

***Towne Park
Community Development District***

Agenda

November 4, 2024

AGENDA

Towne Park

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

October 29, 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, November 5, 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/82093856101>

Zoom Call-In Information: 1 305 224 1968

Meeting ID: 820 9385 6101

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the September 3, 2024 Board of Supervisors Meeting
4. Consideration of Resolution 2025-01 Authorizing Publication of Legal Notices on Public Website
5. Consideration of Audit Services Engagement Letter for Fiscal Year 2024
6. Ratification of Proposal for Tree Staking in Riverstone
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Notice of Filing Insurance Claim for Hurricane Milton Damages
8. Supervisors Requests
9. Adjournment

MINUTES

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

The regular meeting of the Board of Supervisors of the Towne Park Community Development District was held Tuesday, **September 3, 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	Chairman
Jennifer Tidwell	Vice Chairperson
Tom Zimmerman <i>by Zoom</i>	Assistant Secretary
Roger Runyon	Assistant Secretary

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order and called the roll. Four Board members were in attendance, with three Board members being present in person, constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams noted next is public comment. There are no members of the public present nor any members attending on Zoom.

THIRD ORDER OF BUSINESS

**Approval of Minutes of August 6, 2024
Board of Supervisors Meeting**

Ms. Adams presented the minutes from the August 6, 2024, Board of Supervisors meeting and asked for any comments, corrections, or changes. These 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 Ms. Tidwell, with all in favor, the Minutes of the August 6, 2024 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Collins and Ms. Hammock had nothing to report.

B. Engineer

Mr. Rayl noted two items were left open after the last meeting. He has not been contacted by anyone or had any other information come to him on the Keaton Springs fence issue. Mr. Rayl noted he had nothing further on the 5287 White Egret easement encroachment request. He was expecting to see a resubmittal in accordance with the Board’s conditions from the last meeting but has not heard anything on either topic.

C. Field Manager’s Report

Mr. Bailey presented the Field Manager’s Report on page 14 of the agenda package. Mr. Runyon asked if the lights and camera have been checked at nighttime to see how it does. Mr. Bailey stated the lights have been checked and will pickup motion and turn on.

i. Consideration of 2024/2025 Janitorial Maintenance Renewal

Mr. Bailey noted this is a renewal notice with E&A Cleaning for janitorial for an additional year. Mr. Jones stated overall they have done a good job.

On MOTION by Mr. Jones, seconded by Mr. Runyon, with all in favor, the 2024/2025 Janitorial Maintenance Renewal, was approved.

ii. Consideration of 2024/2025 Pool Maintenance Services Renewal

Mr. Bailey presented the proposal from Resort Pools for pool maintenance services. There is a 5% increase to \$3,625 to accommodate staffing and chemical costs.

On MOTION by Mr. Jones, seconded by Mr. Zimmerman, with all in favor, the 2024/2025 Pool Maintenance Services Renewal, was approved.

iii. Consideration of Proposal for Front Entrance Landscape Enhancement

Mr. Bailey presented three options in the Prince & Sons proposal for the front entrance landscape enhancements. Option 1 – Sable & Queen palms, option 2 – Foxtail palms, and option 3 – Queen palms. No Board action was taken at this time. Mr. Bailey was directed to go back out for quotes on ribbon palms between 15-20 ft., secondary option of river rock, and increase sable height more towards 20 ft.

iv. Consideration of Proposal for Medulla Landscape Enhancement

Mr. Bailey presented two options in the Prince & Sons proposal for Medulla landscape enhancement. Option 1 using larger plants at \$21,149 and option 2 using smaller plants at \$12,144.

On MOTION by Mr. Jones seconded by Ms. Tidwell, with all in favor, the \$12,144 Proposal for Medulla Landscape Enhancement, was approved.

v. Consideration of Erosion Repair at 4116 Red Fern Lane

Mr. Bailey presented a proposal for repair of erosion at 4116 Red Fern Lane from extended gutter runoff. Ms. Adams noted the Board probably would not want to authorize erosion repairs until the Board gives staff direction if they want to reach out to the property owner regarding any prescriptive action the homeowner should take on their property, such as installing a pop-up emitter at a location on the homeowner’s private lot and at a location to be reviewed and agreed upon by the District Engineer. She noted the Board can require the property owner to remove their drain line from the District’s property. The erosion repair would need to take place after the drain line is relocated, and District staff will need to make sure that where the drain terminates does not continue to create an erosion problem on District property.

On MOTION by Mr. Jones, seconded by Ms. Tidwell, with all in favor, Directing Staff to Send Letter to Property Owner Requiring Removal of the Encroachment from CDD Property, was approved.

On MOTION by Mr. Jones, seconded by Mr. Runyon, with all in favor, the Erosion Repair Proposal #361 As Presented in the Agenda Package on Page 39 in Amount of \$795 Behind 4116 Red Fern, was approved.

D. District Manager’s Report

Ms. Adams conferred with the Chairman of the Board that there were some funds set aside in security if they needed to staff Amenity Center #1. Property owners who use Amenity Center #1 were concerned about boisterous behavior at the pool during peak hours. The Chair authorized staffing an additional security guard at Amenity Center #1 during peak hours in August. It will be temporary and will revert back to normal staffing now that Labor Day and peak pool season is over. The additional security camera has been installed at Amenity Center #2.

i. Approval of the Check Register

Ms. Adams presented the check register on page 42 of the agenda from July 20th through August 20th totaling \$77,853.10. Immediately following the check register is a detailed run summary.

On MOTION by Mr. Jones, seconded by Ms. Tidwell, with all in favor, the Check Register totaling \$77,853.10, was approved.

ii. Balance Sheet and Income Statement

Ms. Adams presented the unaudited financials. The District is fully collected for the fiscal year.

FIFTH ORDER OF BUSINESS

Supervisors Requests

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

Mr. Jones recommended looking into lighting options of electric and solar for the trail along the boulevard. The street lights are insufficient. Residents have expressed concern about the trail from Arlington River to Amenity Center #2 when going to the school bus stop is very dark. Mr. Bailey will get with Lakeland Electric and look into this.

A Board member noted residents have complained about security not allowing food or drinks at the pools. The District’s duly adopted policy regarding amenity center use notes that food and drinks are allowed in designated areas in accordance with the requirements of the pool permit,

which is under the authority of the Florida Department of Health and governed by Florida Administrative Code. Mr. Bailey noted designated areas for food and drink are under the roof, not the pool deck or in the pool. Ms. Adams noted they can let security know when using the loungers, food and drink are allowed. However, no glass is allowed in the pool area at any time.

SIXTH ORDER OF BUSINESS

Adjournment

Ms. Adams adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE PUBLICATION OF LEGAL ADVERTISEMENTS AND PUBLIC NOTICES ON A PUBLICALLY ACCESSABLE WEBSITE; GRANTING THE AUTHORITY TO EXECUTE A PARTICIPATION AGREEMENT WITH POLK COUNTY; APPROVING THE FORM OF GOVERNMENT AGENCY ORDER; PROVIDING FOR NOTICE OF THE USE OF PUBLICALLY ACCESSABLE WEBSITE; AUTHORIZING THE DISTRICT MANAGER TO TAKE ALL ACTIONS NECESSARY TO COMPLY WITH CHAPTER 50, FLORIDA STATUTES AND POLK COUNTY ORDINANCE 2024-041 AND IMPLIMENTING RESOLUTIONS; PROVIDONG FOR CONFLICTING PROVISIONS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Towne Park Community Development District (“**District**”) is a local unit of special purpose government¹ created and existing pursuant to Chapter 190, Florida Statutes, and situated within Polk County, Florida; and

WHEREAS, the District is a political subdivision of the State of Florida and a “governmental agency” as that term is defined in Section 1.01(8) and Section 50.0311, Florida Statutes; and

WHEREAS, Chapter 50, Florida Statutes, provides that a governmental agency may publish certain statutorily required legal advertisements, publications and notices on a Publicly Accessible Website, as defined below, if the cost of publication is less than the cost of publication in a newspaper; and

WHEREAS, the District Board of Supervisors has determined that the cost of publication of legally required advertisements and public notices on the Polk County Publicly Accessible Website is less than the cost of publishing advertisements and public notices in a newspaper; and

WHEREAS, Polk County, Florida has adopted Ordinance 2024-041 and Resolutions 24-124 and 24-125 (“County Regulations”), designating the Publicly Accessible Website of URL <http://polkcounty.column.us/search> (“Publicly Accessible Website”) for the publication of Legal Notices and Advertisements, such Ordinance and Resolutions are hereby adopted by this reference as if fully set forth herein; and

¹ Section 190.003(6), FS

WHEREAS, Polk County Resolution 2024-124 also designates the Publicly Accessible Website for the use of governmental agencies within Polk County; and

WHEREAS, the District desires to publish all legal advertisements and public notices on the Publicly Accessible Website to the extent authorized by law; and

WHEREAS, the District's Board of Supervisors finds that granting to the District Manager and the Chairman the Authority to enter into the Participation Agreement and the Government Agency Order in the substantial form as set forth in Composite Exhibit A, attached hereto and incorporated by this reference, is in the best interests of the District.

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

1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. AUTHORIZATION. The District hereby authorizes the use of the Publicly Accessible Website, as allowed by law, to be used for the publication of legal advertisements and public notices.

3. DELEGATION OF AUTHORITY. The District Manager and the Chairman are hereby authorized to sign, accept or execute a Participation Agreement and Government Agency Order in substantially the form attached hereto as Composite Exhibit A.

4. PUBLICATION OF NOTICE AND REGISTRY. The District Manager shall cause notice of the use of the Publicly Accessible Website for legal advertisements and public notices to be published annually in a newspaper of general circulation within the jurisdiction of the District and to maintain a registry of property owners and residents as set forth in Section 50.0311(6), Florida Statutes.

