

***Towne Park  
Community Development District***

***Agenda***

***February 4, 2025***

# AGENDA

# *Towne Park*

## *Community Development District*

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219 East Livingston Street, Orlando, Florida 32801

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

January 28, 2025

### **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, February 4, 2025 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 January 7, 2025 Board of Supervisors and Audit Committee Meetings
4. Consideration of Easement Variance Appeal- 5430 Keaton Springs Drive
5. Consideration of Towing Service Agreement with Joyce Automotive & Towing
6. Consideration of Termination of Towing Service Agreement with Black Sheep Towing
7. Consideration of Data Sharing Agreement with Polk County Property Appraiser
8. Consideration of Non- Ad Valorem Agreement with Polk County Property Appraiser
9. Ratification of Proposal for Riverstone Playground Repair
10. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Proposals for Installation of Shade Structures at Towne Park Estates
    - ii. Proposal for Shoreline Restoration Repair (SOX)
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
11. Supervisors Requests
12. 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, **January 7, 2025**, at 4:01 p.m. at the Towne Park Amenity Center #1, 3883 White Ibis Road, Lakeland, Florida and by Zoom.

Present and constituting a quorum:

Greg Jones <i>by Zoom</i>	Chairman
Jennifer Tidwell	Vice Chairperson
Tom Zimmerman	Assistant Secretary
Roger Runyon	Assistant Secretary

Also present were:

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order at 4:01 p.m. and called the roll. Three Board members were in attendance constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Adams opened the public comment period.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the December 3,  
2024 Board of Supervisors Meeting**

Ms. Adams presented the minutes from the December 3, 2024 Board of Supervisors meeting. These minutes have been reviewed by District Counsel and District Management. The Board had no changes to the minutes.

On MOTION by Ms. Tidwell, seconded by Mr. Zimmerman, with all in favor, the Minutes of the December 3, 2024 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Request to Install Docks on Stormwater Parcel**

Ms. Adams stated they had received two requests for installation of docks that will benefit residential property on stormwater parcels. She noted the applications are included in the packet. She added in the past the Board has approved these requests, and they have been reviewed by field management staff. She added one provision to be considered as far as the license agreement is that erosion control devises have been installed around the perimeter of the ponds. Any installation would need to avoid these, and it may need to require a meeting with the staff for final approval.

**A. 5239 White Egret Lane**

Mr. Rayl stated this location is a more unique approach in bringing in more field dirt and installation of a vinyl sea wall with anchors. Mr. Runyan stated the resident was not going to do that and would only install the dock. Therefore, the approvals would be for the docks only and no additional see walls or structures. The work order and application does not include this wording, and the resident could submit an amendment to state no sea wall, barrier, or structures.

This request could be approved will the exclusion of the sea wall and fill dirt structures and final approval of the site superintendent. A pre-construction meeting with the Field Manager will be required and amendments to request will include language to protect the erosion control system during and after construction of the dock.

**B. 5251 White Egret Lane**

Ms. Hammock noted this address does not have the sea wall included in the requests.

On MOTION by Mr. Runyan, seconded by Mr. Zimmerman, with all in favor, the Installation of the Docks Only, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of 2025 Community Events**

Ms. Hammock stated this item is a request for a resident to offer special events to the community. She noted previously the Board has approved a license agreement on a case-by-case

basis. This request includes 4 dates to include April 12<sup>th</sup> an Easter Egg Hunt, and on May 24<sup>th</sup> a Food Truck Rally. She added in the past license agreements were prepared by counsel that included the insurance requirements, the indemnification requirements and all protections for the District.

The events on October 25<sup>th</sup> and December 6<sup>th</sup> are clubhouse amenity rentals and will need to completion of the application process. The Board agreed to all events.

On MOTION by Ms. Tidwell, seconded by Mr. Zimmerman, with all in favor, the Request for the 2025 Community Events, was approved.

Ms. Adams stated they would provide the license agreement and the rental agreement application.

**SIXTH ORDER OF BUSINESS**

**Appointment of Audit Committee**

Ms. Adams stated this is for the appointment of the audit committee and the Board had approved an audit engagement letter with the incumbent provider. She added each year they are required to have an annual independent audit. She noted the Board had selected an auditor and they can be engaged for 5 years. She added that 2024 was the last year for the incumbent to provide the audit.

Ms. Adams added in 2025 this process will need to occur, and all statutory requirements will need to be followed. She stated the Board will need to appoint an audit committee and most Boards elect themselves as the audit committee. She asked if the Board would like to appoint the Board of Supervisors as the Audit Committee.

On MOTION by Mr. Runyan, seconded by Mr. Zimmerman, with all in favor, the Appointment of the Board of Supervisors as the Audit Committee, was approved.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Hammock noted the Ethics training will be a requirement for the new year. She offered to have a 15–30 minute training as a part of the regular Board meetings.

**B. Engineer**

**Mr. Rayl provided follow-up on 3 areas in the community that were affected by the hurricane. He added they conducted a site visit and have made a list of work to be done around the ponds. He explained the mailbox area issues, and noted this seems stabilized. His recommendation was to continue to observe and make no further changes.**

**He noted the other two areas are areas of erosion that will require bids to repair. He added control structure 90 will need dirt brought in for repair. This work will need a contractor and will finalize the bids for a later meeting.**

**Mr. Jones asked a question was on exact locations for the work. Mr. Rayl discussed the locations and how to proceed with repair.**

**Mr. Rayl discussed other areas to include the mail kiosk area and the curb line access area. He noted the City of Lakeland wants to have the area stabilized and improvements will need to be made. He noted they will provide an estimate of what the construction costs will be for a later date. Board discussion ensued on city requirements and how many spaces would be needed to reduce expenses. Mr. Rayl expected some flexibility to this project and approval. Mr. Tidwell ask about signage to be added for the limited amounts of parking.**

**Mr. Rayl added comments about construction going on in an area and the review of construction plans which are in line with the permits. He added the lot grading will be continually followed. He noted some fences and drains were reviewed and there is no impact on construction. Mr. Jones made comments about the work being done per plan.**

**The Board made the decision to delegate the authority to the Chair to work with Mr. Rayl on the hurricane repairs.**

**C. Field Manager's Report**

**Mr. Bailey presented the Field Managers Report to include the playground table has been repaired, the restroom repairs completed, light switch repaired, trees will be monitored from hurricane, fence project in progress, shade structures are complete, and other large pond concerns. Board questions were on dead tree concerns, playground, drainage pipes on lake, and other hurricane repairs**



**D. District Manager’s Report**

Ms. Adams provided an update on the towing service agreement. She noted she had reached out to a provider that did not service the area but gave her a lead for another provider. She hoped to have more updated information and a proposal at the next meeting.

**i. Approval of the Check Register**

Ms. Adams presented the check register from November 21 through December 20, 2024 totaling \$33,118.47. Immediately following the check register is a detailed run summary. She offered to take any questions, if not, asked for a motion to approve as presented.

On MOTION by Ms. Tidwell, seconded by Mr. Zimmerman, with all in favor, the Check Register totaling \$33,118.47., was approved.

**ii. Balance Sheet and Income Statement**

Ms. Adams presented the unaudited financials through November 2024. She noted assessments have started to come in through November 30<sup>th</sup>. She reviewed several expenses related to hurricane repairs and insurance claims. She added special receipts have come in as well.

**EIGHTH ORDER OF BUSINESS**

**Supervisors Requests**

There were no comments from Supervisors.

She opened public comments for members that had entered the meeting after it started.

Steve Valencia made comments on concerns of a gate closing. Ms. Adams noted the CDD had no control of the gate and it is owned by the City of Lakeland. She provided a contact to the resident.

**NINTH ORDER OF BUSINESS**

**Continuation of Meeting**

Ms. Adams adjourned the meeting.

On MOTION by Ms. Tidwell, seconded by Mr. Zimmerman, with all in favor, the meeting was continued until after the Audit Committee Meeting.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

the 1990s, the number of people with a disability in the United States has increased by 25% (U.S. Census Bureau, 1997).

