50	\$963.00
Crinum Lilly	12	7 Gal.	\$97.00	\$1,164.00
Dwarf Red Ixora	30	3 Gal.	\$19.00	\$570.00
Crotons	19	3 Gal.	\$19.00	\$361.00
Mini Pine Bark	11	Cy	\$55.00	\$605.00
Arbicolos	40	3 Gal.	\$19.00	\$760.00
Drip Irrigation	1		\$750.00	\$750.00
			Total:	\$11,471.00

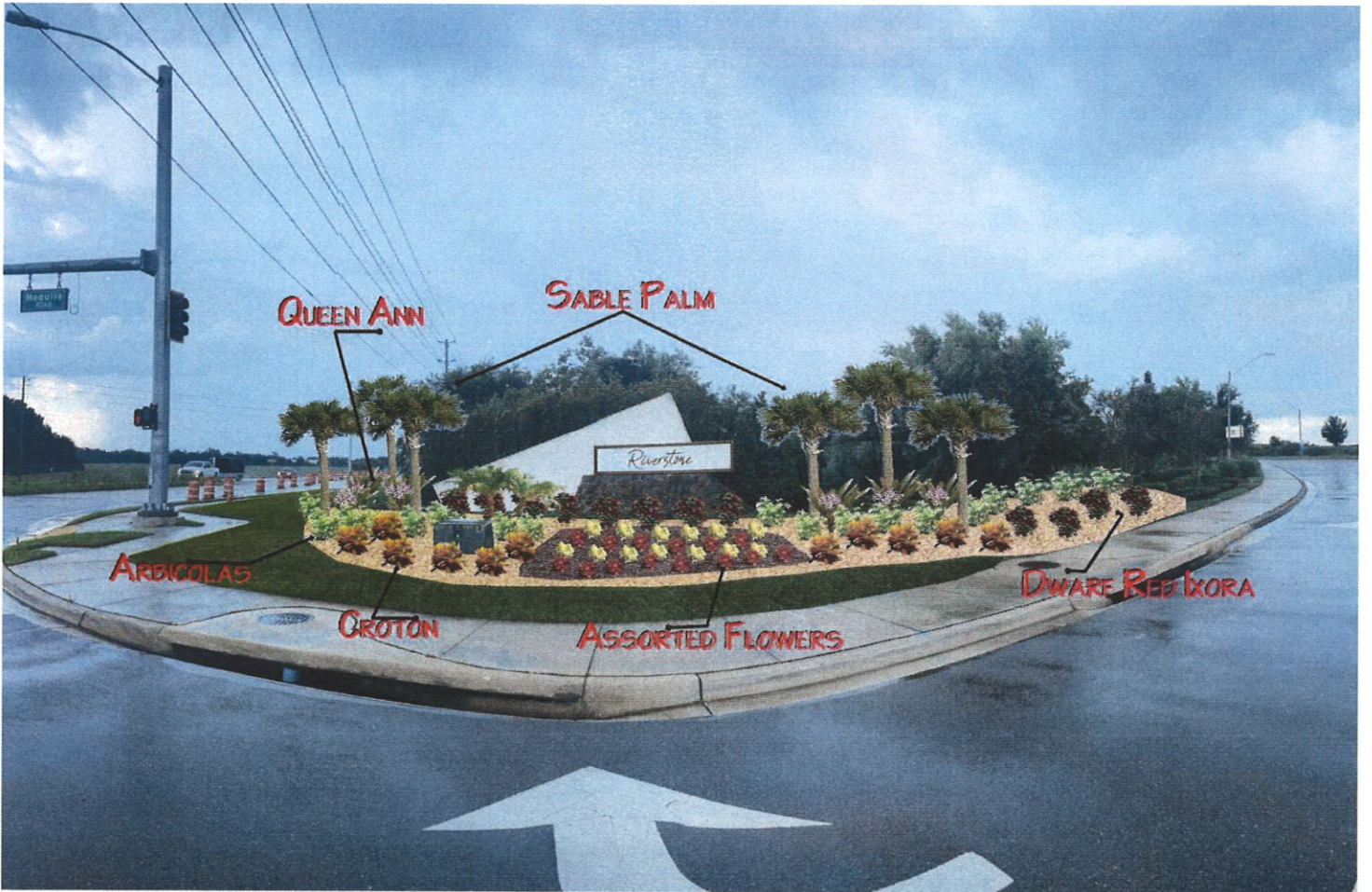
The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees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

Submitted by: Harold Simmons

Date: August 21, 2024

Accepted by: _____

Date Accepted: _____





200 S. F. Street
Haines City, Florida 33844

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

Polk County License # 214815

Date: August 21, 2024

SUBMITTED TO:

Allen Baily
6200 Lee Vistga Blvd
Suit 300
Orlando fl. 332822
Phone: 1-407-560-4424
Email: abailey@gmscfl.com

Job Name / Location:

Town Park CDD
3883 White Egret Lane
Lakeland Fl. 33811

Main Entrance Right and Left Landscape Pic 2

	Qty	Unit	Unit Cost	TOTAL
Removal and Disposal	1		\$1,125.00	\$1,125.00
FoxTail Palms	12	30 Gal.	\$481.50	\$5,778.00
Pygmy Date Palms	2	4-5'	\$481.50	\$963.00
Crinum Lilly	12	7 Gal.	\$97.00	\$1,164.00
Dwarf Red Ixora	30	3 Gal.	\$19.00	\$570.00
Crotons	19	3 Gal.	\$19.00	\$361.00
Mini Pine Bark	11	cy	\$55.00	\$605.00
Arbicolos	40	3 Gal.	\$19.00	\$760.00
Drip Irrigation	1		\$750.00	\$750.00
			Total:	\$11,471.00