5. AUTHIRZATION. The District Manager is hereby authorized to take all actions necessary to provide for the implementation of this Resolution and comply with the specific requirements of Section 50.0311 and the County Regulations.

6. CONFLICTING PROVISIONS. All District Rules, Policies or Resolutions in conflict with this Resolution are hereby suspended.

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

8. EFFECTIVE DATE. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED THIS 5th DAY OF NOVEMBER, 2024.

**TOWNE PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary
Print Name: _____

Chair/ Vice Chair
Print Name: _____

Composite Exhibit A

Governmental Agency Order

D-R Media and Investments, LLC Publicly Accessible Website Agreement

This Order is between County/[Governmental Agency] ("County")/("Governmental Agency") and D-R Media and Investments, LLC ("Contractor" or "D-R Media") pursuant to Contractor's Agreement with Polk County. Contractor affirms that the representations and warranties in the Agreement are true and correct as of the date this Order is executed by Contractor. In the event of any inconsistency between this Order and the Agreement, the provisions of the Agreement shall govern and control.

Services to be provided pursuant to this Order:

[COMPOSE SIMPLE SUMMARY INCLUDING GO-LIVE DATE]

The time period for this Order, unless otherwise extended or terminated by either party, is as follows:

Contractor shall provide notices on the Publicly Accessible Website at no charge to the County/Governmental Agency as provided in the Agreement.

Additional Terms:

- a. **Form of Notice.** County/Governmental Agency shall comply with all applicable requirements, obligations, duties, and procedures set forth in Chapter 50, Florida Statutes ("Notice Requirements"), as may be amended from time to time, relating to any Notices published on the Website. County/Governmental Agency shall be solely responsible for compliance with the Notice Requirements.

- b. **Sovereign Immunity.** Nothing contained in this Agreement shall be deemed a waiver, expressed or implied, of the County/Governmental Agency's sovereign immunity or an increase in the limits of liability pursuant to Section 768.28, Florida Statutes, regardless of whether any such obligations are based in tort, contract, statute, strict

liability, negligence, product liability or otherwise nor shall anything included herein be construed as consent by County/Governmental Agency to be sued by a third party in any matter arising out of this Order.

c. Notices. Parties shall ensure any Notices are provided in accordance with the "Notices" section of the Agreement at the address for Contractor listed in the Agreement and the address for County/Governmental Agency listed in the Participation Agreement.

d. Public Records. The provisions of Section 119.0701 are hereby incorporated as if fully set forth herein. Governmental Agency's public records custodian is as follows:

Warranties and Disclaimer.

a. Each person signing this Order, represents and warrants that they are duly authorized and have legal capacity to execute and bind the respective party to the terms and conditions of this Order. Each party represents and warrants to the other that the execution and delivery of the Order and the performance of such Party's obligations thereunder have been duly authorized and that this Order is a valid and legal agreement binding on such Party and enforceable in accordance with its terms.

b. D-R Media warrants that the Services will perform substantially in accordance with the Agreement, documentation, and marketing proposals, and free of any material defect. D-R Media warrants to the Governmental Agency that, upon notice given to D-R Media of any defect in design or fault or improper workmanship, D-R Media shall remedy any such defect. D-R Media makes no warranty regarding, and will have no responsibility for, any claim arising out of: (i) a modification of the Services made by anyone other than D- R Media, even in a situation where D- R Media approves of such modification in writing; or (ii) use of the Services in combination with a third-party service, web hosting service, or server not authorized by D-R Media.

c. EXCEPT FOR THE EXPRESS WARRANTIES IN THE AGREEMENT AND THIS ORDER, D-R MEDIA HEREBY DISCLAIMS ALL WARRANTIES, WHETHER EXPRESS, IMPLIED, STATUTORY OR OTHERWISE, INCLUDING ANY IMPLIED WARRANTY OF

MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR ARISING FROM A PRIOR COURSE OF DEALING.

d. EACH PROVISION OF THIS ORDER THAT PROVIDES FOR A LIMITATION OF LIABILITY, DISCLAIMER OF WARRANTIES, OR EXCLUSION OF DAMAGES IS TO ALLOCATE THE RISKS OF THIS ORDER BETWEEN THE PARTIES. THIS ALLOCATION IS REFLECTED IN THE PRICING OFFERED BY D-R MEDIA TO GOVERNMENTAL AGENCY AND IS AN ESSENTIAL ELEMENT OF THE BASIS OF THE BARGAIN BETWEEN THE PARTIES. EACH OF THESE PROVISIONS IS SEVERABLE AND INDEPENDENT OF ALL OTHER PROVISIONS OF THIS ORDER.

Ownership and Content Responsibility.

a. Upon completion of the Initial Implementation and go-live date, County/Governmental Agency shall assume full responsibility for County/Governmental Agency Content maintenance and administration. County/Governmental Agency, not D- R Media, shall have sole responsibility for the accuracy, quality, integrity, legality, reliability, appropriateness, and intellectual property ownership or right to use of all Governmental Agency Content.

b. At any time during the term of the applicable Order, County/Governmental Agency shall have the ability to download the County/Governmental Agency Content and export the County/Governmental Agency data through the Services.

Responsibilities of the Parties.

a. D-R Media will not be liable for any failure of performance that is caused by or the result of any act or omission by Governmental Agency or any entity employed/contracted on the Governmental Agency's behalf.

b. County/Governmental Agency shall be responsible for all activity that occurs under County/Governmental Agency's accounts by or on behalf of County/Governmental Agency. County/Governmental Agency agrees to (a) be solely responsible for all designated and authorized individuals chosen by Governmental Agency ("User") activity, which must be in accordance with this Order; (b) be solely responsible for County/Governmental Agency content and data; (c) obtain and maintain during the term

all necessary consents, agreements and approvals from end-users, individuals, or any other third parties for all actual or intended uses of information, data, or other content County/Governmental Agency will use in connection with the Services; (d) use commercially reasonable efforts to prevent unauthorized access to, or use of, any User's log-in information and the Services, and notify D-R Media promptly of any known unauthorized access or use of the foregoing; and (e) use the Services only in accordance with applicable laws and regulations.

c. The Parties shall comply with all applicable local, state, and federal laws, treaties, regulations, and conventions in connection with its use and provision of any of the Services or D-R Media Property.

d. In the event of a security breach at the sole fault of the negligence, malicious actions, omissions, or misconduct of D-R Media, D-R Media, as the data custodian, shall comply will all remediation efforts as required by applicable federal and state law.

(Signatures appear on the following page.)

IN WITNESS WHEREOF, the Parties hereto have made and executed this Order,
effective as of the date the last party signs this Order.

GOVERNMENTAL AGENCY NAME

ATTEST:

By: _____
GOVERNMENTAL AGENCY NAME/TITLE

CITY CLERK

Print Name
____ day of _____, 20__

Contractor

Signature

Print/Type Name

Title

**Form Participation Agreement for Publication of Legal Notices on County Designated
Publicly Accessible Website**

This Form Participation Agreement ("Participation Agreement") is made and entered into by and between Polk County, a political subdivision of the State of Florida ("County"), and _____, a local government existing under the laws of the State of Florida ("Local Government") (each a "Party," and collectively the "Parties").

RECITALS

- A. During the 2022 legislative session, the Florida Legislature enacted House Bill 7049, which created Section 50.0311, Florida Statutes.
- B. Effective January 1, 2023, Section 50.0311, Florida Statutes, authorizes a local governmental agency to publish legal notices under specified conditions on a publicly accessible website, owned or designated by the applicable county, instead of in a print newspaper.
- C. Local Government represents that it is a governmental agency as defined in Section 50.0311, Florida Statutes. Local Government desires to utilize County's designated publicly accessible website for certain required notices and advertisements.
- D. Pursuant to Section 50.0311, Florida Statutes, County designated the website operated by D-R Media ("Website") as County's publicly accessible website for publication of notices and advertisements ("Publications").

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

- 1. Recitals. The truth and accuracy of each clause set forth above is acknowledged by the Parties.
- 2. Designation of Website. County has entered into an agreement with Website ("Website Contract") for Publications. County may at any time, upon at least ninety (90) days prior to

written notice to Local Government in accordance with the Notices section of this Participation Agreement, designate a different entity as County's publicly accessible website pursuant to Section 50.0311, Florida Statutes. Parties shall consider any such new designation as automatically effective upon the date stated in County's notice without the need for an amendment to this Participation Agreement, and upon the effective date the new website shall be the "Website" for purposes of this Participation Agreement.

3. Utilization of Website. Local Government may utilize the Website for its Publications if and to the extent it elects to do so. Nothing in this Participation Agreement obligates Local Government to utilize the Website for any Publication. However, any utilization of Website by Local Government for Publications pursuant to Section 50.0311, Florida Statutes, shall be obtained exclusively through the Website Contract and not through any other contract or procurement method. Local Government agrees that no other website is County's designated publicly accessible website, and Local Government agrees it may not take any action to challenge or otherwise attempt to disqualify the designation of Website (or any substitute website pursuant to Section 2 above) as the properly designated website of County pursuant to Section 50.0311, Florida Statutes.

4. Term. The term of this Participation Agreement shall commence upon the date it is fully executed by the Parties ("Effective Date") and shall continue until terminated by either Party as otherwise provided herein.

5. Compliance with Notice Requirements. For the duration of this Participation Agreement, Local Government shall comply with all applicable requirements, obligations, duties, and procedures set forth in Chapter 50, Florida Statutes ("Notice Requirements"), as may be amended from time to time, relating to any Publications published on the Website. County shall have no responsibility for ensuring that Local Government, the Website, or the Publications comply with the Notice Requirements or any other applicable law, rule, or regulation.