As a result of the increase in the number of people with disabilities, the need for accessible information has become more acute. The National Center for Accessible Information (NCAI) has estimated that 10% of the population has a disability that could prevent them from accessing information (NCAI, 1997). The NCAI also estimates that 20% of the population has a disability that could prevent them from using information technology (NCAI, 1997). The NCAI has also estimated that 10% of the population has a disability that could prevent them from using the Internet (NCAI, 1997).

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

The Audit Committee meeting of the Board of Supervisors of the Towne Park Community Development District was held Tuesday, **January 7, 2025**, at the Towne Park Amenity Center #1, 3883 White Ibis Road, Lakeland, Florida and by Zoom.

Present and constituting a quorum:

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

Also present were:

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order and called the roll. Four Board members were in attendance and a quorum was established.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Adams opened the public comment period. There were no public comments.

**THIRD ORDER OF BUSINESS**

**Audit Services**

**A. Approval of Request for Proposals and Selection Criteria**

Ms. Adams stated this is the request for proposal for audit committee services. She reviewed the selection criteria with the point values.

**B. Approval of Notice of Request for Proposals for Audit Services**

Ms. Adams stated the request is included in the packet.

**C. Public Announcement of Opportunity to Provide Audit Services**

Ms. Adams stated the public announcement is provided. She stated the board could approve all elements under one motion.

On MOTION by Ms. Tidwell, seconded by Mr. Runyon, with all in favor, the Request for Proposals and Selection Criteria and Notice of Request for Proposals for Audit Services, were approved.

**FOURTH ORDER OF BUSINESS**

**Adjournment**

Ms. Adams adjourned the meeting.

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

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

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

the 1990s, the number of people in the world who are under 15 years of age is expected to increase from 1.1 billion to 1.5 billion (United Nations 1998).

There are a number of reasons why the number of children in the world is increasing. One of the main reasons is that the number of children who are surviving to adulthood is increasing. This is due to a number of factors, including improved medical care, better nutrition, and a decrease in child mortality. Another reason is that the number of children who are being born is increasing. This is due to a number of factors, including a decrease in the age at which women are having children, and an increase in the number of children who are being born to women who are already having children.

The increase in the number of children in the world is a cause for concern. This is because children are the most vulnerable members of society, and they are often the most neglected. Children who are not properly cared for and educated are more likely to become adults who are poor, ill, and unable to support themselves. This can lead to a cycle of poverty and ill health that can be passed on to future generations.

There are a number of things that can be done to help children in the world. One of the most important things is to ensure that all children have access to basic education. This includes primary and secondary education, as well as vocational training. Education is essential for children to develop their skills and knowledge, and to become productive members of society. Another important thing is to ensure that all children have access to basic health care. This includes immunizations, prenatal care, and child health services.

There are a number of organizations that are working to help children in the world. These organizations include UNICEF, the World Bank, and a number of non-governmental organizations. These organizations are working to provide children with the education, health care, and other services that they need to grow up healthy and happy. It is important that we all work together to help these children, so that they can have a better future.

The number of children in the world is increasing, and this is a cause for concern. Children are the most vulnerable members of society, and they are often the most neglected. Children who are not properly cared for and educated are more likely to become adults who are poor, ill, and unable to support themselves. This can lead to a cycle of poverty and ill health that can be passed on to future generations. There are a number of things that can be done to help children in the world, and it is important that we all work together to help these children, so that they can have a better future.

© 2000 Blackwell Science Ltd, *Journal of Child Psychology and Psychiatry*, 41, 101–108

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

The continued meeting of the Board of Supervisors of the Towne Park Community Development District was held Tuesday, **January 7, 2025**, at the Towne Park Amenity Center #1, 3883 White Ibis Road, Lakeland, Florida and by Zoom.

Present and constituting a quorum:

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

Chairman  
Vice Chairperson  
Assistant Secretary  
Assistant Secretary

Also present were:

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

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

**FIRST ORDER OF BUSINESS**

**Call to Order**

Four Board members were in attendance and a quorum was established.

**SECOND ORDER OF BUSINESS**

**Action by Board Related to Closed Session  
Security Session**

Ms. Adams stated this is the closed security session. In accordance with Florida Statutes, this portion of the meeting will not be recorded and all members of the public will be asked to leave.

Ms. Adams noted the Board was back in session and asked for a motion to approve the security proposal.

On MOTION by Ms. Tidwell, seconded by Mr. Zimmerman, with all in favor, the Security Proposal to Include TP#15775 and TP#15774, was approved.

**THIRD ORDER OF BUSINESS**

**Adjournment**

Ms. Adams adjourned the meeting.

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman



# SECTION IV



January 14, 2025

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

**RE: Request to Construct a fence in a Towne Park CDD easement at 5430 Keaton Springs Drive  
RES # 21-188**

Mr. Chairman,

We have reviewed the request from the homeowner at 5430 Keaton Springs Drive to construct a fence in a Towne Park CDD easement and find the following:

1. 5430 Keaton Springs Drive is depicted as Lot 7, Block 9, Riverstone Phase I, as recorded in Plat Book 174, Page 37, of the public records of Polk County, Florida
2. Lot 7 is encumbered on its northern boundary by a 20' Public Drainage Easement dedicated to the Towne Park CDD.
3. Lot 7 is adjacent to, on the northerly boundary, Tract E, as depicted on Town Parke Estates Phase 2A, a private drainage area and public drainage easement, dedicated to the Towne Park CDD.
4. The said northerly 20 foot Public Drainage Easement contains a v-swale, but no drainage pipes per the permitted plans.
5. The rear fence has already been reinstalled adjacent to, and outside of the 20 foot Public Drainage Easement.

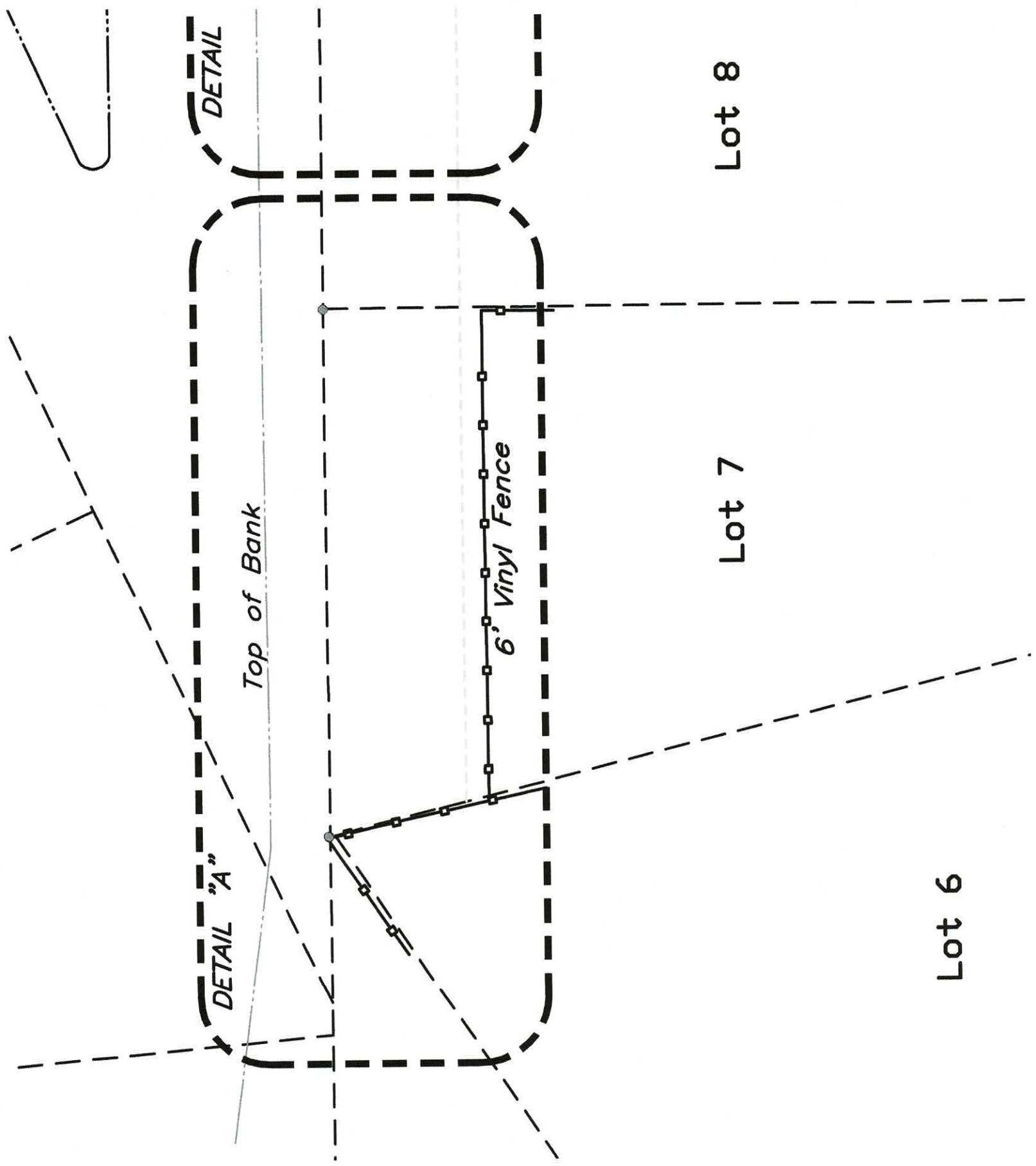
Per the applicant's exhibit, the subject request is to construct 77.7 linear feet of fence along the northerly boundary, and to extend the fences on either side to meet said northerly boundary, which would lie in the District's Public Drainage Easement.