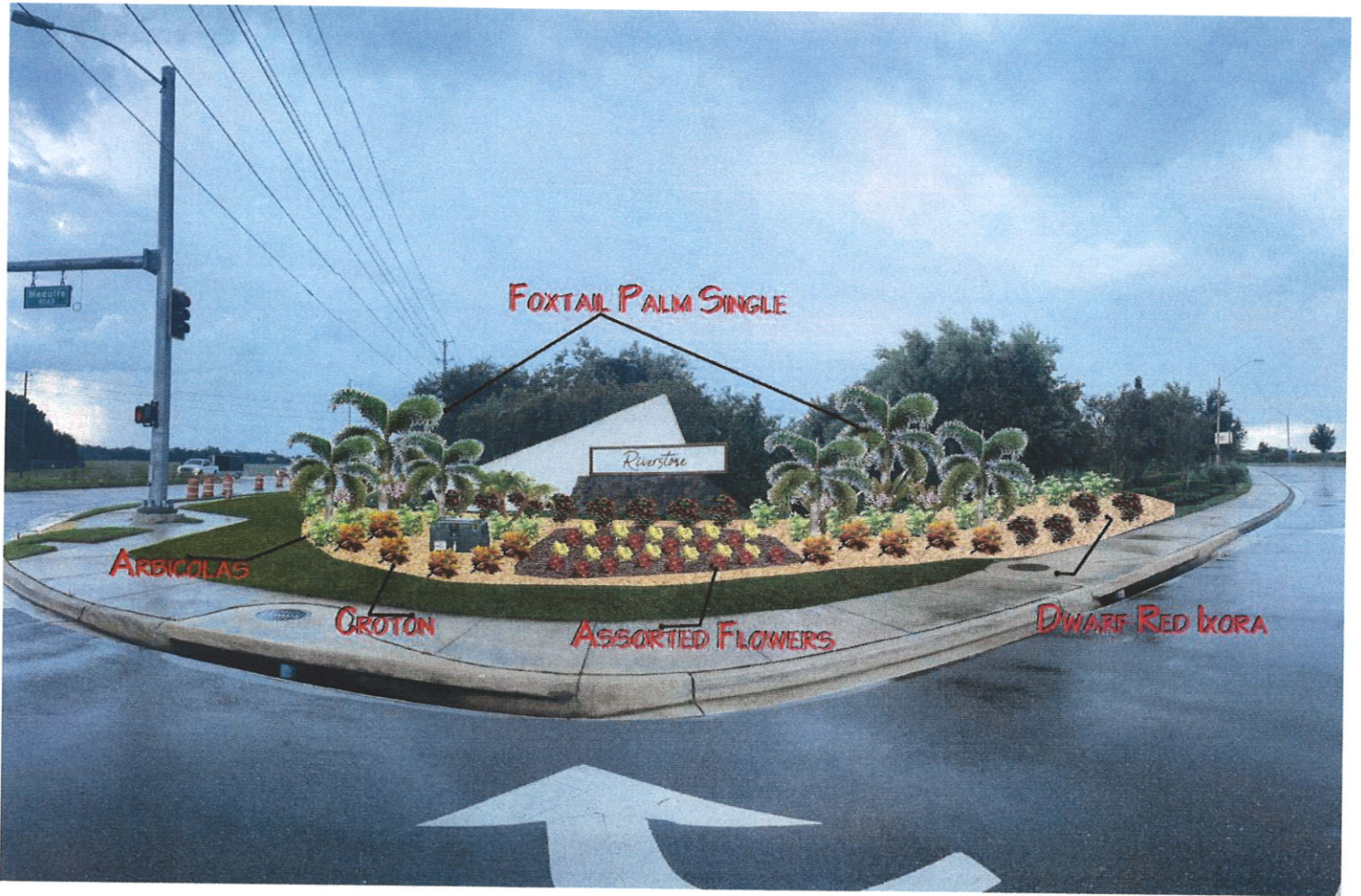
The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees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

Submitted by: Harold Simmons

Date: August 21, 2024

Accepted by: _____

Date Accepted: _____



2



200 S. F. Street
Haines City, Florida 33844

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

Polk County License # 214815

Date: August 21, 2024

SUBMITTED TO:

Allen Baily
6200 lee Vistga Blvd
Suit 300
Orlando fl. 332822
Phone: 1-407-560-4424
Email: abailey@gmscf.com

Job Name / Location:

Town Park CDD
3883 White Egret Lane
Lakeland Fl. 33811

Main Entrance Right and Left Landscape Pic 3

	Qty	Unit	Unit Cost	TOTAL
Removal and Disposal	1		\$1,125.00	\$1,125.00
Queen Palm	12	30 Gal.	\$481.50	\$5,778.00
Pygmy Date Palms	2	4-5'	\$481.50	\$963.00
Crinum Lilly	12	7 Gal.	\$97.00	\$1,164.00
Dwarf Red Ixora	30	3 Gal.	\$19.00	\$570.00
Crotons	19	3 Gal.	\$19.00	\$361.00
Mini Pine Bark	11	Cy	\$55.00	\$605.00
Arbicolos	40	3 Gal.	\$19.00	\$760.00
Drip Irriation	1		\$750.00	\$750.00
			Total:	\$11,471.00

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

Submitted by: Harold Simmons

Date: August 21, 2024

Accepted by: _____

Date Accepted: _____



3

SECTION 4



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 Vistga Blvd
Suit 300
Orlando fl. 332822
Phone: 1-407-560-4424
Email: 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	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 ornamenta plants	1	ea	\$625.00	\$625.00
			Total:	\$12,144.00

NOTE: Bald cypress will be installed at or just before waters 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 ornamenta 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: _____



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 Vistga Blvd
Suit 300
Orlando fl. 332822
Phone: 1-407-560-4424
Email: 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
			Total:	\$21,149.00

NOTE: Bald cypress will be installed at or just before waters 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 5



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
Erosion Repair 4116 Red Fern	
Repair the erosion behind 4116 Red fern from the extended gutter runoff around the stormwater pond.	