6. County Actions are Ministerial. Local Government acknowledges that any and all Publications of Local Government are prepared by Local Government and not by County. Local Government shall construe any and all actions of County in conjunction with, or

relating to, the designation of the Website for use by Local Government as, purely ministerial acts.

7. Costs and Payment. Local Government shall be solely responsible for the timely payment of all fees and costs associated with its Publications and use of the Website. Local Government shall utilize the Website Contract to obtain from Website any applicable services Local Government requires relating to Publications and shall pay Website directly for all such services provided in connection with Publications. Additionally, Local Government shall be solely responsible for payment of any and all mailing costs or other costs associated with the Publications or otherwise incurred relating to the Publications pursuant to Chapter 50, Florida Statutes, including without limitation Section 50.0311(6), Florida Statutes. County shall not be responsible for any fees or costs associated with: (a) use of the Website by Local Government; (b) any Publication; or (c) compliance with Chapter 50, Florida Statutes. Local Government recognizes and agrees that if Local Government fails to timely pay Website, then Website may terminate Local Government's access to the Website, and County shall have no liability to Local Government for such termination or lack of access, or any subsequent costs which Local Government might incur due to such termination or lack of access. Likewise, Local Government acknowledges that County has no control over payment processing services.

8. Sovereign Immunity. Except to the extent sovereign immunity may be deemed waived by entering into this Participation Agreement, nothing herein is intended to serve as a waiver of sovereign immunity by either Party nor shall anything included herein be construed as consent by either Party to be sued by a third party in any matter arising out of this Participation Agreement.

9. Indemnification. Local Government shall indemnify and hold harmless County and all of County's current, past, and future officers, agents, and employees (collectively, "Indemnified Party") from and against any and all causes of action, demands, claims, losses, liabilities, and expenditures of any kind, including attorneys' fees, court costs, and expenses, including through the conclusion of any appellate proceedings, raised or asserted by any person or entity not a party to this Participation Agreement, and caused

or alleged to be caused, in whole or in part, by any breach of this Participation Agreement by Local Government, or any intentional, reckless, or negligent act or omission of Local Government, its officers, employees, or agents, arising from, relating to, or in connection with this Participation Agreement or any Publication. The obligations of this section shall survive the expiration or earlier termination of this Participation Agreement.

10. Termination.

10.1. Termination without cause. Either Party may terminate this Participation Agreement without cause upon at least ninety (90) days' prior written notice to the other Party.

10.2. Termination with cause. If the Party in breach has not corrected the breach within thirty (30) days after receipt of written notice from the aggrieved Party identifying the breach, then the aggrieved Party may terminate this Participation Agreement for cause.

10.3. Automatic Termination. If the publication of electronic notices is determined to be illegal by a court of competent jurisdiction, or if the Florida Legislature modifies Florida law to prohibit utilization of County's designated publicly accessible website for Publications, then this Participation Agreement will be deemed automatically terminated upon such finding becoming final or such law becoming effective, as applicable.

11. Notices. In order for a notice to a Party to be effective under this Participation Agreement, notice must be sent via U.S. first-class mail, with a contemporaneous copy sent via e-mail, to the addresses listed below and shall be effective upon mailing. The addresses for notice shall remain as set forth herein unless and until changed by providing notice of such change in accordance with the provisions of this section.

FOR COUNTY:

County Manager

Polk County Board of County Commissioners

P.O. Box 9005

Bartow, Florida 33830

With a copy to:
County Attorney
Polk County Board of County Commissioners
P.O. Box 9005, Drawer AT01 Bartow,
Florida 33830

FOR LOCAL GOVERNMENT:

Email address: _____

12. Prior Agreements. Parties shall consider this Participation Agreement as representing the final and complete understanding of the subject matter of this Participation Agreement and supersedes all prior and contemporaneous negotiations and discussions regarding same. All commitments, agreements, and understandings of the Parties concerning the subject matter of this Participation Agreement are contained herein.

13. Assignment. Neither this Participation Agreement nor any term or provision hereof or right hereunder may be assignable by either Party without the prior written consent of the other Party. Any assignment, transfer, encumbrance, or subcontract in violation of this section shall be void and ineffective.

14. Interpretation. The headings contained in this Participation Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Participation Agreement. All personal pronouns used in this Participation Agreement shall include any other gender, and the singular shall include the plural, and vice versa, unless the context otherwise requires. Terms such as "herein" refer to this Participation Agreement as a whole and not to any particular sentence, paragraph, or section where they appear, unless the context otherwise requires. Whenever reference is made to a section or article of this

Participation Agreement, such reference is to the section or article as a whole, including all of the subsections of such section, unless the reference is made to a particular subsection or subparagraph of such section or article.

15. Third-Party Beneficiaries. Neither Local Government nor County intends to directly or substantially benefit a third party by this Participation Agreement. Therefore, the Parties acknowledge that there are no third-party beneficiaries to this Participation Agreement and that no third party shall be entitled to assert a right or claim against either of them based upon this Participation Agreement.

16. Law, Jurisdiction, Venue, Waiver of Jury Trial. This Participation Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. The exclusive venue for any lawsuit arising from, related to, or in connection with this Participation Agreement shall be in the state courts of the Tenth Judicial Circuit in and for Polk County, Florida. If any claim arising from, related to, or in connection with this Participation Agreement must be litigated in federal court, then the exclusive venue for any such lawsuit shall be in the United States District Court, or the United States Bankruptcy Court, for the Middle District of Florida. EACH PARTY EXPRESSLY, VOLUNTARILY, INTENTIONALLY, IRREVOCABLY, AND KNOWINGLY WAIVES ANY RIGHTS IT MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL LITIGATION RELATED TO THIS PARTICIPATION AGREEMENT.

17. Amendments. No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same or similar formality as this Participation Agreement and executed on behalf of County and Local Government, respectively, by persons authorized to execute same on their behalf.

18. Representation of Authority. Each individual executing this Participation Agreement on behalf of a Party represents and warrants that they are, on the date they sign this Participation Agreement, duly authorized by all necessary and appropriate action to execute this Participation Agreement on behalf of such Party and that they do so with full legal authority.

19. Counterparts and Multiple Originals. This Participation Agreement may be

executed in multiple originals, and may be executed in counterparts, whether signed physically or electronically, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same Participation Agreement.

20. Materiality and Waiver or Breach. Each requirement, duty, and obligation set forth herein was bargained for at arm's-length. Each requirement, duty, and obligation set forth herein is substantial and important to the formation of this Participation Agreement, and each is, therefore, a material term. Any Party's failure to enforce any provision of this Participation Agreement shall not be deemed a waiver of such provision or modification of this Participation Agreement. A waiver of any breach of a provision of this Participation Agreement shall not be deemed a waiver of any subsequent breach and shall not be construed to be a modification of the terms of this Participation Agreement. For a waiver to be effective, any waiver must be in writing signed by an authorized signatory of the Party granting the waiver.

21. Compliance with Laws. Each Party shall comply with all applicable federal, state, and local laws, codes, ordinances, rules, and regulations in performing its duties, responsibilities, and obligations pursuant to this Participation Agreement.

(Remainder of this page intentionally left blank.)

IN WITNESS WHEREOF, the Parties have signed this Agreement and through their duly authorized signatories on the dates noted below their names.

ATTEST:

Stacy M. Butterfield
Clerk to the Board

POLK COUNTY

a political subdivision of the State of Florida

By: _____
Deputy Clerk

By: _____
County Manager

Date:
.....

ATTEST:

Local Government.

Signature

Signature

Print Name

Print Name

Title

Title

SECTION V



1800 Pembroke Drive, Suite 170
Orlando, Florida 32810
407-843-5406
www.mcdermittdavis.com

September 17, 2024

Board of Supervisors
Towne Park Community Development District
219 East Livingston Street
Orlando, FL 32801

The following represents our understanding of the services we will provide *Towne Park Community Development District*.

You have requested that we audit the governmental activities, each major fund, and the aggregate remaining fund information of *Towne Park Community Development District*, as of September 30, 2024, and for the year then ended and the related notes, which collectively comprise *Towne Park Community Development District's* basic financial statements as listed in the table of contents. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (GAAS) and in accordance with Government Auditing Standards, will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

Accounting principles generally accepted in the United States of America, (U.S. GAAP,) as promulgated by the Governmental Accounting Standards Board (GASB) require that certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the GASB, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the required supplementary information (RSI) in accordance with auditing standards generally accepted in the United States of America, (U.S. GAAS). These limited procedures will consist primarily of inquiries of management regarding their methods of measurement and presentation, and comparing the information for consistency with management's responses to our inquiries. We will not express an opinion or provide any form of assurance on the RSI. The following RSI is required by U.S. GAAP. This RSI will be subjected to certain limited procedures but will not be audited:

1. Management's Discussion and Analysis

Auditor Responsibilities

We will conduct our audit in accordance with GAAS and in accordance with *Government Auditing Standards*, and Chapter 10.550, *Rules of the Auditor General*. As part of an audit in accordance with GAAS, Government Auditing Standards, and Chapter 10.550, *Rules of the Auditor General*, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of controls.
- Obtain an understanding of the system of internal control in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS and Government Auditing Standards.

Our responsibility as auditors is limited to the period covered by our audit and does not extend to any other periods.