As the District Engineer, **we recommend denial of the request**, in accordance with Part 4 of the District's *Easement Variance Policy*, dated April 2, 2024.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Alan L. Rayl", is written over a blue circular stamp or seal.

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



DETAIL

DETAIL "A"

Top of Bank

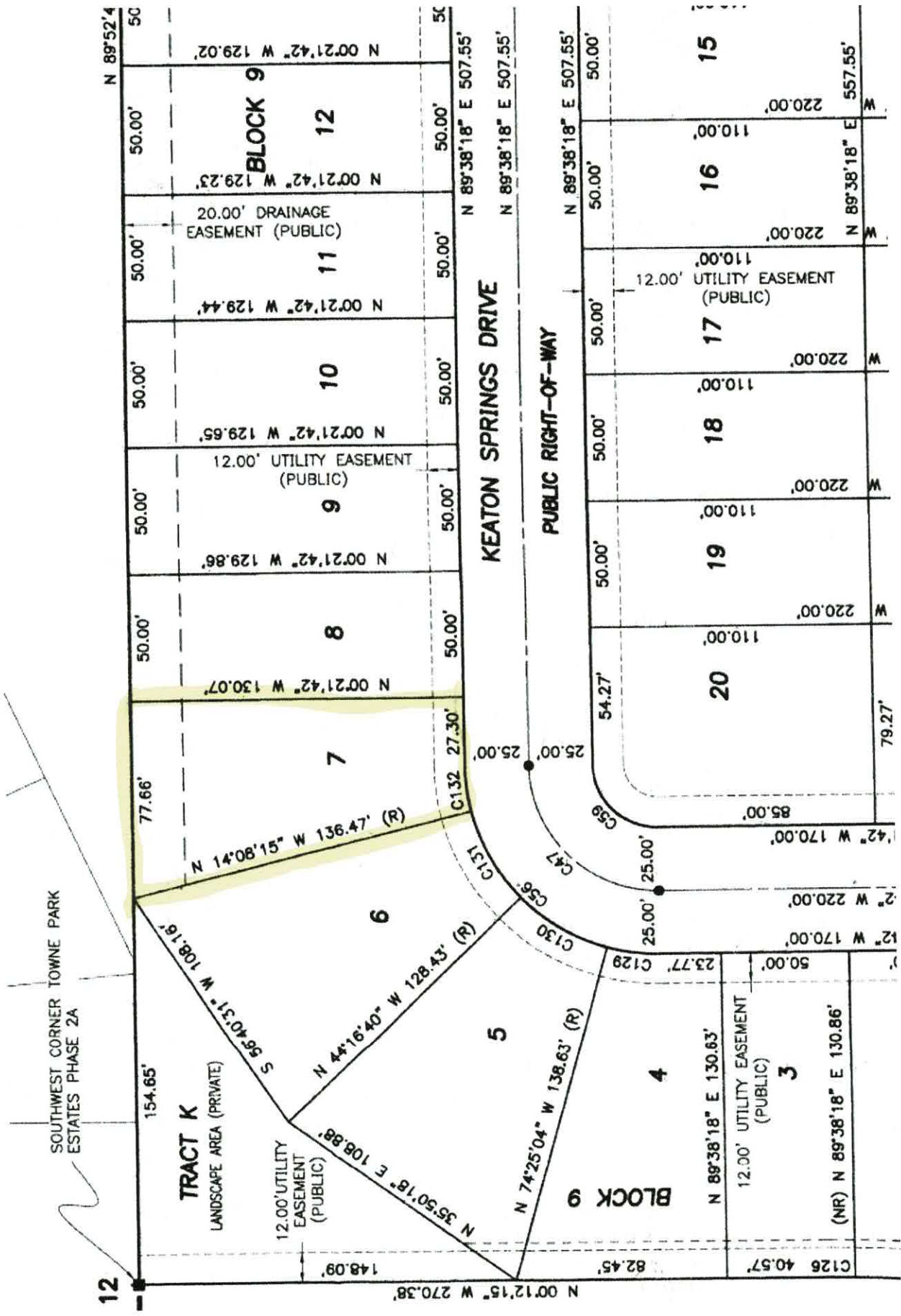
6' Vinyl Fence

Lot 8

Lot 7

Lot 6





### BOUNDARY & AS-BUILT SURVEY

DESCRIPTION: (AS FURNISHED)

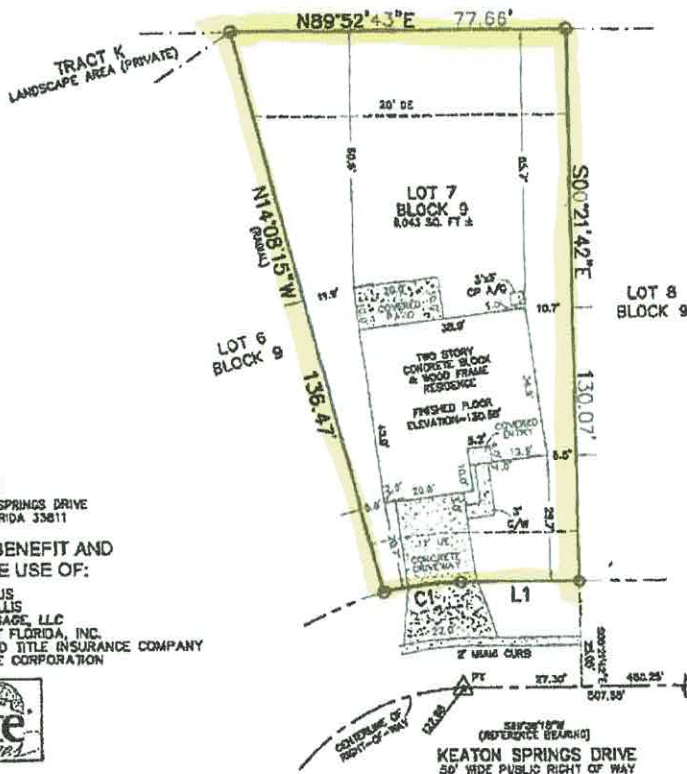
LOT 7, BLOCK 9, RIVERSTONE PHASE 1

AS RECORDED IN PLAT BOOK 174, PAGE(S) 37-50, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	18.03'	79.00'	13°48'53"	S82°48'09"W	17.99'