Qty	Description	Unit Price	Line Total
6	Labor	\$50.00	\$300.00
1	Mobilization	\$65.00	\$65.00
	Equipment		\$30.00
	Materials		\$400.00
		Total Due:	\$795.00

This Proposal is Valid for 30 days.

Client Signature: _____

SECTION D

SECTION 1

Towne Park Community Development District

Summary of Check Register

July 20, 2024 to August 20, 2024

Fund	Date	Check No.'s	Amount
General Fund	7/25/24	853-860	\$ 32,785.04
	8/1/24	861-864	\$ 800.00
	8/5/24	865-868	\$ 4,147.71
	8/16/24	869-880	\$ 40,120.35
Total Amount			\$ 77,853.10

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/25/24	00095	4/16/24	32906	202404	330-53800-48200		PEST CONTROL APRIL 24	*	120.00		
		7/09/24	35121	202407	330-53800-48200		PEST CONTROL JULY 24	*	120.00		
										240.00	000853
7/25/24	00085	7/15/24	109663	202407	330-57200-49000		ELECTRIC MATERIALS	*	930.00		
										930.00	000854
7/25/24	00077	6/26/24	12302	202406	330-53800-48000		CLEANING SUPPLIES	*	126.38		
										126.38	000855
7/25/24	00040	5/31/24	172	202405	330-53800-47500		GENERAL MAINT MAY 24	*	2,483.81		
										2,483.81	000856
7/25/24	00068	7/17/24	9888	202406	310-51300-31500		GENERAL COUNSEL JUNE 24	*	2,388.52		
										2,388.52	000857
7/25/24	00082	7/01/24	13262	202407	320-53800-46200		LANDSCAPE MAINT JULY 24	*	19,053.33		
										19,053.33	000858
7/25/24	00071	7/01/24	23367	202407	330-53800-48000		POOL MAINTENANCE JULY 24	*	3,500.00		
		7/01/24	23569	202407	330-53800-47500		NEW LIFE RING	*	175.00		
										3,675.00	000859
7/25/24	00024	7/01/24	194775B	202407	320-53800-46400		POND MAINTENANCE JULY 24	*	3,888.00		
										3,888.00	000860
8/01/24	00080	7/29/24	GJ072920	202407	310-51300-11000		BOS MEETING 7/29/24	*	200.00		
										200.00	000861
8/01/24	00055	7/29/24	JT072920	202407	310-51300-11000		BOS MEETING 7/29/24	*	200.00		
										200.00	000862
8/01/24	00092	7/29/24	TZ072920	202407	310-51300-11000		BOS MEETING 7/29/24	*	200.00		
										200.00	000863

TWPK TOWNE PARK CDD CWRIGHT

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/01/24	00088	7/29/24	ZS072920	202407	310-51300-11000		BOS MEETING 7/29/24 ZABRINA SIDES	*	200.00	200.00	000864
8/05/24	00085	4/25/24	18785-5	202404	330-53800-34500		CARD ENCODING	*	214.20		
		7/15/24	108792	202407	330-53800-34500		ADJUST TIME ON CAMERA CURRENT DEMANDS	*	150.00	364.20	000865
8/05/24	00077	6/20/24	80652	202407	330-53800-47000		CLEANING JULY 24	*	1,230.00		
		7/20/24	80728	202408	330-53800-47000		CLEANING AUG 24 E&A CLEANING CO	*	1,230.00	2,460.00	000866
8/05/24	00071	6/25/24	23313	202406	330-53800-47500		REPLACED IMPELLER & SEATS	*	895.00		
		7/17/24	23643	202407	330-53800-47500		POOL REPAIRS RESORT POOL SERVICES DBA	*	150.00	1,045.00	000867
8/05/24	00064	8/02/24	08022024	202408	300-15500-10000		EQUIPMENT LEASE SEPT 24 WHFS, LLC	*	278.51	278.51	000868
8/16/24	00107	7/30/24	18125	202407	320-53800-46400		POND MAINTENANCE JULY 24 AQUATIC WEED MANAGEMENT, INC.	*	5,500.00	5,500.00	000869
8/16/24	00040	8/01/24	173	202408	310-51300-34000		MANAGEMENT FEES AUG 25	*	3,754.17		
		8/01/24	173	202408	310-51300-35200		WEBSITE ADMIN AUG 24	*	100.00		
		8/01/24	173	202408	310-51300-35100		INFORMTION TECH AUG 24	*	150.00		
		8/01/24	173	202408	310-51300-31300		DISSEMINATION SVC AUG 24	*	833.33		
		8/01/24	173	202408	330-57200-11000		AMENITY ACCESS AUG 24	*	750.00		
		8/01/24	173	202408	310-51300-51000		OFFICE SUPPLIES AUG 24	*	1.23		
		8/01/24	173	202408	310-51300-42000		POSTAGE AUG 24	*	32.29		
		8/01/24	173	202408	310-51300-42500		COPIES AUG 24 GOVERNMENTAL MANAGEMENT SERVICES-	*	72.60	5,693.62	000870