Compliance with Laws and Regulations

As previously discussed, as part of obtaining reasonable assurance about whether the basic financial statements are free of material misstatement, we will perform tests of *Towne Park Community Development District's* compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Management Responsibilities

Our audit will be conducted on the basis that management acknowledge and understand that they have responsibility:

- a. For the preparation and fair presentation of the basic financial statements in accordance with accounting principles generally accepted in the United States of America;
- b. For the design, implementation, and maintenance of the system of internal control relevant to the preparation and fair presentation of basic financial statements that are free from material misstatement, whether due to error, fraudulent financial reporting, misappropriation of assets, or violations of laws, governmental regulations, grant agreements, or contractual agreements; and
- c. To provide us with:
 - i. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the basic financial statements such as records, documentation, and other matters;
 - ii. Additional information that we may request from management for the purpose of the audit;
 - iii. Unrestricted access to persons within the entity and others from whom we determine it necessary to obtain audit evidence.
- d. For including the auditor's report in any document containing basic financial statements that indicates that such basic financial statements have been audited by us;
- e. For identifying and ensuring that the entity complies with the laws and regulations applicable to its activities;
- f. For adjusting the basic financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the current year period(s) under audit are immaterial, both individually and in the aggregate, to the basic financial statements as a whole; and
- g. For acceptance of nonattest services, including identifying the proper party to oversee nonattest work;
- h. For maintaining adequate records, selecting and applying accounting principles, and safeguarding assets;
- i. For informing us of any known or suspected fraud affecting the entity involving management, employees with significant role in the system of internal control and others where fraud could have a material effect on the financials; and
- j. For the accuracy and completeness of all information provided.

With regard to the supplementary information referred to above, you acknowledge and understand your responsibility: (a) for the preparation of the supplementary information in accordance with the applicable criteria; (b) to provide us with the appropriate written representations regarding supplementary information; (c) to include our report on the supplementary information in any document that contains the supplementary information and that indicates that we have reported on such supplementary information; and (d) to present the supplementary information with the audited basic financial statements, or if the supplementary information will not be presented with the audited basic financial statements, to make the audited basic financial statements readily available to the intended users of the supplementary information no later than the date of issuance by you of the supplementary information and our report thereon. The accompanying supplementary information will be presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information, which is the responsibility of management, will be subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. Our auditor's report will provide an opinion on the supplementary information in relation to the basic financial statements as a whole.

As part of our audit process, we will request from management and, when appropriate, those charged with governance, written confirmation concerning representations made to us in connection with the audit.

Nonattest Services

With respect to any nonattest services we perform, such as drafting the financial statements, we will not assume management responsibilities on behalf of the District. However, we will provide advice and recommendations to assist management of the District in performing its responsibilities.

The District's management is responsible for (a) making all management decisions and performing all management functions; (b) assigning a competent individual to oversee the services; (c) evaluating the adequacy of the services performed; (d) evaluating and accepting responsibility for the results of the services performed; and (e) designing, implementing, and maintaining the system of internal control, including the process used to monitoring the system of internal control.

Our responsibilities and limitations of the nonattest services are as follows:

- We will perform the services in accordance with applicable professional standards, including Government Auditing Standards
- The nonattest services are limited to the services previously outlined. Our firm, in its sole professional judgment, reserves the right to refuse to do any procedure or take any action that could be construed as making management decisions or assuming management responsibilities, including determining account coding and approving journal entries.

Government Auditing Standards require that we document an assessment of the skills, knowledge, and experience of management, should we participate in any form of the preparation of the basic financial statements and related schedules or disclosures as these actions are deemed a non-audit service.

Reporting

We will issue a written report upon completion of our audit of *Towne Park Community Development District's* basic financial statements. Our report will be addressed to the governing body of *Towne Park Community Development District*. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add an emphasis-of-matter or other-matter paragraph(s), or if necessary, withdraw from the engagement. If our opinions on the basic financial statements are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue a report as a result of this engagement.

In accordance with the requirements of *Government Auditing Standards*, we will also issue a written report describing the scope of our testing over internal control over financial reporting and over compliance with laws, regulations, and provisions of grants and contracts, including the results of that testing. However, providing an opinion on internal control and compliance will not be an objective of the audit and, therefore, no such opinion will be expressed.

We also will issue a written report on the District's compliance with the requirements of Section 218.415, Florida Statutes upon completion of our audit.

Other

We understand that your employees will prepare all confirmations we request and will locate any documents or support for any other transactions we select for testing.

If you intend to publish or otherwise reproduce the basic financial statements and make reference to our firm, you agree to provide us with printers' proofs or masters for our review and approval before printing. You also agree to provide us with a copy of the final reproduced material for our approval before it is distributed.

Regarding the electronic dissemination of audited financial statements, including financial statements published electronically on your Internet website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Professional standards prohibit us from being the sole host and/or the sole storage for your financial and non-financial data. As such, it is your responsibility to maintain your original data and records and we cannot be responsible to maintain such original information. By signing this engagement letter, you affirm that you have all the data and records required to make your books and records complete.

Provisions of Engagement Administration, Timing and Fees

During the course of the engagement, we may communicate with you or your personnel via fax or e-mail, and you should be aware that communication in those mediums contains a risk of misdirected or intercepted communications.

We expect to begin our audit in January 2025 and the audit reports and all corresponding reports will be issued no later than June 1, 2025.

Tamara Campbell is the engagement partner for the audit services specified in this letter. Her responsibilities include supervising McDirmitt Davis, LLC's services performed as part of this engagement and signing or authorizing another qualified firm representative to sign the audit report.

Our fee for these services described in this letter will be \$4,100 for the year ended September 30, 2024, inclusive of all costs and out-of-pocket expenses, unless the scope of the engagement is changed; the assistance that *Towne Park Community Development District* has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding.

Our invoices for fees shall be rendered upon completion of the work, shall provide sufficient detail to demonstrate that fees charged are solely for the specified services as actually rendered and shall demonstrate compliance with the terms of this agreement.

This Agreement provides for the agreement period of one (1) year, unless terminated earlier in accordance with this Agreement. This agreement may be renewed subject to the mutual agreement by both parties to the terms and fees for such renewal. The District agrees that Auditor may terminate this Agreement with or without cause by providing sixty (60) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. Auditor agrees that the District may terminate this Agreement immediately with cause. Auditor further agrees that the District may terminate this Agreement by providing thirty (30) days' written notice of termination to Auditor. Upon any termination of this Agreement, Auditor shall be entitled to payment for all work and/or services rendered up until the effective termination date, subject to whatever claims or off-sets the District may have against Auditor.

Whenever possible, we will attempt to use *Towne Park Community Development District's* personnel to assist in the preparation of schedules and analyses of accounts. This effort could substantially reduce our time requirements and facilitate the timely conclusion of the audit. Further, we will be available during the year to consult with you on financial management and accounting matters of a routine nature.

During the course of the audit we may observe opportunities for economy in, or improved controls over, your operations. We will bring such matters to the attention of the appropriate level of management, either orally or in writing.

You agree to inform us of facts that may affect the basic financial statements of which you may become aware during the period from the date of the auditor's report to the date the financial statements are issued.

We agree to retain our audit documentation or work papers for a period of at least five years from the date of our report.

This audit engagement letter with any addendum, if any, constitute the complete and exclusive statement of the agreement between the parties.

Public Records

Auditor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and. Accordingly, Auditor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Auditor acknowledges that the designated public records custodian for the District is Government Management Services ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Auditor shall 1) Keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Auditor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Auditor, Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District, in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT 407-841-5524, JBURNS@GMSCFL.COM, OR AT 219 EAST LIVINGSTON ST., ORLANDO, FL 32801.

At the conclusion of our audit engagement, we will communicate to the Board of Supervisors the following significant findings from the audit:

- Our view about the qualitative aspects of the entity’s significant accounting practices;
- Significant difficulties, if any, encountered during the audit;
- Uncorrected misstatements, other than those we believe are trivial, if any;
- Disagreements with management, if any;
- Other findings or issues, if any, arising from the audit that are, in our professional judgment, significant and relevant to those charged with governance regarding their oversight of the financial reporting process;
- Material, corrected misstatements that were brought to the attention of management as a result of our audit procedures;
- Representations we requested from management;
- Management’s consultations with other accountants, if any; and
- Significant issues, if any, arising from the audit that were discussed, or the subject of correspondence, with management.

The audit documentation for this engagement is the property of McDirmit Davis, LLC and constitutes confidential information. However, we may be requested to make certain audit documentation available to a federal or state agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities, pursuant to authority given to it by law or regulation, or to peer reviewers. If requested, access to such audit documentation will be provided under the supervision of McDirmit Davis, LLC’s personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies of information contained therein to others, including other governmental agencies.

In accordance with the requirements of *Government Auditing Standards*, we have attached a copy of our latest external peer review report of our firm for your consideration and files.

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the basic financial statements including our respective responsibilities.

We appreciate the opportunity to be your financial statement auditors and look forward to working with you and your staff.

Respectfully,

McDirmit Davis

McDirmit Davis, LLC
Orlando, FL

RESPONSE:

This letter correctly sets forth our understanding.
Acknowledged and agreed on behalf of Towne Park Community Development District by:

Title: _____

SECTION VI



200 S. F. Street
Haines City, Florida 33844

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

Polk County License # 214815

Date: October 14, 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

Street Tree Staking

	Qty	Unit	Unit Cost	TOTAL
Staking Trees Large Trees	119	Ea	\$125.00	\$14,875.00
Staking Trees Small oaks and Cedars pool	34	Ea	\$75.00	\$2,550.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
			Total:	\$17,425.00

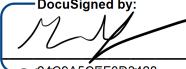
The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees 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: October 14, 2024

Accepted by: _____

Date Accepted: 2024-10-16

DocuSigned by:

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SECTION VII

SECTION C

Towne Park CDD

Field Management Report



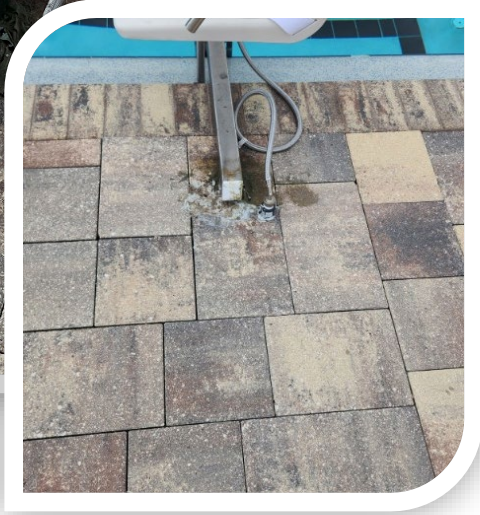
November 5th, 2024

Allen Bailey – Field Services Manager

GMS

Completed

Amenity One Chair Lift



- ✚ The filling around the pavers came lose at the lift.
- ✚ This has been resealed to prevent damage.