Line Table		
Line #	Direction	Length
L1	S89°36'10"W	87.33'

TRACT E  
TOWNE PARK ESTATES PHASE 2A  
PLAY BOOK 163, PAGE 47



**ADDRESS:**

5430 KEATON SPRINGS DRIVE  
LAKELAND, FLORIDA 33811

**FOR THE BENEFIT AND EXCLUSIVE USE OF:**

REBECCA TILLIS  
ANDREW L. TILLIS  
PULTE MORTGAGE, LLC  
PGP TITLE OF FLORIDA, INC.  
PREMIER LAND TITLE INSURANCE COMPANY  
CENTER HOME CORPORATION



**NOTES:**

1. ALL DIRECTIONS AND DISTANCES HAVE BEEN FIELD VERIFIED, INCONSISTENCIES HAVE BEEN NOTED ON THE SURVEY, IF ANY.
2. PROPERTY CORNERS SHOWN HEREON WERE SET/FOUND ON 05-13-21, UNLESS OTHERWISE SHOWN.
3. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.
4. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED.
5. BUILDING TIES SHOWN HEREON ARE NOT TO BE USED TO RECONSTRUCT THE BOUNDARY LINES.
6. ELEVATIONS SHOWN HEREON ARE BASED ON NGS BENCHMARK GPS 1893 AZ MK, ELEVATION 130.22' NAVD 1989 DATUM.

**LEGEND:**

--- CONTIGUOUS	△ FOUND WALL AND DECK LB #7013
--- RIGHT OF WAY LINE	○ FOLDED 1/2" IRON ROD AND CAP LB #7013
--- DRAINAGE FLOW	(P) PER PLAT
--- DISTING. ELEVATION	(M) MEASURED
A/C AIR CONDITIONER	D/A OFFSET
CONCRETE	P/C POINT OF CURVATURE
CPW CONCRETE BLOCK WALL	PCS POINT OF CLOSING CURVE
CSA CORNER NOT ACCESSIBLE	PCP PERMANENT CONTROL POINT
CP CONCRETE PAD	PI POINT OF INTERSECTION
CL CONCRETE SLAB	PK PARKER KALON
C/W CONCRETE WALK	POC POINT ON CURVE
F.E.M.A. FEDERAL EMERGENCY MANAGEMENT AGENCY	POI POINT OF INTERSECTION
F.I.R.M. FLOOD INSURANCE RATE MAP	PPR POINT OF REVERSE CURVATURE
IS IDENTIFICATION	PRR PROFESSIONAL REFERENCE MONUMENT
LB LICENSED BUSINESS	PSM PROFESSIONAL SURVEYOR AND MAPPER
LS LICENSED SURVEYOR	PT POINT OF TANGENCY
LE LANDSCAPE EASEMENT (PRIVATE)	60. FT. SOLING FEET
DE DRAINAGE EASEMENT (PUBLIC)	S/W SIDEWALK
UE UTILITY EASEMENT (PUBLIC)	TOP TYPICAL
NAV0 NORTH AMERICAN VERTICAL DATUM	MS MANUAL METRIC SURVEY
	C/W CONCRETE WALK

**FLOOD NOTE:**  
I HAVE EXAMINED THE F.E.M.A. MAP NO. 12103C04408, DATED 12/22/2015, AND FOUND THE SUBJECT PROPERTY APPEARS TO BE IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD FLOODPLAIN PER LOMR CASE NO. 18-04-6833A, DATED 11/20/18. THE SURVEYOR MAKES NO GUARANTEE AS TO THE ABOVE INFORMATION. PLEASE CONTACT THE LOCAL F.E.M.A. AGENT FOR VERIFICATION.

**BEARING BASIS:**  
BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF KEATON SPRINGS DRIVE BEING 189°36'10", PER PLAT.

FIELD DATE: 06-12-21	REVISED:
SCALE: 1" = 30 FEET	
APPROVED BY: [Signature]	
JOB NO. 189422 LOT 7, BLOCK 9	FINAL 05-13-21 ME
DRAWN BY: RMB	FORWARDED 06-29-21 PM
	PLAT PLAM 11-13-20 PM

**AMERICAN SURVEYING & MAPPING INC.**  
CERTIFICATION NUMBER LB6363  
3101 MAGUIRE BOULEVARD, SUITE 200  
ORLANDO, FLORIDA 32803  
(407) 428-7979  
WWW.AMERICANSURVEYINGANDMAPPING.COM

**CERTIFICATION NOTE:**  
I HEREBY CERTIFY THAT THIS SURVEY, SUBJECT TO THE SURVEYOR'S NOTES CONTAINED HEREON MEETS THE APPLICABLE "MINIMUM TECHNICAL STANDARDS" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 49-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 491.027, FLORIDA STATUTES.

Digitally signed by James W. Bolman  
1) Certified by the State of Florida  
2) American Surveying & Mapping Inc., Inc.  
www.bolmanandbolman.com  
Date: 2021.06.18 11:00:00  
Address: 3101 Maguire Blvd, Suite 200  
Orlando, FL 32803

**JAMES W. BOLMAN PSM# 6485**  
THIS BOUNDARY & AS-BUILT SURVEY IS NOT VALID WITHOUT THE AUTHENTIC ELECTRONIC SIGNATURE AND THE AUTHENTIC ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DS  
ALT

DS  
RLT

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

January 17, 2025

Andrew & Rebecca Tillis  
5430 Keaton Springs Drive  
Lakeland, FL 33811

Dear Mr. and Mrs. Tillis,

After review of your request to construct a 77.7 linear fence along the northern boundary at 5430 Keaton Springs Drive, Lakeland, FL 33811, the decision has been made to deny the request. Your residence is located on Lot 7 in Riverstone Phase 1.

This lot is encumbered on its northern boundary by a 20' Public Drainage Easement dedicated to the Towne Park CDD and adjacent on its northern boundary, Tract E, a private drainage area and public drainage easement, also dedicated to the Towne Park CDD. This easement contains a v-swale, but no drainage pipes per the permitted plans.

The rear fence has already been installed adjacent to, and outside of the 20-foot Public Drainage Easement.

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

***Denial.** The District reserves the right to deny any request that, in its sole discretion, poses an undue risk of damage to District property or improvements; unduly limits the District's rights to use the easement for its stated purpose; poses an undue risk to the health, safety, or welfare of District residents, guests, staff, and invitees; and/or is otherwise incompatible with the nature of the easement in question. If a request is denied, the requestor may appeal the denial at the next meeting of the Board that is at least ten (10) days from the notice of denial. The Board's decision upon appeal shall be final.*

Please contact me should you have any questions.

Thank you,

*Tricia Adams*

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



24 hr time-lapse



Remaster





24 hr time-lapse



Remaster

# SECTION V



# Private Property Impound

1034 East Main Street  
Lakeland, FL 33801  
863-688-0646

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

Time: \_\_\_\_\_

Law Enforcement: \_\_\_\_\_

VIN#: \_\_\_\_\_

Tag: \_\_\_\_\_

Year: \_\_\_\_\_ Make: \_\_\_\_\_ Model: \_\_\_\_\_

Property: \_\_\_\_\_

**I am the owner or lessor or agency thereof of the property listed below. I have complied with the provisions of FL Statute 715.07 which grants me the right under certain conditions, to have removed from said property a motor vehicle or vessel improperly parked thereon. In consideration of the towing storage company noted heron undertaking to remove and store the vehicle/vessel noted above pursuant to said statute, I hereby agree to hold said towing-storage company harmless from or damage to or expense from any claim growing out of such a removal.**

Property Owner Data

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_

Printed name: \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE

# SECTION VI

**AGREEMENT BETWEEN THE TOWNE PARK COMMUNITY DEVELOPMENT  
DISTRICT AND BLACK SHEEP TOWING, INC.  
FOR TOWING SERVICES**

THIS AGREEMENT (“**Agreement**”) is made and entered into this 25<sup>th</sup> day of January, 2020 by and between:

**TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 219 East Livingston Street, Orlando, Florida 32801 (“**District**”); and

**BLACK SHEEP TOWING, INC.**, with a principal address of 1860 Industrial Park Road, Mulberry, Florida 33860 (“**Contractor**”).