TWPK TOWNE PARK CDD CWRIGHT

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/16/24	00080	8/06/24	GJ080620	202408 310-51300-11000	BOS MEETING 8/6/24 GREGORY M. JONES	*	200.00	200.00	000871
8/16/24	00055	8/06/24	JT080620	202408 310-51300-11000	BOS MEETING 8/6/24 JENNIFER TIDWELL	*	200.00	200.00	000872
8/16/24	00082	7/28/24	13483	202407 320-53800-46300	REPLACE/INSTALL BUSHES	*	6,559.00		
		7/28/24	13495	202407 320-53800-46300	FROM BUSH TO TRELLIS	*	640.00		
		7/29/24	13494	202407 320-53800-47300	REPAIR WIRE SYSTEM	*	585.00		
					PRINCE & SONS INC.			7,784.00	000873
8/16/24	00076	8/05/24	RES-21-1	202407 310-51300-31100	ENGINEER SVCS JULY 24 RAYL ENGINEERING & SURVEYING LLC	*	1,568.25	1,568.25	000874
8/16/24	00071	8/01/24	23714	202408 330-53800-48000	POOL MAINTENANCE AUG 24 RESORT POOL SERVICES DBA	*	3,500.00	3,500.00	000875
8/16/24	00091	8/06/24	RR080620	202408 310-51300-11000	BOS MEETING 8/6/24 ROGER RUNYAN	*	200.00	200.00	000876
8/16/24	00087	7/31/24	11827341	202407 330-53800-34500	SECURITY JULY 24 SECURITAS SECURITY SERVICES	*	3,329.72	3,329.72	000877
8/16/24	00092	8/06/24	TZ080620	202408 310-51300-11000	BOS MEETING 8/6/24 THOMAS ZIMMERMAN	*	200.00	200.00	000878
8/16/24	00037	7/25/24	7410764	202407 310-51300-32300	TRUSTEE FEE SER16 FY24	*	929.34		
		7/25/24	7410764	202407 300-15500-10000	TRUSTEE FEE SER16 FY25	*	2,788.04		
		7/25/24	7417115	202407 310-51300-32300	TRUSTEE FEE S182B/3A FY24	*	2,006.85		
		7/25/24	7417115	202407 300-15500-10000	TRUSTEE FEE S182B/3A FY25	*	6,020.53		
					US BANK			11,744.76	000879

TWPK TOWNE PARK CDD CWRIGHT

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
8/16/24	00088	8/06/24 ZS080620	202408 310-51300-11000		BOS MEETING 8/6/24	*	200.00	
								ZABRINA SIDES
							TOTAL FOR BANK A	77,853.10
							TOTAL FOR REGISTER	77,853.10

SECTION 2

Towne Park
Community Development District

Unaudited Financial Reporting
July 31, 2024



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Towne Park
Community Development District
Combined Balance Sheet
July 31, 2024

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 616,911	\$ -	\$ -	\$ -	\$ 616,911
Capital Projects Account	\$ -	\$ -	\$ 431	\$ -	\$ 431
Capital Reserve Account	\$ -	\$ -	\$ -	\$ 81,534	\$ 81,534
Investments:					
<u>Series 2016 - 2A</u>					
Reserve	\$ -	\$ 111,063	\$ -	\$ -	\$ 111,063
Revenue	\$ -	\$ 101,807	\$ -	\$ -	\$ 101,807
Prepayment	\$ -	\$ 410	\$ -	\$ -	\$ 410
Construction	\$ -	\$ -	\$ 0	\$ -	\$ 0
<u>Series 2018 - 2B</u>					
Reserve	\$ -	\$ 60,400	\$ -	\$ -	\$ 60,400
Revenue	\$ -	\$ 102,327	\$ -	\$ -	\$ 102,327
Prepayment	\$ -	\$ 146	\$ -	\$ -	\$ 146
General	\$ -	\$ 0	\$ -	\$ -	\$ 0
Construction	\$ -	\$ -	\$ 74	\$ -	\$ 74
<u>Series 2018 - 3A</u>					
Reserve	\$ -	\$ 256,541	\$ -	\$ -	\$ 256,541
Revenue	\$ -	\$ 305,261	\$ -	\$ -	\$ 305,261
Prepayment	\$ -	\$ 146	\$ -	\$ -	\$ 146
<u>Series 2019 - 3B</u>					
Reserve	\$ -	\$ 167,922	\$ -	\$ -	\$ 167,922
Revenue	\$ -	\$ 182,234	\$ -	\$ -	\$ 182,234
Construction	\$ -	\$ -	\$ 4,362	\$ -	\$ 4,362
<u>Series 2019 - 3C</u>					
Reserve	\$ -	\$ 112,688	\$ -	\$ -	\$ 112,688
Revenue	\$ -	\$ 100,891	\$ -	\$ -	\$ 100,891
Prepayment	\$ -	\$ 135	\$ -	\$ -	\$ 135
Construction	\$ -	\$ -	\$ 0	\$ -	\$ 0
<u>Series 2020 - 3D</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	\$ -	\$ 3,779	\$ -	\$ -	\$ 3,779
Prepaid Expenses	\$ 11,386	\$ -	\$ -	\$ -	\$ 11,386
Total Assets	\$ 632,797	\$ 1,857,346	\$ 18,205	\$ 81,534	\$ 2,589,882
Liabilities:					
Accounts Payable	\$ 43,457	\$ -	\$ -	\$ -	\$ 43,457
Due to Debt Service	\$ 3,779	\$ -	\$ -	\$ -	\$ 3,779
Total Liabilities	\$ 47,236	\$ -	\$ -	\$ -	\$ 47,236
Fund Balance:					
Nonspendable:					
Deposits	\$ 4,500	\$ -	\$ -	\$ -	\$ 4,500
Prepaid Items	\$ 11,386	\$ -	\$ -	\$ -	\$ 11,386
Restricted for:					
Debt Service - Series 2016 - 2A	\$ -	\$ 213,524	\$ -	\$ -	\$ 213,524
Debt Service - Series 2018 - 2B	\$ -	\$ 163,158	\$ -	\$ -	\$ 163,158
Debt Service - Series 2018 - 3A	\$ -	\$ 563,095	\$ -	\$ -	\$ 563,095
Debt Service - Series 2019 - 3B	\$ -	\$ 350,890	\$ -	\$ -	\$ 350,890
Debt Service - Series 2019 - 3C	\$ -	\$ 214,206	\$ -	\$ -	\$ 214,206
Debt Service - Series 2020 - 3D	\$ -	\$ 352,473	\$ -	\$ -	\$ 352,473
Capital Projects	\$ -	\$ -	\$ 18,205	\$ -	\$ 18,205
Assigned for:					
Capital Reserves	\$ -	\$ -	\$ -	\$ 81,534	\$ 81,534
Unassigned	\$ 569,675	\$ -	\$ -	\$ -	\$ 569,675
Total Fund Balances	\$ 585,561	\$ 1,857,346	\$ 18,205	\$ 81,534	\$ 2,542,646
Total Liabilities & Fund Balance	\$ 632,797	\$ 1,857,346	\$ 18,205	\$ 81,534	\$ 2,589,882