Amenity Hostile Vegetation



- ✚ The hostile vegetation is growing from all the rain.
- ✚ We are monitoring to make sure it does not reach into the amenity center.

Completed

Playground Barrier



- ✚ The barrier around the playground at amenity two was coming loose.
- ✚ The barrier has been secured to prevent safety issues.

Playground Rule Signs



- ✚ New playground rule signs have been placed up.
- ✚ The signs will allow residents to clearly see what is allowed at the playground.

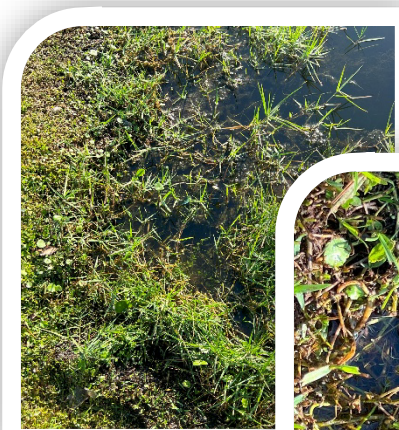
Review

Hydrilla



- ✚ The Hydrilla in various ponds is starting to die.
- ✚ This process will take time to try and avoid harming fish.

4116 Red Fern Pipe



- ✚ The pipe that was requested to be removed from district property is still in place.

Hurricane Review

Trees



✚ Many trees have fallen due to the hurricane. The large trees on Medulla have then set up and supported to increase stability.

Shade Structures



✚ The shade structures at both playgrounds were damaged. We are working with the original vendor to review options.

Hurricane Review

District Fencing



✚ Large sections of district fence have been blown apart. We are working on getting the fences back up and replacing damaged parts.

Storm Water Systems- Salt Springs



✚ The area south of the weir has eroded from the storm lowering the stormwater pond levels at Salt Springs.

Hurricane Review

Storm Water Systems - Siltstone



- ✚ The sump that uses a swale to manage overflow had the swale eroded from the high volume of water.

Storm Water Systems – Medulla Spillover



- ✚ The wetlands spillover at the end of Medulla has collapsed on the side causing erosion from the high volume of water.

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 D

SECTION 1

Towne Park Community Development District

Summary of Check Register

August 21, 2024 to October 19, 2024

Fund	Date	Check No.'s	Amount
General Fund	8/23/24	881-884	\$ 31,666.04
	9/5/25	885-891	\$ 9,300.39
	9/11/24	892-897	\$ 157,113.12
	9/19/24	898-902	\$ 42,740.81
	9/23/24	903-916	\$ 66,902.90
	10/15/24	917-921	\$ 25,906.71
Total Amount			\$ 333,629.97

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/23/24	00077	7/26/24	80792	202407	320	53800	49000		DISINFECTING TOUCH AREAS	*	125.00		
		8/07/24	12378	202408	330	53800	47000		CLEANING SUPPLIES	*	100.96		
E&A CLEANING CO												225.96	000881
8/23/24	00040	7/01/24	170	202407	310	51300	34000		MANAGEMENT FEES JULY 24	*	3,754.17		
		7/01/24	170	202407	310	51300	35200		WEBSITE ADMIN JULY 24	*	100.00		
		7/01/24	170	202407	310	51300	35100		INFORMATION TECH JULY 24	*	150.00		
		7/01/24	170	202407	310	51300	31300		DISSEMINATION SVC JULY 24	*	833.33		
		7/01/24	170	202407	330	57200	11000		AMENITY ACCESS JULY 24	*	750.00		
		7/01/24	170	202407	310	51300	51000		OFFICE SUPPLIES JULY 24	*	.84		
		7/01/24	170	202407	310	51300	42000		POSTAGE JULY 24	*	32.02		
		7/01/24	170	202407	310	51300	42500		COPIES JULY 24	*	5.25		
		8/01/24	174	202408	320	53800	12000		FIELD MANAGEMENT AUG 24	*	1,750.00		
		8/01/24	174	202408	320	53800	49000		NEW A/C BLOWER	*	670.98		
GOVERNMENTAL MANAGEMENT SERVICES-												8,046.59	000882
8/23/24	00068	8/20/24	10084	202407	310	51300	31500		GENERAL COUNSEL JULY 24	*	3,999.52		
KILINSKI/VAN WYK, PLLC												3,999.52	000883
8/23/24	00082	7/31/24	13720	202407	320	53800	47300		IRRIGATION REPAIRS	*	170.32		
		7/31/24	13858	202407	320	53800	47300		IRRIGATION REPAIRS	*	170.32		
		8/01/24	13686	202408	320	53800	46200		LANDSCAPE MAINT AUG 24	*	19,053.33		
PRINCE & SONS INC.												19,393.97	000884
9/05/24	00107	8/28/24	18219	202408	320	53800	46400		POND MAINTENANCE AUG 24	*	5,500.00		
AQUATIC WEED MANAGEMENT, INC.												5,500.00	000885
9/05/24	00040	7/31/24	177	202407	330	53800	47500		GENERAL MAINT JULY 24	*	2,721.88		
GOVERNMENTAL MANAGEMENT SERVICES-												2,721.88	000886

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 #
9/05/24	00080	9/03/24	GJ090320	202409	310	51300	11000		BOS MEETING 9/3/24 GREGORY M. JONES	*	200.00	200.00	000887
9/05/24	00055	9/03/24	JT090320	202409	310	51300	11000		BOS MEETING 9/3/24 JENNIFER TIDWELL	*	200.00	200.00	000888
9/05/24	00091	9/03/24	RR090320	202409	310	51300	11000		BOS MEETING 9/3/24 ROGER RUNYAN	*	200.00	200.00	000889
9/05/24	00092	9/03/24	TZ090320	202409	310	51300	11000		BOS MEETING 9/3/24 THOMAS ZIMMERMAN	*	200.00	200.00	000890
9/05/24	00064	9/05/24	09052024	202409	300	15500	10000		EQUIPMENT LEASE OCT 24 WHFS, LLC	*	278.51	278.51	000891
9/11/24	00077	8/26/24	12411	202408	330	53800	47000		CLEANING SUPPLIES E&A CLEANING CO	*	50.48	50.48	000892
9/11/24	00102	6/30/24	00065219	202406	310	51300	48000		NOT FY25 BUDGET MT 6/7/24	*	631.06		
		7/31/24	00065826	202407	310	51300	48000		NOT WORKSHOP MTG 7/15/24 GANNETT FLORIDA LOCALIQ	*	284.61	915.67	000893
9/11/24	00040	6/30/24	175	202406	330	53800	47500		GENERAL MAINTENACE JUNE24 GOVERNMENTAL MANAGEMENT SERVICES-	*	1,569.90	1,569.90	000894
9/11/24	00076	9/03/24	RES 21-1	202408	310	51300	31100		ENGINEER SVCS AUG 24 RAYL ENGINEERING & SURVEYING LLC	*	1,126.21	1,126.21	000895
9/11/24	00087	8/31/24	11864382	202408	330	53800	34500		SECURITY AUG 24	*	1,221.36		
		8/31/24	11865532	202408	330	53800	34500		SECURITY AUG 24 SECURITAS SECURITY SERVICES	*	2,229.50	3,450.86	000896
9/11/24	00108	9/10/24	09102024	202409	300	58100	10000		GEN FD EXCESS TSFR TO SBA TOWNE PARK CDD C/O SBA	*	150,000.00	150,000.00	000897

TWPK TOWNE PARK CDD CWRIGHT

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/19/24	00077	9/09/24	12430	202409	330-53800-47000			CLEANING SUPPLIES SEPT 24	*	75.90		
								E&A CLEANING CO			75.90	000898
9/19/24	00040	9/01/24	178	202409	310-51300-34000			MANAGEMENT FEES SEPT 24	*	3,754.17		
		9/01/24	178	202409	310-51300-35200			WEBSITE ADMIN SEPT 24	*	100.00		
		9/01/24	178	202409	310-51300-35100			INFORMATION TECH SEPT 24	*	150.00		
		9/01/24	178	202409	310-51300-31300			DISSEMINATION SVC SEPT 24	*	833.33		
		9/01/24	178	202409	330-57200-11000			AMENITY ACCESS SEPT 24	*	750.00		
		9/01/24	178	202409	310-51300-51000			OFFICE SUPPLIES	*	1.20		
		9/01/24	178	202409	310-51300-42000			POSTAGE	*	30.35		
		9/01/24	178	202409	310-51300-42500			COPIES	*	5.25		
		9/01/24	179	202409	320-53800-12000			FIELD MANAGEMENT SEPT 24	*	1,750.00		
		9/15/24	180	202409	300-15500-10000			ASSESSMENT ROLL FY25	*	10,000.00		
								GOVERNMENTAL MANAGEMENT SERVICES-			17,374.30	000899
9/19/24	00068	9/12/24	10261	202408	310-51300-31500			GENERAL COUNSEL AUG 24	*	2,639.50		
								KILINSKI/VAN WYK, PLLC			2,639.50	000900
9/19/24	00082	9/01/24	14171	202409	320-53800-46200			LANDSCAPE MAINT SEPT 24	*	19,053.33		
		9/07/24	14306	202409	320-53800-47300			IRRIGATION REPAIRS	*	97.78		
								PRINCE & SONS INC.			19,151.11	000901
9/19/24	00071	9/01/24	24055	202409	330-53800-48000			POOL MAINTENANCE SEPT 24	*	3,500.00		
								RESORT POOL SERVICES DBA			3,500.00	000902
9/23/24	00095	9/06/24	36644	202409	330-53800-48200			PEST CONTROL SEPT 24	*	120.00		
		9/06/24	36648	202409	330-53800-48200			PEST CONTROL SEPT 24	*	120.00		
								ALL AMERICAN LAWN & TREE SPECIALIST			240.00	000903