**RECITALS**

**WHEREAS**, the District is a local unit of special-purpose government established for the purpose of financing, acquiring, constructing, operating and/or maintaining public infrastructure improvements; and

**WHEREAS**, the District has adopted that certain *Rules Relating to Overnight Parking and Parking Enforcement*, a copy of which is attached hereto as **Exhibit A**, and as may be amended from time to time by the Board of Supervisors (“**Board**”) of the District (“**Parking Policies**”); and

**WHEREAS**, in accordance with Section 715.07, *Florida Statutes*, the District desires to engage an independent contractor to provide vehicle towing/removal services within the District in accordance with the Parking Policies (“**Services**”); and

**WHEREAS**, the Contractor is qualified, capable and willing to provide such Services for the District in accordance with Section 715.07, *Florida Statutes*, and other Florida law.

**WHEREAS**, the Contractor and the District accordingly desire to enter into this Agreement to provide for the rights, duties and obligations of the parties relative to same.

**NOW, THEREFORE**, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

**SECTION 1. RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

**SECTION 2. DESCRIPTION OF WORK AND SERVICES.** The District hereby authorizes the Contractor, and its employees and agents, to perform drive-by inspections and vehicle-towing/removal Services from the District property identified in **Exhibit A**. Contractor is also authorized to perform such Services when requested to do so by the District's designated representatives, who shall be the District Manager (currently Jill Burns), or his or her designee ("**District Representatives**"). All such Services shall be performed only at the times specified in the Parking Policies. Contractor shall also provide vehicle storage relative to any such vehicles towed from District property, all in accordance with the Parking Policies, Section 715.07, *Florida Statutes*, and any other applicable Florida law.

- A. Upon execution of this Agreement, Contractor shall, at its own cost and expense, procure and install the necessary signage as required by Section 715.07, *Florida Statutes*, which signage shall be installed a minimum of twenty-four (24) hours prior to commencement of any towing/removal services by the Contractor.
- B. Upon towing/removal of a vehicle, such vehicle shall be stored by the Contractor within a ten (10)-mile radius of the point of the removal and shall provide for public access to such storage facility as set forth in Section 715.07, *Florida Statutes*.
- C. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, ordinances and regulations affecting the provision of the Services.

**SECTION 3. COMPENSATION.** The Contractor acknowledges and agrees that it is not receiving compensation from the District for the provision of the Services. Any compensation due and owing to the Contractor relative to this Agreement shall be remitted by the owner(s) of the towed/removed vehicles.

**SECTION 4. EFFECTIVE DATE; TERM.** This Agreement shall become effective on the date first written above and shall remain in effect unless terminated with written notice to the other party.

**SECTION 5. INSURANCE.**

- A. The Contractor shall, at its own expense, maintain insurance during the performance of the Services under this Agreement, with limits of liability not less than the following:

Workers Compensation	statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$3,000,000
<i>Property Damage (including contractual)</i>	\$3,000,000

Automobile Liability (if applicable)  
*Bodily Injury and Property Damage* \$3,000,000

- B. The District, its staff, consultants and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement prior to commencement of the Services.

**SECTION 6. CARE OF PROPERTY; SOVEREIGN IMMUNITY.**

- A. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor shall be solely for any damage to property, including vehicles, caused by the towing/removal and/or storage activities contemplated herein. Accordingly, Contractor, its employees, agents and subcontractors shall defend, hold harmless and indemnify the District and its supervisors, officers, staff, representatives and agents against any claims, damages, liabilities, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused, in whole or in part, by the acts or omissions of Contractor, and other persons employed or utilized by Contractor in the performance of this Agreement or the Services performed hereunder.
- B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, paralegal fees and expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- C. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes* or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

**SECTION 7. RECOVERY OF COSTS AND FEES.** In the event the District is required to enforce this Agreement by court proceedings or otherwise, the District shall be entitled to recover from Contractor all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees and costs.

**SECTION 8. DEFAULT.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which includes, but is not limited to, the rights of damages, injunctive relief, and specific performance.

**SECTION 9. AMENDMENT.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

**SECTION 10. ASSIGNMENT.** Neither the District nor Contractor may assign their rights, duties or obligations under this Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

**SECTION 11. NOTICES.** All notices, requests, consents, and other communications hereunder (“Notices”) shall be in writing and shall be delivered, mailed by overnight courier or First Class Mail, postage prepaid, to the parties as follows:

**A. If to the District:** Towne Park Community  
Development District  
219 East Livingston Street  
Orlando, Florida 32801  
Attn: Jill Burns

**With a copy to:** Hopping, Green & Sams, P.A.  
119 South Monroe Street, Suite 300  
Post Office Box 6526  
Tallahassee, Florida 32314  
Attn: Roy Van Wyk

**B. If to Contractor:** Black Sheep Towing, Inc.  
1860 Industrial Park Road  
Mulberry, Florida 33860  
Attn: \_\_\_\_\_

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days’ written notice to the parties and addressees set forth herein.

**SECTION 12. PUBLIC RECORDS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Jill Burns** (“**Public Records Custodian**”). Among other requirements and to the extent applicable by law, the Contractor 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 period 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 the Contractor 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 Contractor'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 the Contractor, the Contractor 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 CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, JBURNS@GMSCFL.COM, OR 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.**

**SECTION 13. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Polk County, Florida.

**SECTION 14. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**SECTION 15. INDEPENDENT CONTRACTOR.** In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

**SECTION 16. NO THIRD-PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties

hereto and their respective representatives, successors and assigns.

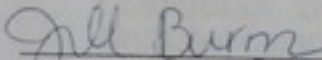
**SECTION 17. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

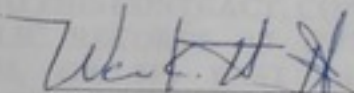
**SECTION 18. ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

**IN WITNESS WHEREOF,** the parties execute this Agreement effective as of the day and year first written above.

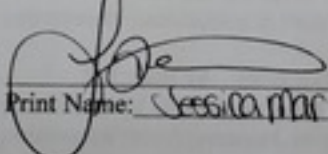
ATTEST:

**TOWNE PARK COMMUNITY  
DEVELOPMENT DISTRICT**

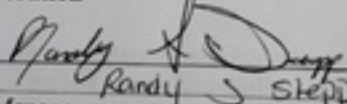
  
Print Name: Jill Burns

  
Chairperson, Board of Supervisors

WITNESS:

  
Print Name: Jessica Maria

**BLACK SHEEP TOWING, INC., a Florida  
corporation**

  
By: Randy S Stepp  
Its: Manager

**Exhibit A: Parking Policies**

**EXHIBIT A**

**Parking Policies**

**TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT**  
***RULES RELATING TO PARKING AND PARKING ENFORCEMENT***

---

In accordance with Chapter 190, *Florida Statutes*, and on January 19, 2021 at a duly noticed public meeting, the Board of Supervisors of the Towne Park Community Development District (“District”) adopted the following policy to govern parking and parking enforcement on certain District property (the “Policy”). This Policy repeals and supersedes all prior rules and/or policies governing the same subject matter.

---

**SECTION 1. INTRODUCTION.** The District finds that parked Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles (hereinafter defined) on certain of its property (hereinafter defined) cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This Policy is intended to provide the District’s residents and paid users with a means to park Vehicles of overnight guests in the District’s Overnight Parking Areas and remove such Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles from District designated Tow-Away Zones consistent with this Policy and as indicated on **Exhibit A** attached hereto. This Policy authorizes overnight parking in designated areas, which areas are identified in **Exhibit B** attached hereto, subject to obtaining an Overnight Parking Permit.

**SECTION 2. DEFINITIONS.**

- A. *Commercial Vehicle.* Any mobile item which normally uses wheels, whether motorized or not, that (i) is titled, registered or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered or leased to an individual person.
- B. *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not.
- C. *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- D. *Recreational Vehicle.* A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- E. *Parked.* A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.
- F. *Tow-Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action.
- G. *Overnight.* Between the hours of 10:00 p.m. and 6:00 a.m. daily.