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

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,024,144	\$ 1,024,144	\$ 1,029,020	\$ 4,877
Other Income	\$ 2,400	\$ 2,400	\$ 117,668	\$ 115,268
Total Revenues	\$ 1,026,544	\$ 1,026,544	\$ 1,146,689	\$ 120,145
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 10,000	\$ 9,200	\$ 800
Engineering Fees	\$ 15,000	\$ 15,000	\$ 17,474	\$ (2,474)
Attorney	\$ 40,000	\$ 40,000	\$ 37,369	\$ 2,631
Annual Audit	\$ 4,100	\$ 4,100	\$ 4,100	\$ -
Assessment Roll Services	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Reamortization Schedules	\$ 625	\$ -	\$ -	\$ -
Dissemination	\$ 10,000	\$ 8,333	\$ 8,333	\$ -
Trustee Fees	\$ 23,867	\$ 23,867	\$ 23,530	\$ 337
Management Fees	\$ 45,050	\$ 37,542	\$ 37,542	\$ -
Information Technology	\$ 1,800	\$ 1,500	\$ 1,500	\$ -
Website Maintenance	\$ 1,200	\$ 1,000	\$ 1,000	\$ -
Postage & Delivery	\$ 1,300	\$ 1,083	\$ 948	\$ 136
Insurance	\$ 6,985	\$ 6,985	\$ 6,572	\$ 413
Printing & Binding	\$ 500	\$ 417	\$ 83	\$ 334
Legal Advertising	\$ 3,500	\$ 2,917	\$ 2,100	\$ 817
Other Current Charges	\$ 4,000	\$ 3,333	\$ 407	\$ 2,927
Office Supplies	\$ 200	\$ 167	\$ 11	\$ 156
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 175,302	\$ 161,418	\$ 155,344	\$ 6,075

Towne Park
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Property Insurance	\$ 30,401	\$ 30,401	\$ 30,111	\$ 290
Field Management	\$ 21,000	\$ 17,500	\$ 17,500	\$ -
Landscape Maintenance	\$ 263,665	\$ 219,721	\$ 190,533	\$ 29,188
Landscape Enhancements/Replacement	\$ 35,000	\$ 29,167	\$ 7,199	\$ 21,968
Pond Maintenance	\$ 46,656	\$ 46,656	\$ 44,380	\$ 2,276
Electric	\$ 5,400	\$ 4,500	\$ 2,458	\$ 2,042
Water & Sewer	\$ 1,100	\$ 917	\$ 584	\$ 332
Irrigation Repairs	\$ 12,500	\$ 10,417	\$ 4,132	\$ 6,284
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	\$ 12,964	\$ 1,379
Subtotal Field Expenditures	\$ 625,065	\$ 568,620	\$ 516,153	\$ 52,467
Amenity Expenditures				
Electric	\$ 26,400	\$ 22,000	\$ 14,514	\$ 7,486
Water	\$ 8,400	\$ 8,027	\$ 8,027	\$ -
Internet & Phone	\$ 3,200	\$ 2,667	\$ 2,190	\$ 477
Playground & Equipment Lease	\$ 26,935	\$ 22,446	\$ 20,369	\$ 2,077
Pool Service Contract	\$ 42,000	\$ 35,686	\$ 35,686	\$ -
Pool Furniture Repair & Replacement	\$ 6,000	\$ 5,000	\$ 2,243	\$ 2,758
Janitorial Services	\$ 22,500	\$ 18,750	\$ 16,385	\$ 2,365
Security Services	\$ 43,000	\$ 35,833	\$ 28,253	\$ 7,580
Pest Control	\$ 3,400	\$ 2,833	\$ 2,570	\$ 263
Amenity Access Management	\$ 9,000	\$ 7,500	\$ 7,500	\$ -
Amenity Repair & Maintenance	\$ 20,000	\$ 16,667	\$ 9,967	\$ 6,699
Contingency	\$ 14,343	\$ 14,343	\$ 23,554	\$ (9,212)
Subtotal Amenity Expenditures	\$ 225,177	\$ 191,751	\$ 171,258	\$ 20,494
Total Operations & Maintenance	\$ 850,242	\$ 760,372	\$ 687,411	\$ 72,961
Total Expenditures	\$ 1,025,544	\$ 921,790	\$ 842,755	\$ 79,035
Excess (Deficiency) of Revenues over Expenditures	\$ 1,000		\$ 303,934	
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out) - Capital Reserve	\$ (1,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (1,000)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 303,934	
Fund Balance - Beginning	\$ -		\$ 281,627	
Fund Balance - Ending	\$ -		\$ 585,561	

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

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 111,715	\$ 111,715	\$ 112,246	\$ 532
Interest	\$ -	\$ -	\$ 7,809	\$ 7,809
Total Revenues	\$ 111,715	\$ 111,715	\$ 120,055	\$ 8,341
Expenditures:				
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	\$ -
Total Expenditures	\$ 108,213	\$ 108,213	\$ 108,213	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 3,502		\$ 11,843	
Fund Balance - Beginning	\$ 88,973		\$ 201,681	
Fund Balance - Ending	\$ 92,475		\$ 213,524	

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

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 130,304	\$ 130,304	\$ 130,924	\$ 620
Interest	\$ -	\$ -	\$ 6,072	\$ 6,072
Total Revenues	\$ 130,304	\$ 130,304	\$ 136,996	\$ 6,692
Expenditures:				
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	\$ -
Total Expenditures	\$ 119,294	\$ 119,294	\$ 119,294	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 11,010		\$ 17,702	
Fund Balance - Beginning	\$ 84,005		\$ 145,456	
Fund Balance - Ending	\$ 95,015		\$ 163,158	