TWPK TOWNE PARK CDD CWRIGHT

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/23/24	00077	9/14/24	80898	202409	330	53800	47000		CLEAN UP EVENT 9/14/24	*	150.00		
									E&A CLEANING CO			150.00	000904
9/23/24	00010	9/24/24	26063	202409	300	15500	10000		FY25 ANNUAL INSURANCE	*	37,453.00		
									EGIS INSURANCE ADVISORS LLC			37,453.00	000905
9/23/24	00040	6/30/24	176	202406	320	53800	49000		FENCE REPAIR STORM DAMAGE	*	15,655.58		
									GOVERNMENTAL MANAGEMENT SERVICES-			15,655.58	000906
9/23/24	00046	9/24/24	09242024	202409	300	20700	10000		ASSESSMENTS TSFR S20162A	*	244.28		
		9/24/24	09242024	202409	300	20700	10000		ASSESSMENTS TSFR S20182B	*	284.93		
		9/24/24	09242024	202409	300	20700	10000		ASSESSMENTS TSFR S20183A	*	1,148.02		
		9/24/24	09242024	202409	300	20700	10000		ASSESSMENTS TSFR S20193B	*	734.36		
		9/24/24	09242024	202409	300	20700	10000		ASSESSMENTS TSFR S20193C	*	493.13		
		9/24/24	09242024	202409	300	20700	10000		ASSESSMENTS TSFR S20203D	*	874.50		
									TOWNE PARK CDD			3,779.22	000907
9/23/24	00107	9/24/24	18369	202409	320	53800	46400		POND MAINTENANCE SEPT 24	*	5,500.00		
									AQUATIC WEED MANAGEMENT, INC.			5,500.00	000908
9/23/24	00085	9/24/24	108866	202409	330	53800	47500		POOL GATELOCK REPAIR	*	215.10		
									CURRENT DEMANDS			215.10	000909
9/23/24	00077	8/20/24	80822	202409	330	53800	47000		CLEANING SEPT 24	*	1,230.00		
		9/20/24	80921	202410	330	53800	47000		CLEANING OCT 24	*	1,230.00		
									E&A CLEANING CO			2,460.00	000910
9/23/24	00080	9/30/24	GJ093020	202409	310	51300	11000		ETHICS TRAINING 9/30/24	*	200.00		
									GREGORY M. JONES			200.00	000911
9/23/24	00055	9/30/24	JT093020	202409	310	51300	11000		ETHICS TRAINING 9/30/24	*	200.00		
									JENNIFER TIDWELL			200.00	000912
									TWPK TOWNE PARK CDD CWRIGHT				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/23/24	00071	9/18/24 24331	202409 330-53800-47500	REPAIR POOL TILES RESORT POOL SERVICES DBA	*	450.00	450.00 000913
9/23/24	00091	9/30/24 RR093020	202409 310-51300-11000	ETHICS TRAINING 9/30/24 ROGER RUNYAN	*	200.00	200.00 000914
9/23/24	00092	9/30/24 TZ093020	202409 310-51300-11000	ETHICS TRAINING 9/30/24 THOMAS ZIMMERMAN	*	200.00	200.00 000915
9/23/24	00088	9/30/24 ZS093020	202409 310-51300-11000	ETHICS TRAINING 9/30/24 ZABRINA SIDES	*	200.00	200.00 000916
10/15/24	00040	10/01/24 182	202410 310-51300-34000	MANAGEMENT FEES OCT 24	*	4,035.75	
		10/01/24 182	202410 310-51300-35200	WEBSITE ADMIN OCT 24	*	105.00	
		10/01/24 182	202410 310-51300-35100	INFORMATION TECH OCT 24	*	157.50	
		10/01/24 182	202410 310-51300-31300	DISSEMINATION SVC OCT 24	*	875.00	
		10/01/24 182	202410 330-57200-11000	AMENITY ACCESS OCT 24	*	787.50	
		10/01/24 182	202410 310-51300-51000	OFFICE SUPPLIES	*	.69	
		10/01/24 182	202410 310-51300-42000	POSTAGE	*	15.87	
		10/01/24 183	202410 320-53800-12000	FIELD MANAGEMENT OCT 24	*	1,837.50	
				GOVERNMENTAL MANAGEMENT SERVICES-			7,814.81 000917
10/15/24	00076	10/01/24 RES 21-1	202409 310-51300-31100	ENGINEER SVCS SEPT 24 RAYL ENGINEERING & SURVEYING LLC	*	523.25	523.25 000918
10/15/24	00071	9/25/24 24348	202410 330-57200-49000	2ND ACTIVATED LIFT INSTAL	*	10,000.00	
		10/01/24 24497	202410 330-53800-48000	POOL MAINTENANCE OCT 24 RESORT POOL SERVICES DBA	*	3,625.00	13,625.00 000919
10/15/24	00087	9/30/24 11895487	202409 330-53800-34500	SECURITY SEPT 24	*	613.75	

TWPK TOWNE PARK CDD CWRIGHT

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		9/30/24	11897300 202409 330-53800-34500	SECURITY SEPT 24	*	3,051.39	
							3,665.14 000920
10/15/24	00064	10/02/24	10022024 202410 300-15500-10000	EQUIPMENT LEASE NOV 24	*	278.51	
							278.51 000921
TOTAL FOR BANK A						333,629.97	
TOTAL FOR REGISTER						333,629.97	

TWPK TOWNE PARK CDD CWRIGHT

SECTION 2

Towne Park
Community Development District

Unaudited Financial Reporting
September 30, 2024



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Towne Park
Community Development District
Combined Balance Sheet
September 30, 2024

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 257,135	\$ -	\$ -	\$ -	\$ 257,135
Capital Reserve Account	\$ -	\$ -	\$ -	\$ 82,458	\$ 82,458
State Board Administration	\$ 150,394	\$ -	\$ -	\$ -	\$ 150,394
Investments:					
<u>Series 2016 - 2A</u>					
Reserve	\$ -	\$ 111,063	\$ -	\$ -	\$ 111,063
Revenue	\$ -	\$ 104,868	\$ -	\$ -	\$ 104,868
Prepayment	\$ -	\$ 415	\$ -	\$ -	\$ 415
<u>Series 2018 - 2B</u>					
Reserve	\$ -	\$ 60,400	\$ -	\$ -	\$ 60,400
Revenue	\$ -	\$ 104,632	\$ -	\$ -	\$ 104,632
Prepayment	\$ -	\$ 147	\$ -	\$ -	\$ 147
General	\$ -	\$ 0	\$ -	\$ -	\$ 0
<u>Series 2018 - 3A</u>					
Reserve	\$ -	\$ 256,541	\$ -	\$ -	\$ 256,541
Revenue	\$ -	\$ 313,381	\$ -	\$ -	\$ 313,381
Prepayment	\$ -	\$ 147	\$ -	\$ -	\$ 147
<u>Series 2019 - 3B</u>					
Reserve	\$ -	\$ 167,922	\$ -	\$ -	\$ 167,922
Revenue	\$ -	\$ 187,313	\$ -	\$ -	\$ 187,313
<u>Series 2019 - 3C</u>					
Reserve	\$ -	\$ 112,688	\$ -	\$ -	\$ 112,688
Revenue	\$ -	\$ 104,034	\$ -	\$ -	\$ 104,034
Prepayment	\$ -	\$ 137	\$ -	\$ -	\$ 137
<u>Series 2020 - 3D</u>					
Reserve	\$ -	\$ 200,003	\$ -	\$ -	\$ 200,003
Revenue	\$ -	\$ 154,344	\$ -	\$ -	\$ 154,344
Construction	\$ -	\$ -	\$ 2,478	\$ -	\$ 2,478
Deposits	\$ 4,500	\$ -	\$ -	\$ -	\$ 4,500
Prepaid Expenses	\$ 58,560	\$ -	\$ -	\$ -	\$ 58,560
Total Assets	\$ 470,589	\$ 1,878,035	\$ 2,478	\$ 82,458	\$ 2,433,561
Liabilities:					
Accounts Payable	\$ 3,903	\$ -	\$ -	\$ -	\$ 3,903
Total Liabilities	\$ 3,903	\$ -	\$ -	\$ -	\$ 3,903
Fund Balance:					
Nonspendable:					
Deposits	\$ 4,500	\$ -	\$ -	\$ -	\$ 4,500
Prepaid Items	\$ 58,560	\$ -	\$ -	\$ -	\$ 58,560
Restricted for:					
Debt Service - Series 2016 - 2A	\$ -	\$ 216,346	\$ -	\$ -	\$ 216,346
Debt Service - Series 2018 - 2B	\$ -	\$ 165,180	\$ -	\$ -	\$ 165,180
Debt Service - Series 2018 - 3A	\$ -	\$ 570,069	\$ -	\$ -	\$ 570,069
Debt Service - Series 2019 - 3B	\$ -	\$ 355,235	\$ -	\$ -	\$ 355,235
Debt Service - Series 2019 - 3C	\$ -	\$ 216,858	\$ -	\$ -	\$ 216,858
Debt Service - Series 2020 - 3D	\$ -	\$ 354,347	\$ -	\$ -	\$ 354,347
Capital Projects	\$ -	\$ -	\$ 2,478	\$ -	\$ 2,478
Assigned for:					
Capital Reserves	\$ -	\$ -	\$ -	\$ 82,458	\$ 82,458
Unassigned	\$ 403,626	\$ -	\$ -	\$ -	\$ 403,626
Total Fund Balances	\$ 466,687	\$ 1,878,035	\$ 2,478	\$ 82,458	\$ 2,429,658
Total Liabilities & Fund Balance	\$ 470,589	\$ 1,878,035	\$ 2,478	\$ 82,458	\$ 2,433,561