**SECTION 3. DESIGNATED PARKING AREAS.** Those areas within the District's boundaries depicted in **Exhibit A**, which is incorporated herein by reference, are hereby established as "Tow-Away Zones" for all Commercial Vehicles, Vessels, Recreational Vehicles and improperly permitted Vehicles ("**Tow Away Zone**"), enforceable subject to the Policy set forth herein. Vehicles may be parked overnight on District property, only as indicated on **Exhibit B**, attached hereto ("**Overnight Parking Areas**") and with a pre-approved permit as set forth in Section 5 of this Policy.

**SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES.** The areas set forth in **Exhibit A** attached hereto are declared a Tow Away Zone.

**SECTION 5. EXCEPTIONS.**

- A. PARKING DURING AMENITY HOURS.** Vehicles may park in the Towne Park Estates and Riverstone amenity parking areas as depicted in Exhibits A and B during the open hours of operations of such amenity facilities.
- B. OVERNIGHT PARKING PERMITS.** Residents may apply for an "Overnight Parking Permit" which will allow such resident and/or guest to park in the Overnight Parking Areas indicated on Exhibit B after-hours, and overnight. Overnight Parking Permit requests will be granted in accordance with the following:
1. Permits may not exceed seven (7) consecutive days. In no event may an Overnight Parking Permit be granted for more than fourteen (14) nights per year for one automobile, as identified by the automobile's license plate number.
  2. Residents and paid users interested in an Overnight Parking Permit may submit a request to the District Manager or his/her designee which includes the following information:
    - (1) The name, address and contact information of the owner of the vehicle to which the permit will be granted;
    - (2) The make/model and license plate of the vehicle to which the permit will apply;
    - (3) The reason and special terms (if any) for the Overnight Parking Permit; and
    - (4) The date and time of the expiration of the requested Overnight Parking Permit.

It is the responsibility of the person(s) requesting an Overnight Parking Permit to secure all necessary documentation and approvals. Failure to secure all necessary documentation and approvals will result in the towing and/or removal of the Vehicle from the District's property. Improperly permitted Vehicles parked in the Tow Away Zones will be subject to towing.

3. Upon receipt of all requested documentation, as set forth above, the District Manager or his/her designee shall review and process an Overnight Parking Permit to the resident. Overnight Parking Permits will be granted by way of written correspondence by the District Manager or his/her designee, in his or her sole discretion. No verbal grants of authority will be issued or be held valid.
  4. The Overnight Parking Permit must be displayed on the bottom left side of the Vehicle windshield.
- C. VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to park company vehicles in order to facilitate District business. All vehicles so authorized must be identified by an Overnight Parking Pass.
- D. DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery vehicles, including but not limited to, U.P.S., Fed Ex, moving company vehicles, and lawn maintenance vendors may park on District property while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also park on District Property while carrying out official duties.

Any Vehicle parked on District Property, including District roads, if any, must do so in compliance with all laws, ordinances, and codes.

#### **SECTION 6. TOWING/REMOVAL PROCEDURES.**

- A. SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District's Board of Supervisors and shall be posted on District property in the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.
- B. TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle, the District Manager or his/her designee must verify that the subject Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle was not authorized to park under this rule in the Overnight Parking Areas and then must contact a firm authorized by Florida law to tow/remove Commercial Vehicle, Vehicles, Vessels and Recreational Vehicles for the removal of such unauthorized vehicle at the owner's expense. The Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*. Notwithstanding the foregoing, a towing service retained by the District may tow/remove any vehicle parked in the Tow-Away Zone.

- C. **AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

**SECTION 7. PARKING AT YOUR OWN RISK.** Vehicles, Vessels or Recreational Vehicles may be parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.

**SECTION 8. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW AWAY ZONES.** The Board in its sole discretion may amend these Rules Related to Parking and Parking Enforcement from time to time to designate new Tow Away Zones as the District acquires additional common areas. Such designations of new Tow Away Zones are subject to proper signage and notice prior to enforcement of these rules on such new Tow Away Zones.

**EXHIBIT A – *Tow Away Zone (highlighted areas)***

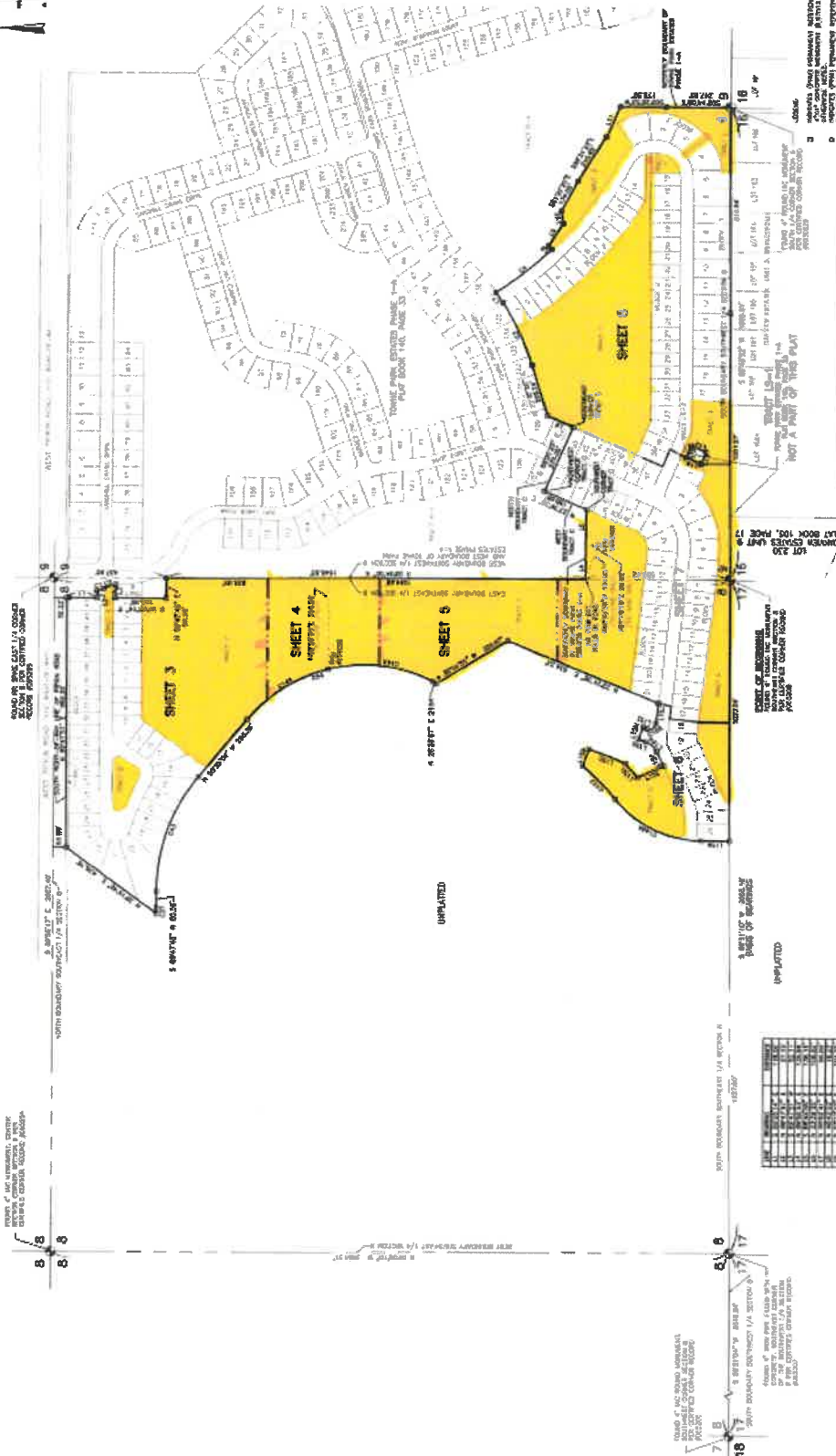
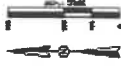
**EXHIBIT B - *Map of Overnight Parking Areas***