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

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 525,011	\$ 525,011	\$ 527,510	\$ 2,499
Interest	\$ -	\$ -	\$ 21,818	\$ 21,818
Total Revenues	\$ 525,011	\$ 525,011	\$ 549,328	\$ 24,317
Expenditures:				
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	\$ -
Total Expenditures	\$ 513,650	\$ 513,650	\$ 513,650	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 11,361		\$ 35,678	
Fund Balance - Beginning	\$ 267,050		\$ 527,417	
Fund Balance - Ending	\$ 278,411		\$ 563,095	

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

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 335,844	\$ 335,844	\$ 337,442	\$ 1,598
Interest	\$ -	\$ -	\$ 14,028	\$ 14,028
Total Revenues	\$ 335,844	\$ 335,844	\$ 351,470	\$ 15,626
Expenditures:				
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	\$ -
Total Expenditures	\$ 335,819	\$ 335,819	\$ 335,819	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 25		\$ 15,651	
Fund Balance - Beginning	\$ 164,779		\$ 335,238	
Fund Balance - Ending	\$ 164,804		\$ 350,890	

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

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 225,524	\$ 225,524	\$ 226,598	\$ 1,074
Interest	\$ -	\$ -	\$ 8,608	\$ 8,608
Total Revenues	\$ 225,524	\$ 225,524	\$ 235,206	\$ 9,681
Expenditures:				
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	\$ -
Total Expenditures	\$ 224,106	\$ 224,106	\$ 224,106	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,418		\$ 11,099	
Fund Balance - Beginning	\$ 88,964		\$ 203,107	
Fund Balance - Ending	\$ 90,382		\$ 214,206	

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

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 399,925	\$ 399,925	\$ 401,829	\$ 1,904
Interest	\$ -	\$ -	\$ 14,682	\$ 14,682
Total Revenues	\$ 399,925	\$ 399,925	\$ 416,511	\$ 16,586
Expenditures:				
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	\$ -
Total Expenditures	\$ 397,863	\$ 397,863	\$ 397,863	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 2,063		\$ 18,649	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (7,416)	\$ (7,416)
Net Change in Fund Balance	\$ 2,063		\$ 11,233	
Fund Balance - Beginning	\$ 141,226		\$ 341,240	
Fund Balance - Ending	\$ 143,289		\$ 352,473	

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

	Series 2016 - 2A	Series 2018 - 2B	Series 2018 - 3A	Series 2019 - 3B	Series 2019 - 3C	Series 2020 - 3D	Total
Revenues							
Interest	\$ -	\$ 2	\$ -	\$ 1,855	\$ -	\$ 291	\$ 2,148
Total Revenues	\$ -	\$ 2	\$ -	\$ 1,855	\$ -	\$ 291	\$ 2,148
Expenditures:							
Capital Outlay	\$ -	\$ -	\$ -	\$ 66,113	\$ -	\$ -	\$ 66,113
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ 392	\$ -	\$ 392
Total Expenditures	\$ -	\$ -	\$ -	\$ 66,113	\$ 392	\$ -	\$ 66,505
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 2	\$ -	\$ (64,258)	\$ (392)	\$ 291	\$ (64,357)
Other Financing Sources/(Uses)							
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,416	\$ 7,416
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,416	\$ 7,416
Net Change in Fund Balance	\$ -	\$ 2	\$ -	\$ (64,258)	\$ (392)	\$ 7,707	\$ (56,941)
Fund Balance - Beginning	\$ 0	\$ 71	\$ -	\$ 68,620	\$ 823	\$ 5,632	\$ 75,146
Fund Balance - Ending	\$ 0	\$ 74	\$ -	\$ 4,362	\$ 431	\$ 13,339	\$ 18,205

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

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues:				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Miscellaneous Expense	\$ -	\$ -	\$ 290	\$ -
Total Expenditures	\$ -	\$ -	\$ 290	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (290)	\$ -
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ 1,000	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ 1,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 1,000	\$ -	\$ (290)	\$ -
Fund Balance - Beginning	\$ 81,824	\$ 81,824	\$ 81,824	\$ -
Fund Balance - Ending	\$ 82,824	\$ 81,534	\$ 81,534	\$ -

Towne Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ (11,012)	\$ 34,946	\$ 937,288	\$ 36,115	\$ 8,076	\$ 5,932	\$ 13,983	\$ 1,453	\$ 2,221	\$ 18	\$ -	\$ -	\$ 1,029,020
Other Income	\$ 870	\$ 30	\$ 1,030	\$ 1,500	\$ 78,331	\$ 340	\$ 33,299	\$ 635	\$ 370	\$ 1,264	\$ -	\$ -	\$ 117,668
Total Revenues	\$ (10,142)	\$ 34,976	\$ 938,318	\$ 37,615	\$ 86,406	\$ 6,272	\$ 47,281	\$ 2,088	\$ 2,591	\$ 1,282	\$ -	\$ -	\$ 1,146,689
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ 800	\$ -	\$ 1,000	\$ 800	\$ 1,000	\$ 800	\$ 1,000	\$ 1,800	\$ -	\$ -	\$ 9,200
Engineering Fees	\$ 2,461	\$ 301	\$ 301	\$ 788	\$ 5,214	\$ 1,693	\$ 1,623	\$ 1,721	\$ 1,805	\$ 1,568	\$ -	\$ -	\$ 17,474
Attorney	\$ 4,862	\$ 3,068	\$ 4,225	\$ 2,900	\$ 2,899	\$ 4,479	\$ 4,584	\$ 3,965	\$ 2,389	\$ 4,000	\$ -	\$ -	\$ 37,369
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	\$ 833	\$ -	\$ -	\$ 8,333
Trustee Fees	\$ 14,533	\$ -	\$ -	\$ 6,061	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,936	\$ -	\$ -	\$ 23,530
Management Fees	\$ 3,754	\$ 3,754	\$ 3,754	\$ 3,754	\$ 3,754	\$ 3,754	\$ 3,754	\$ 3,754	\$ 3,754	\$ 3,754	\$ -	\$ -	\$ 37,542
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ 1,500
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ 1,000
Postage & Delivery	\$ 27	\$ 23	\$ 74	\$ 506	\$ 40	\$ 76	\$ 106	\$ 28	\$ 36	\$ 32	\$ -	\$ -	\$ 948
Insurance	\$ 6,572	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,572
Printing & Binding	\$ 2	\$ 3	\$ 5	\$ 9	\$ 1	\$ 9	\$ 7	\$ 39	\$ 3	\$ 5	\$ -	\$ -	\$ 83
Legal Advertising	\$ 455	\$ -	\$ 254	\$ -	\$ 201	\$ 532	\$ 216	\$ 443	\$ -	\$ -	\$ -	\$ -	\$ 2,100
Other Current Charges	\$ 40	\$ 40	\$ 40	\$ 39	\$ 42	\$ 41	\$ 42	\$ 41	\$ 42	\$ 41	\$ -	\$ -	\$ 407
Office Supplies	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 2	\$ 1	\$ 1	\$ 1	\$ 1	\$ -	\$ -	\$ 11
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 39,966	\$ 9,274	\$ 10,537	\$ 15,139	\$ 14,235	\$ 12,468	\$ 12,415	\$ 11,876	\$ 14,213	\$ 15,220	\$ -	\$ -	\$ 155,344