Towne Park

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,024,144	\$ 1,024,144	\$ 1,029,020	\$ 4,877
Interest Income	\$ -	\$ -	\$ 394	\$ 394
Other Income	\$ 2,400	\$ 2,400	\$ 118,865	\$ 116,465
Total Revenues	\$ 1,026,544	\$ 1,026,544	\$ 1,148,280	\$ 121,736
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 12,000	\$ 12,000	\$ -
Engineering Fees	\$ 15,000	\$ 15,000	\$ 19,124	\$ (4,124)
Attorney	\$ 40,000	\$ 40,000	\$ 40,008	\$ (8)
Annual Audit	\$ 4,100	\$ 4,100	\$ 4,100	\$ -
Assessment Roll Services	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Reamortization Schedules	\$ 625	\$ 625	\$ -	\$ 625
Dissemination	\$ 10,000	\$ 10,000	\$ 10,000	\$ -
Trustee Fees	\$ 23,867	\$ 23,867	\$ 23,867	\$ -
Management Fees	\$ 45,050	\$ 45,050	\$ 45,050	\$ -
Information Technology	\$ 1,800	\$ 1,800	\$ 1,800	\$ -
Website Maintenance	\$ 1,200	\$ 1,200	\$ 1,200	\$ -
Postage & Delivery	\$ 1,300	\$ 1,300	\$ 1,010	\$ 290
Insurance	\$ 6,985	\$ 6,985	\$ 6,572	\$ 413
Printing & Binding	\$ 500	\$ 500	\$ 161	\$ 339
Legal Advertising	\$ 3,500	\$ 3,500	\$ 3,623	\$ (123)
Other Current Charges	\$ 4,000	\$ 4,000	\$ 492	\$ 3,508
Office Supplies	\$ 200	\$ 200	\$ 13	\$ 187
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 175,302	\$ 175,302	\$ 174,195	\$ 1,106

Towne Park

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Property Insurance	\$ 30,401	\$ 30,401	\$ 30,111	\$ 290
Field Management	\$ 21,000	\$ 21,000	\$ 21,000	\$ -
Landscape Maintenance	\$ 263,665	\$ 263,665	\$ 228,640	\$ 35,025
Landscape Enhancements/Replacement	\$ 35,000	\$ 35,000	\$ 7,199	\$ 27,801
Pond Maintenance	\$ 46,656	\$ 46,656	\$ 55,380	\$ (8,724)
Electric	\$ 5,400	\$ 5,400	\$ 2,918	\$ 2,482
Water & Sewer	\$ 1,100	\$ 1,100	\$ 698	\$ 402
Irrigation Repairs	\$ 12,500	\$ 12,500	\$ 4,060	\$ 8,440
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	\$ 29,290	\$ (14,948)
Subtotal Field Expenditures	\$ 625,065	\$ 625,065	\$ 585,588	\$ 39,476
Amenity Expenditures				
Electric	\$ 26,400	\$ 26,400	\$ 16,550	\$ 9,850
Water	\$ 8,400	\$ 8,400	\$ 9,063	\$ (663)
Internet & Phone	\$ 3,200	\$ 3,200	\$ 2,630	\$ 570
Playground & Equipment Lease	\$ 26,935	\$ 26,935	\$ 24,776	\$ 2,159
Pool Service Contract	\$ 42,000	\$ 42,000	\$ 42,686	\$ (686)
Pool Furniture Repair & Replacement	\$ 6,000	\$ 6,000	\$ 2,243	\$ 3,758
Janitorial Services	\$ 22,500	\$ 22,500	\$ 19,222	\$ 3,278
Security Services	\$ 43,000	\$ 43,000	\$ 35,369	\$ 7,631
Pest Control	\$ 3,400	\$ 3,400	\$ 2,950	\$ 450
Amenity Access Management	\$ 9,000	\$ 9,000	\$ 9,000	\$ -
Amenity Repair & Maintenance	\$ 20,000	\$ 20,000	\$ 14,924	\$ 5,076
Contingency	\$ 14,343	\$ 14,343	\$ 23,554	\$ (9,212)
Subtotal Amenity Expenditures	\$ 225,177	\$ 225,177	\$ 202,968	\$ 22,210
Total Operations & Maintenance	\$ 850,242	\$ 850,242	\$ 788,556	\$ 61,686
Total Expenditures	\$ 1,025,544	\$ 1,025,544	\$ 962,751	\$ 62,792
Excess (Deficiency) of Revenues over Expenditures	\$ 1,000		\$ 185,528	
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out) - Capital Reserve	\$ (1,000)	\$ -	\$ (609)	\$ (609)
Total Other Financing Sources/(Uses)	\$ (1,000)	\$ -	\$ (609)	\$ (609)
Net Change in Fund Balance	\$ -		\$ 184,919	
Fund Balance - Beginning	\$ -		\$ 281,767	
Fund Balance - Ending	\$ -		\$ 466,687	

Towne Park
Community Development District
Debt Service Fund Series 2016 - 2A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 111,715	\$ 111,715	\$ 112,246	\$ 532
Interest	\$ -	\$ -	\$ 10,631	\$ 10,631
Total Revenues	\$ 111,715	\$ 111,715	\$ 122,877	\$ 11,163
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		\$ 14,665	
Fund Balance - Beginning	\$ 88,973		\$ 201,681	
Fund Balance - Ending	\$ 92,475		\$ 216,346	

Towne Park

Community Development District

Debt Service Fund Series 2018 - 2B

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 130,304	\$ 130,304	\$ 130,924	\$ 620
Interest	\$ -	\$ -	\$ 8,094	\$ 8,094
Total Revenues	\$ 130,304	\$ 130,304	\$ 139,018	\$ 8,714
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		\$ 19,724	
Fund Balance - Beginning	\$ 84,005		\$ 145,456	
Fund Balance - Ending	\$ 95,015		\$ 165,180	

Towne Park
Community Development District
Debt Service Fund Series 2018 - 3A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 525,011	\$ 525,011	\$ 527,510	\$ 2,499
Interest	\$ -	\$ -	\$ 28,792	\$ 28,792
Total Revenues	\$ 525,011	\$ 525,011	\$ 556,302	\$ 31,291
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		\$ 42,652	
Fund Balance - Beginning	\$ 267,050		\$ 527,417	
Fund Balance - Ending	\$ 278,411		\$ 570,069	

Towne Park
Community Development District
Debt Service Fund Series 2019 - 3B
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 335,844	\$ 335,844	\$ 337,442	\$ 1,598
Interest	\$ -	\$ -	\$ 18,373	\$ 18,373
Total Revenues	\$ 335,844	\$ 335,844	\$ 355,816	\$ 19,972
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		\$ 19,997	
Fund Balance - Beginning	\$ 164,779		\$ 335,238	
Fund Balance - Ending	\$ 164,804		\$ 355,235	

Towne Park
Community Development District
Debt Service Fund Series 2019 - 3C
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 225,524	\$ 225,524	\$ 226,598	\$ 1,074
Interest	\$ -	\$ -	\$ 11,259	\$ 11,259
Total Revenues	\$ 225,524	\$ 225,524	\$ 237,857	\$ 12,333
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		\$ 13,751	
Fund Balance - Beginning	\$ 88,964		\$ 203,107	
Fund Balance - Ending	\$ 90,382		\$ 216,858	

Towne Park

Community Development District

Debt Service Fund Series 2020 - 3D

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 399,925	\$ 399,925	\$ 401,829	\$ 1,904
Interest	\$ -	\$ -	\$ 19,034	\$ 19,034
Total Revenues	\$ 399,925	\$ 399,925	\$ 420,863	\$ 20,938
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		\$ 23,001	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (9,894)	\$ (9,894)
Net Change in Fund Balance	\$ 2,063		\$ 13,107	
Fund Balance - Beginning	\$ 141,226		\$ 341,240	
Fund Balance - Ending	\$ 143,289		\$ 354,347	

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

	Series	Series	Series	Series	Series	Series	Total
	2016 - 2A	2018 - 2B	2018 - 3A	2019 - 3B	2019 - 3C	2020 - 3D	
Revenues							
Interest	\$ -	\$ 2	\$ -	\$ 1,855	\$ -	\$ 291	\$ 2,149
Total Revenues	\$ -	\$ 2	\$ -	\$ 1,855	\$ -	\$ 291	\$ 2,149
Expenditures:							
Capital Outlay	\$ -	\$ -	\$ -	\$ 66,113	\$ -	\$ 17,774	\$ 83,887
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ 432	\$ -	\$ 432
Total Expenditures	\$ -	\$ -	\$ -	\$ 66,113	\$ 432	\$ 17,774	\$ 84,319
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 2	\$ -	\$ (64,257)	\$ (432)	\$ (17,484)	\$ (82,171)
Other Financing Sources/(Uses)							
Transfer In/(Out)	\$ (0)	\$ (74)	\$ -	\$ (4,362)	\$ (391)	\$ 14,330	\$ 9,503
Total Other Financing Sources (Uses)	\$ (0)	\$ (74)	\$ -	\$ (4,362)	\$ (391)	\$ 14,330	\$ 9,503
Net Change in Fund Balance	\$ (0.21)	\$ (71)	\$ -	\$ (68,620)	\$ (823)	\$ (3,154)	\$ (72,668)
Fund Balance - Beginning	\$ 0	\$ 71	\$ -	\$ 68,620	\$ 823	\$ 5,632	\$ 75,146
Fund Balance - Ending	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,478	\$ 2,478