Effective date: January 19, 2021

# EXHIBIT A - Tow Away Zones

**TOWNE PARK ESTATES PHASE 2A**  
 A SUBDIVISION LYING WITHIN SECTIONS 8 AND 9, TOWNSHIP 29 SOUTH, RANGE 23 EAST, CITY OF LAKELAND, POLK COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF TRACT B AND ALL OF TRACT C OF TOWNE PARK ESTATES PHASE 1 - A PLAT BOOK 140, PAGE 33, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

## BOUNDARY AND KEY SHEET



**NOTICE:**  
 THIS PLAT IS A REPLAT OF A PORTION OF TRACT B AND ALL OF TRACT C OF TOWNE PARK ESTATES PHASE 1 - A PLAT BOOK 140, PAGE 33, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. THE TOWNE PARK ESTATES PHASE 1 PLAT IS SUBJECT TO THE EASEMENTS, COVENANTS, AND RESTRICTIONS THEREIN. THE TOWNE PARK ESTATES PHASE 2A PLAT IS SUBJECT TO THE EASEMENTS, COVENANTS, AND RESTRICTIONS THEREIN. THE TOWNE PARK ESTATES PHASE 2A PLAT IS SUBJECT TO THE EASEMENTS, COVENANTS, AND RESTRICTIONS THEREIN. THE TOWNE PARK ESTATES PHASE 2A PLAT IS SUBJECT TO THE EASEMENTS, COVENANTS, AND RESTRICTIONS THEREIN.

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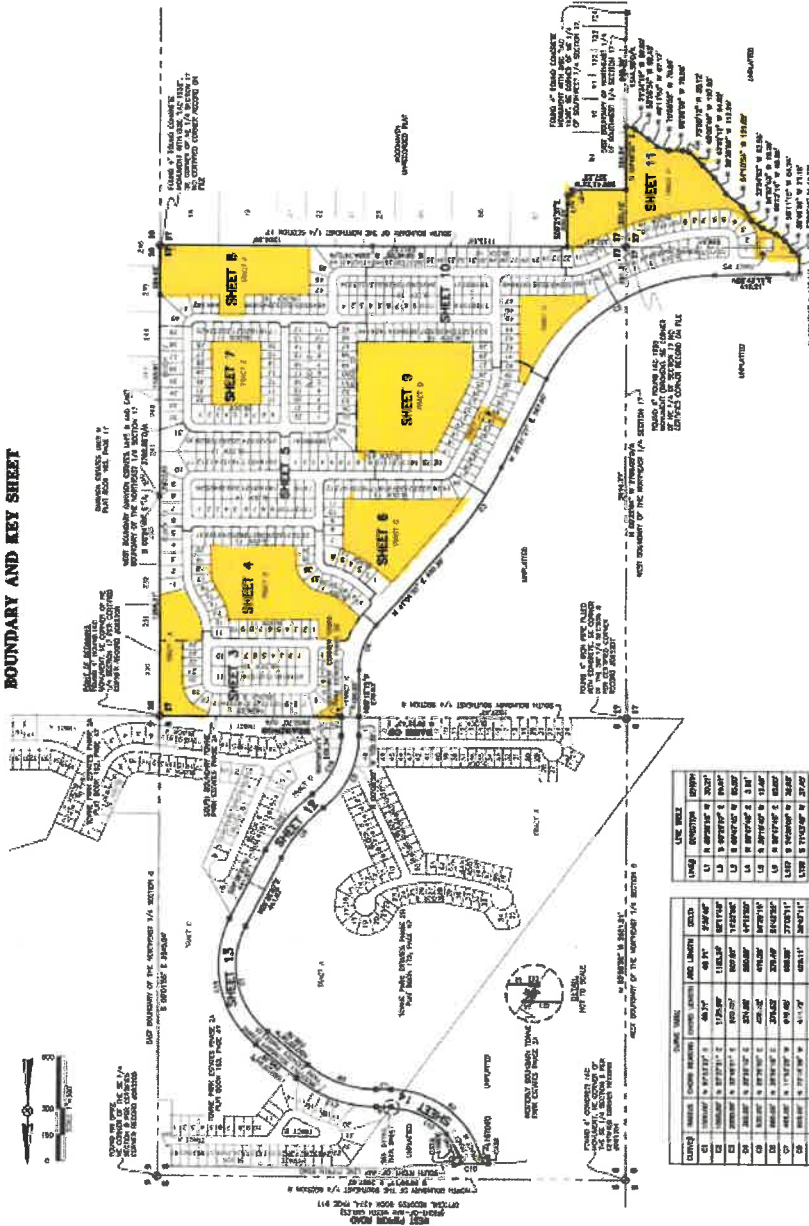
PREPARED BY:  
  
**HAMILTON**  
 ENGINEERING & SURVEYING, INC.  
 1000 W. UNIVERSITY AVENUE  
 SUITE 100  
 LAKELAND, FLORIDA 33853  
 TEL: (888) 555-1111  
 FAX: (888) 555-1112



# Tow Away Zones

**RIVERSTONE PHASE 1**  
 A SUBDIVISION LYING WITHIN SECTIONS 8 AND 17, TOWNSHIP 29 SOUTH, RANGE 23 EAST, CITY OF LAKELAND, POLK COUNTY, FLORIDA