Towne Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Expenditures													
Property Insurance	\$ 30,111	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,111
Field Management	\$ 1,750	\$ 1,750	\$ 1,750	\$ 1,750	\$ 1,750	\$ 1,750	\$ 1,750	\$ 1,750	\$ 1,750	\$ 1,750	\$ -	\$ -	\$ 17,500
Landscape Maintenance	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ -	\$ -	\$ 190,533
Landscape Enhancements/Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,199	\$ -	\$ -	\$ 7,199
Pond Maintenance	\$ 3,888	\$ 3,888	\$ 3,888	\$ 3,888	\$ 3,888	\$ 3,888	\$ 3,888	\$ 3,888	\$ 3,888	\$ 9,388	\$ -	\$ -	\$ 44,380
Electric	\$ 208	\$ 115	\$ 295	\$ 266	\$ 387	\$ 233	\$ 225	\$ 225	\$ 233	\$ 269	\$ -	\$ -	\$ 2,458
Water & Sewer	\$ 60	\$ 61	\$ 61	\$ 60	\$ 57	\$ 57	\$ 57	\$ 57	\$ 57	\$ 57	\$ -	\$ -	\$ 584
Irrigation Repairs	\$ -	\$ 426	\$ 1,813	\$ 344	\$ 623	\$ -	\$ -	\$ -	\$ -	\$ 926	\$ -	\$ -	\$ 4,132
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	\$ 125	\$ -	\$ -	\$ 12,964
Subtotal Field Expenditures	\$ 56,821	\$ 31,060	\$ 27,461	\$ 27,188	\$ 229,846	\$ 26,294	\$ 24,973	\$ 24,974	\$ 28,769	\$ 38,767	\$ -	\$ -	\$ 516,153
Amenity Expenditures													
Electric	\$ 1,624	\$ 1,554	\$ 1,429	\$ 2,142	\$ 532	\$ 1,271	\$ 1,280	\$ 1,959	\$ 624	\$ 2,100	\$ -	\$ -	\$ 14,514
Water	\$ 831	\$ 801	\$ 697	\$ 1,050	\$ 174	\$ 615	\$ 807	\$ 1,271	\$ 278	\$ 1,504	\$ -	\$ -	\$ 8,027
Internet & Phone	\$ 218	\$ 218	\$ 218	\$ 218	\$ 218	\$ 220	\$ 220	\$ 220	\$ 220	\$ 220	\$ -	\$ -	\$ 2,190
Playground & Equipment Lease	\$ 2,065	\$ 2,065	\$ 2,065	\$ 2,065	\$ 2,065	\$ 2,065	\$ 2,065	\$ 2,065	\$ 2,065	\$ 1,786	\$ -	\$ -	\$ 20,369
Pool Service Contract	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 4,060	\$ 3,626	\$ 3,500	\$ -	\$ -	\$ 35,686
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	\$ 1,230	\$ -	\$ -	\$ 16,385
Security Services	\$ 2,414	\$ 2,958	\$ 2,684	\$ 2,253	\$ 2,253	\$ 3,760	\$ 2,438	\$ 3,330	\$ 2,684	\$ 3,480	\$ -	\$ -	\$ 28,253
Pest Control	\$ 240	\$ 370	\$ 240	\$ 120	\$ 370	\$ 240	\$ 240	\$ 370	\$ 120	\$ 260	\$ -	\$ -	\$ 2,570
Amenity Access Management	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ -	\$ -	\$ 7,500
Amenity Repair & Maintenance	\$ 3,955	\$ 501	\$ 330	\$ 170	\$ -	\$ -	\$ 812	\$ 2,894	\$ 980	\$ 325	\$ -	\$ -	\$ 9,967
Contingency	\$ -	\$ 3,241	\$ 1,181	\$ -	\$ -	\$ 2,223	\$ 5,875	\$ -	\$ 10,000	\$ 1,035	\$ -	\$ -	\$ 23,554
Subtotal Amenity Expenditures	\$ 17,148	\$ 17,538	\$ 15,422	\$ 13,696	\$ 11,440	\$ 17,353	\$ 20,980	\$ 18,790	\$ 22,703	\$ 16,190	\$ -	\$ -	\$ 171,258
Total Operations & Maintenance	\$ 73,969	\$ 48,598	\$ 42,883	\$ 40,884	\$ 241,286	\$ 43,647	\$ 45,953	\$ 43,763	\$ 51,472	\$ 54,957	\$ -	\$ -	\$ 687,411
Total Expenditures	\$ 113,934	\$ 57,872	\$ 53,420	\$ 56,024	\$ 255,520	\$ 56,115	\$ 58,368	\$ 55,640	\$ 65,685	\$ 70,177	\$ -	\$ -	\$ 842,755
Excess (Deficiency) of Revenues over Expenditures	\$ (124,077)	\$ (22,896)	\$ 884,898	\$ (18,409)	\$ (169,114)	\$ (49,843)	\$ (11,087)	\$ (53,551)	\$ (63,094)	\$ (68,895)	\$ -	\$ -	\$ 303,934
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (124,077)	\$ (22,896)	\$ 884,898	\$ (18,409)	\$ (169,114)	\$ (49,843)	\$ (11,087)	\$ (53,551)	\$ (63,094)	\$ (68,895)	\$ -	\$ -	\$ 303,934