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

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues:				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Miscellaneous Expense	\$ -	\$ -	\$ 366	\$ (366)
Total Expenditures	\$ -	\$ -	\$ 366	\$ (366)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (366)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ 1,000	\$ 1,000	\$ 1,000	\$ -
Total Other Financing Sources/(Uses)	\$ 1,000	\$ 1,000	\$ 1,000	\$ -
Net Change in Fund Balance	\$ 1,000		\$ 634	
Fund Balance - Beginning	\$ 81,824		\$ 81,824	
Fund Balance - Ending	\$ 82,824		\$ 82,458	

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
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 394	\$ 394
Other Income	\$ 870	\$ 30	\$ 1,030	\$ 1,500	\$ 78,331	\$ 340	\$ 33,299	\$ 635	\$ 370	\$ 1,264	\$ 1,167	\$ 30	\$ 118,865
Total Revenues	\$ (10,142)	\$ 34,976	\$ 938,318	\$ 37,615	\$ 86,406	\$ 6,272	\$ 47,281	\$ 2,088	\$ 2,591	\$ 1,282	\$ 1,167	\$ 424	\$ 1,148,280

Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ 800	\$ -	\$ 1,000	\$ 800	\$ 1,000	\$ 800	\$ 1,000	\$ 1,800	\$ 1,000	\$ 1,800	\$ 12,000
Engineering Fees	\$ 2,461	\$ 301	\$ 301	\$ 788	\$ 5,214	\$ 1,693	\$ 1,623	\$ 1,721	\$ 1,805	\$ 1,568	\$ 1,126	\$ 523	\$ 19,124
Attorney	\$ 4,862	\$ 3,068	\$ 4,225	\$ 2,900	\$ 2,899	\$ 4,479	\$ 4,584	\$ 3,965	\$ 2,389	\$ 4,000	\$ 2,640	\$ -	\$ 40,008
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	\$ 833	\$ 833	\$ 10,000
Trustee Fees	\$ 14,533	\$ -	\$ -	\$ 6,061	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,936	\$ -	\$ 337	\$ 23,867
Management Fees	\$ 3,754	\$ 3,754	\$ 3,754	\$ 3,754	\$ 3,754	\$ 3,754	\$ 3,754	\$ 3,754	\$ 3,754	\$ 3,754	\$ 3,754	\$ 3,754	\$ 45,050
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 1,800
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1,200
Postage & Delivery	\$ 27	\$ 23	\$ 74	\$ 506	\$ 40	\$ 76	\$ 106	\$ 28	\$ 36	\$ 32	\$ 32	\$ 30	\$ 1,010
Insurance	\$ 6,572	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,572
Printing & Binding	\$ 2	\$ 3	\$ 5	\$ 9	\$ 1	\$ 9	\$ 7	\$ 39	\$ 3	\$ 5	\$ 73	\$ 5	\$ 161
Legal Advertising	\$ 455	\$ -	\$ 254	\$ -	\$ 201	\$ 532	\$ 216	\$ 443	\$ 631	\$ 285	\$ -	\$ 608	\$ 3,623
Other Current Charges	\$ 40	\$ 40	\$ 40	\$ 39	\$ 42	\$ 41	\$ 42	\$ 41	\$ 42	\$ 41	\$ 43	\$ 42	\$ 492
Office Supplies	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 2	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 13
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 39,966	\$ 9,274	\$ 10,537	\$ 15,139	\$ 14,235	\$ 12,468	\$ 12,415	\$ 11,876	\$ 14,844	\$ 15,505	\$ 9,752	\$ 8,184	\$ 174,195

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	\$ 1,750	\$ 1,750	\$ 21,000
Landscape Maintenance	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ 228,640
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	\$ 5,500	\$ 5,500	\$ 55,380
Electric	\$ 208	\$ 115	\$ 295	\$ 266	\$ 387	\$ 233	\$ 225	\$ 225	\$ 233	\$ 269	\$ 169	\$ 291	\$ 2,918
Water & Sewer	\$ 60	\$ 61	\$ 61	\$ 60	\$ 57	\$ 57	\$ 57	\$ 57	\$ 57	\$ 57	\$ 57	\$ 57	\$ 698
Irrigation Repairs	\$ -	\$ 426	\$ 1,813	\$ 344	\$ 623	\$ -	\$ -	\$ -	\$ -	\$ 926	\$ -	\$ (73)	\$ 4,060
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	\$ -	\$ -	\$ -	\$ 16,656	\$ 125	\$ 671	\$ -	\$ 29,290
Subtotal Field Expenditures	\$ 56,821	\$ 31,060	\$ 27,461	\$ 27,188	\$ 229,846	\$ 26,294	\$ 24,973	\$ 24,974	\$ 44,424	\$ 38,767	\$ 27,200	\$ 26,579	\$ 585,588
Amenity Expenditures													
Electric	\$ 1,624	\$ 1,554	\$ 1,429	\$ 2,142	\$ 532	\$ 1,271	\$ 1,280	\$ 1,959	\$ 624	\$ 2,100	\$ 635	\$ 1,400	\$ 16,550
Water	\$ 831	\$ 801	\$ 697	\$ 1,050	\$ 174	\$ 615	\$ 807	\$ 1,271	\$ 278	\$ 1,504	\$ 222	\$ 815	\$ 9,063
Internet & Phone	\$ 218	\$ 218	\$ 218	\$ 218	\$ 218	\$ 220	\$ 220	\$ 220	\$ 220	\$ 220	\$ 220	\$ 220	\$ 2,630
Playground & Equipment Lease	\$ 2,065	\$ 2,065	\$ 2,065	\$ 2,065	\$ 2,065	\$ 2,065	\$ 2,065	\$ 2,065	\$ 2,065	\$ 2,065	\$ 2,065	\$ 2,065	\$ 24,776
Pool Service Contract	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 4,060	\$ 3,626	\$ 3,500	\$ 3,500	\$ 3,500	\$ 42,686
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	\$ 1,381	\$ 1,456	\$ 19,222
Security Services	\$ 2,414	\$ 2,958	\$ 2,684	\$ 2,253	\$ 2,253	\$ 3,760	\$ 2,438	\$ 3,330	\$ 2,684	\$ 3,480	\$ 3,451	\$ 3,665	\$ 35,369
Pest Control	\$ 380	\$ 370	\$ 240	\$ 120	\$ 370	\$ 240	\$ 240	\$ 370	\$ 120	\$ 260	\$ -	\$ 240	\$ 2,950
Amenity Access Management	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 9,000
Amenity Repair & Maintenance	\$ 3,955	\$ 501	\$ 330	\$ 170	\$ -	\$ -	\$ 812	\$ 2,894	\$ 2,550	\$ 3,047	\$ -	\$ 665	\$ 14,924
Contingency	\$ -	\$ 3,241	\$ 1,181	\$ -	\$ -	\$ 2,223	\$ 5,875	\$ -	\$ 10,000	\$ 1,035	\$ -	\$ -	\$ 23,554
Subtotal Amenity Expenditures	\$ 17,288	\$ 17,538	\$ 15,422	\$ 13,696	\$ 11,440	\$ 17,353	\$ 20,980	\$ 18,790	\$ 24,273	\$ 19,190	\$ 12,224	\$ 14,776	\$ 202,968
Total Operations & Maintenance	\$ 74,109	\$ 48,598	\$ 42,883	\$ 40,884	\$ 241,286	\$ 43,647	\$ 45,953	\$ 43,763	\$ 68,697	\$ 57,957	\$ 39,424	\$ 41,355	\$ 788,556
Total Expenditures	\$ 114,074	\$ 57,872	\$ 53,420	\$ 56,024	\$ 255,520	\$ 56,115	\$ 58,368	\$ 55,640	\$ 83,542	\$ 73,462	\$ 49,176	\$ 49,539	\$ 962,751
Excess (Deficiency) of Revenues over Expenditures	\$ (124,217)	\$ (22,896)	\$ 884,898	\$ (18,409)	\$ (169,114)	\$ (49,843)	\$ (11,087)	\$ (53,551)	\$ (80,950)	\$ (72,180)	\$ (48,009)	\$ (49,115)	\$ 185,528
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (609)	\$ (609)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (609)	\$ (609)
Net Change in Fund Balance	\$ (124,217)	\$ (22,896)	\$ 884,898	\$ (18,409)	\$ (169,114)	\$ (49,843)	\$ (11,087)	\$ (53,551)	\$ (80,950)	\$ (72,180)	\$ (48,009)	\$ (49,724)	\$ 184,919

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

SECTION 3

District Name:	Towne Park Community Development District
Address and Location of Loss:	3883 White Ibis Road, Lakeland FL 33811
Date of Loss:	10/9/2024
Point of Contact:	Allen Bailey
Contact Phone Number:	407-460-4424
Contact Email:	abailey@gmscfl.com
Description of Damage: (Please attach photos if available)	<p>Hurricane force winds caused damage to several structures on district property:</p> <ul style="list-style-type: none"> • White panel fence damaged throughout the District • Black aluminum fence damaged • Amenity restroom door damage • Ceiling damage at amenity center • Remote access pool camera system damaged • Shade structure damages at two playgrounds • Trash fence gate broken • Clean up of debris • Removal of water from amenity center • Amenity parking lot sign damage
Reported By:	Tricia Adams
Additional Remarks:	