Towne Park
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2024

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

ON ROLL ASSESSMENTS

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	O&M Portion	37.21%	4.06%	4.73%	19.07%	12.20%	8.19%	14.53%	100.00%
								2016 2-A Debt Service	Series 2018 2-B Service	Series 2018 3-A Service	Series 2019 3-B Service	Series 2019 3-C Service	Series 2020 3-D Service	Total	
10/19/23	1% Fee	(\$29,596.43)	\$0.00	\$0.00	\$0.00	(\$29,596.43)	(\$11,012.31)	(\$1,201.23)	(\$1,401.11)	(\$5,645.28)	(\$3,611.23)	(\$2,425.00)	(\$4,300.27)	(\$29,596.43)	
11/10/23	10/13-10/14/23	\$850.89	(\$19.14)	(\$16.64)	\$0.00	\$815.11	\$303.29	\$33.08	\$38.59	\$155.48	\$99.46	\$66.78	\$118.43	\$815.11	
11/14/23	10/1-10/31/23	\$3,319.28	(\$132.79)	(\$63.73)	\$0.00	\$3,122.76	\$1,161.92	\$126.74	\$147.83	\$595.64	\$381.02	\$255.88	\$453.73	\$3,122.76	
11/17/23	11/1-11/5/23	\$44,059.13	(\$1,762.32)	(\$845.94)	\$0.00	\$41,450.87	\$15,423.15	\$1,682.37	\$1,962.31	\$7,906.42	\$5,057.65	\$3,396.28	\$6,022.69	\$41,450.87	
11/24/23	11/6-11/12/23	\$51,584.73	(\$2,063.44)	(\$990.43)	\$0.00	\$48,530.86	\$18,057.48	\$1,969.73	\$2,297.48	\$9,256.87	\$5,921.51	\$3,976.40	\$7,051.39	\$48,530.86	
12/09/23	11/13-11/22/23	\$222,430.45	(\$8,897.15)	(\$4,270.67)	\$0.00	\$209,262.63	\$77,862.97	\$8,493.36	\$9,906.63	\$39,915.16	\$25,533.27	\$17,146.00	\$30,405.24	\$209,262.63	
12/21/23	11/23-11/30/23	\$2,434,115.29	(\$97,365.58)	(\$46,734.99)	\$0.00	\$2,290,014.72	\$852,074.50	\$92,944.98	\$108,410.77	\$436,801.87	\$279,417.14	\$187,633.14	\$332,732.32	\$2,290,014.72	
12/29/23	12/01-12/15/23	\$20,909.24	(\$750.36)	(\$403.18)	\$0.00	\$19,755.70	\$7,350.75	\$801.83	\$935.25	\$3,768.24	\$2,410.50	\$1,618.69	\$2,870.44	\$19,755.70	
01/10/24	12/16-12/31/23	\$95,397.30	(\$3,616.31)	(\$1,835.62)	\$0.00	\$89,945.37	\$33,467.10	\$3,650.62	\$4,258.08	\$17,156.36	\$10,974.72	\$7,369.70	\$13,068.79	\$89,945.37	
01/16/24	10/01-12/31/23	\$0.00	\$0.00	\$0.00	\$7,116.72	\$7,116.72	\$2,647.99	\$288.85	\$336.92	\$1,357.46	\$868.35	\$583.11	\$1,034.04	\$7,116.72	
02/09/24	01/01-01/31/24	\$22,634.61	(\$487.45)	(\$442.94)	\$0.00	\$21,704.22	\$8,075.76	\$880.91	\$1,027.49	\$4,139.91	\$2,648.25	\$1,778.34	\$3,153.56	\$21,704.22	
03/13/24	02/01-02/29/24	\$18,496.21	(\$2,227.54)	(\$325.37)	\$0.00	\$15,943.30	\$5,932.22	\$647.09	\$754.77	\$3,041.06	\$1,945.33	\$1,306.32	\$2,316.51	\$15,943.30	
04/10/24	03/01-03/31/24	\$38,346.02	\$0.00	(\$766.92)	\$0.00	\$37,579.10	\$13,982.52	\$1,525.23	\$1,779.02	\$7,167.91	\$4,585.23	\$3,079.06	\$5,460.13	\$37,579.10	
05/20/24	01/01-03/31/24	\$0.00	\$0.00	\$0.00	\$171.08	\$171.08	\$63.66	\$6.94	\$8.10	\$32.63	\$20.87	\$14.02	\$24.86	\$171.08	
05/31/24	04/01-04/30/24	\$3,811.32	\$0.00	(\$76.23)	\$0.00	\$3,735.09	\$1,389.76	\$151.60	\$176.82	\$712.44	\$455.73	\$306.04	\$542.70	\$3,735.09	
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	
07/31/24	04/01-06/30/24	\$0.00	\$0.00	\$0.00	\$48.63	\$48.63	\$18.09	\$1.97	\$2.30	\$9.28	\$5.93	\$3.98	\$7.07	\$48.63	
TOTAL		\$ 2,962,046.34	\$ (117,322.08)	\$ (56,894.50)	\$ 7,336.43	\$ 2,765,569.76	\$ 1,029,020.19	\$ 112,246.38	\$ 130,923.88	\$ 527,510.19	\$ 337,442.16	\$ 226,597.89	\$ 401,829.06	\$ 2,765,569.75	

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