## BOUNDARY AND KEY SHEET



LOT	AREA (SQ. FT.)	AREA (SQ. YD.)
101	1,234.56	28.12
102	1,567.89	35.67
103	1,890.12	42.89
104	2,123.45	48.76
105	2,456.78	56.23
106	2,789.01	63.54
107	3,123.45	71.89
108	3,456.78	79.23
109	3,789.01	86.54
110	4,123.45	93.89
111	4,456.78	101.23
112	4,789.01	108.54
113	5,123.45	115.89
114	5,456.78	123.23
115	5,789.01	130.54
116	6,123.45	137.89
117	6,456.78	145.23
118	6,789.01	152.54
119	7,123.45	159.89
120	7,456.78	167.23
121	7,789.01	174.54
122	8,123.45	181.89
123	8,456.78	189.23
124	8,789.01	196.54
125	9,123.45	203.89
126	9,456.78	211.23
127	9,789.01	218.54
128	10,123.45	225.89
129	10,456.78	233.23
130	10,789.01	240.54
131	11,123.45	247.89
132	11,456.78	255.23
133	11,789.01	262.54
134	12,123.45	269.89
135	12,456.78	277.23
136	12,789.01	284.54
137	13,123.45	291.89
138	13,456.78	299.23
139	13,789.01	306.54
140	14,123.45	313.89
141	14,456.78	321.23
142	14,789.01	328.54
143	15,123.45	335.89
144	15,456.78	343.23
145	15,789.01	350.54
146	16,123.45	357.89
147	16,456.78	365.23
148	16,789.01	372.54
149	17,123.45	379.89
150	17,456.78	387.23
151	17,789.01	394.54
152	18,123.45	401.89
153	18,456.78	409.23
154	18,789.01	416.54
155	19,123.45	423.89
156	19,456.78	431.23
157	19,789.01	438.54
158	20,123.45	445.89
159	20,456.78	453.23
160	20,789.01	460.54
161	21,123.45	467.89
162	21,456.78	475.23
163	21,789.01	482.54
164	22,123.45	489.89
165	22,456.78	497.23
166	22,789.01	504.54
167	23,123.45	511.89
168	23,456.78	519.23
169	23,789.01	526.54
170	24,123.45	533.89
171	24,456.78	541.23
172	24,789.01	548.54
173	25,123.45	555.89
174	25,456.78	563.23
175	25,789.01	570.54
176	26,123.45	577.89
177	26,456.78	585.23
178	26,789.01	592.54
179	27,123.45	599.89
180	27,456.78	607.23
181	27,789.01	614.54
182	28,123.45	621.89
183	28,456.78	629.23
184	28,789.01	636.54
185	29,123.45	643.89
186	29,456.78	651.23
187	29,789.01	658.54
188	30,123.45	665.89
189	30,456.78	673.23
190	30,789.01	680.54
191	31,123.45	687.89
192	31,456.78	695.23
193	31,789.01	702.54
194	32,123.45	709.89
195	32,456.78	717.23
196	32,789.01	724.54
197	33,123.45	731.89
198	33,456.78	739.23
199	33,789.01	746.54
200	34,123.45	753.89
201	34,456.78	761.23
202	34,789.01	768.54
203	35,123.45	775.89
204	35,456.78	783.23
205	35,789.01	790.54
206	36,123.45	797.89
207	36,456.78	805.23
208	36,789.01	812.54
209	37,123.45	819.89
210	37,456.78	827.23
211	37,789.01	834.54
212	38,123.45	841.89
213	38,456.78	849.23
214	38,789.01	856.54
215	39,123.45	863.89
216	39,456.78	871.23
217	39,789.01	878.54
218	40,123.45	885.89
219	40,456.78	893.23
220	40,789.01	900.54
221	41,123.45	907.89
222	41,456.78	915.23
223	41,789.01	922.54
224	42,123.45	929.89
225	42,456.78	937.23
226	42,789.01	944.54
227	43,123.45	951.89
228	43,456.78	959.23
229	43,789.01	966.54
230	44,123.45	973.89
231	44,456.78	981.23
232	44,789.01	988.54
233	45,123.45	995.89
234	45,456.78	1003.23
235	45,789.01	1010.54
236	46,123.45	1017.89
237	46,456.78	1025.23
238	46,789.01	1032.54
239	47,123.45	1039.89
240	47,456.78	1047.23
241	47,789.01	1054.54
242	48,123.45	1061.89
243	48,456.78	1069.23
244	48,789.01	1076.54
245	49,123.45	1083.89
246	49,456.78	1091.23
247	49,789.01	1098.54
248	50,123.45	1105.89
249	50,456.78	1113.23
250	50,789.01	1120.54
251	51,123.45	1127.89
252	51,456.78	1135.23
253	51,789.01	1142.54
254	52,123.45	1149.89
255	52,456.78	1157.23
256	52,789.01	1164.54
257	53,123.45	1171.89
258	53,456.78	1179.23
259	53,789.01	1186.54
260	54,123.45	1193.89
261	54,456.78	1201.23
262	54,789.01	1208.54
263	55,123.45	1215.89
264	55,456.78	1223.23
265	55,789.01	1230.54
266	56,123.45	1237.89
267	56,456.78	1245.23
268	56,789.01	1252.54
269	57,123.45	1259.89
270	57,456.78	1267.23
271	57,789.01	1274.54
272	58,123.45	1281.89
273	58,456.78	1289.23
274	58,789.01	1296.54
275	59,123.45	1303.89
276	59,456.78	1311.23
277	59,789.01	1318.54
278	60,123.45	1325.89
279	60,456.78	1333.23
280	60,789.01	1340.54
281	61,123.45	1347.89
282	61,456.78	1355.23
283	61,789.01	1362.54
284	62,123.45	1369.89
285	62,456.78	1377.23
286	62,789.01	1384.54
287	63,123.45	1391.89
288	63,456.78	1399.23
289	63,789.01	1406.54
290	64,123.45	1413.89
291	64,456.78	1421.23
292	64,789.01	1428.54
293	65,123.45	1435.89
294	65,456.78	1443.23
295	65,789.01	1450.54
296	66,123.45	1457.89
297	66,456.78	1465.23
298	66,789.01	1472.54
299	67,123.45	1479.89
300	67,456.78	1487.23
301	67,789.01	1494.54
302	68,123.45	1501.89
303	68,456.78	1509.23
304	68,789.01	1516.54
305	69,123.45	1523.89
306	69,456.78	1531.23
307	69,789.01	1538.54
308	70,123.45	1545.89
309	70,456.78	1553.23
310	70,789.01	1560.54
311	71,123.45	1567.89
312	71,456.78	1575.23
313	71,789.01	1582.54
314	72,123.45	1589.89
315	72,456.78	1597.23
316	72,789.01	1604.54
317	73,123.45	1611.89
318	73,456.78	1619.23
319	73,789.01	1626.54
320	74,123.45	1633.89
321	74,456.78	1641.23
322	74,789.01	1648.54
323	75,123.45	1655.89
324	75,456.78	1663.23
325	75,789.01	1670.54
326	76,123.45	1677.89
327	76,456.78	1685.23
328	76,789.01	1692.54
329	77,123.45	1700.89
330	77,456.78	1708.23
331	77,789.01	1715.54
332	78,123.45	1722.89
333	78,456.78	1730.23
334	78,789.01	1737.54
335	79,123.45	1744.89
336	79,456.78	1752.23
337	79,789.01	1759.54
338	80,123.45	1766.89
339	80,456.78	1774.23
340	80,789.01	1781.54
341	81,123.45	1788.89
342	81,456.78	1796.23
343	81,789.01	1803.54
344	82,123.45	1810.89
345	82,456.78	1818.23
346	82,789.01	1825.54
347	83,123.45	1832.89
348	83,456.78	1840.23
349	83,789.01	1847.54
350	84,123.45	1854.89
351	84,456.78	1862.23
352	84,789.01	1869.54
353	85,123.45	1876.89
354	85,456.78	1884.23
355	85,789.01	1891.54
356	86,123.45	1898.89
357	86,456.78	1906.23
358	86,789.01	1913.54
359	87,123.45	1920.89
360	87,456.78	1928.23
361	87,789.01	1935.54
362	88,123.45	1942.89
363	88,456.78	1950.23
364	88,789.01	1957.54
365	89,123.45	1964.89
366	89,456.78	1972.23
367	89,789.01	1979.54
368	90,123.45	1986.89
369	90,456.78	1994.23
370	90,789.01	2001.54
371	91,123.45	2008.89
372	91,456.78	2016.23
373	91,789.01	2023.54
374	92,123.45	2030.89
375	92,456.78	2038.23
376	92,789.01	2045.54
377	93,123.45	2052.89
378	93,456.78	2060.23
379	93,789.01	2067.54
380	94,123.45	2074.89
381	94,456.78	2082.23
382	94,789.01	2089.54
383	95,123.45	2096.89
384	95,456.78	2104.23
385	95,789.01	2111.54
386	96,123.45	2118.89
387	96,456.78	2126.23
388	96,789.01	2133.54
389	97,123.45	2140.89
390	97,456.78	2148.23
391	97,789.01	2155.54
392	98,123.45	2162.89
393	98,456.78	2170.23
394	98,789.01	2177.54
395	99,123.45	2184.89
396	99,456.78	2192.23
397	99,789.01	2199.54
398	100,123.45	2206.89
399	100,456.78	2214.23
400	100,789.01	2221.54

**NOTICE:**  
 THE PLAT HEREON IS THE PROPERTY OF HAMILTON ENGINEERING & SURVEYING, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HAMILTON ENGINEERING & SURVEYING, INC.

**FLOOD HAZARD WARNING:**  
 THIS PLAT IS SUBJECT TO FLOOD HAZARD. THE PLAT HEREON IS NOT TO BE USED AS A BASIS FOR ANY FLOOD HAZARD ANALYSIS OR FLOOD HAZARD ZONING. THE PLAT HEREON IS NOT TO BE USED AS A BASIS FOR ANY FLOOD HAZARD ANALYSIS OR FLOOD HAZARD ZONING. THE PLAT HEREON IS NOT TO BE USED AS A BASIS FOR ANY FLOOD HAZARD ANALYSIS OR FLOOD HAZARD ZONING.

**HAMILTON**  
 ENGINEERING & SURVEYING, INC.

1000 N. W. 10th Ave., Suite 1000  
 Ft. Lauderdale, FL 33304  
 (954) 561-1000  
 FAX: (954) 561-1001



**EXHIBIT B - Map of Overnight Parking Areas**

**Towne Park Estates Amenity Area**

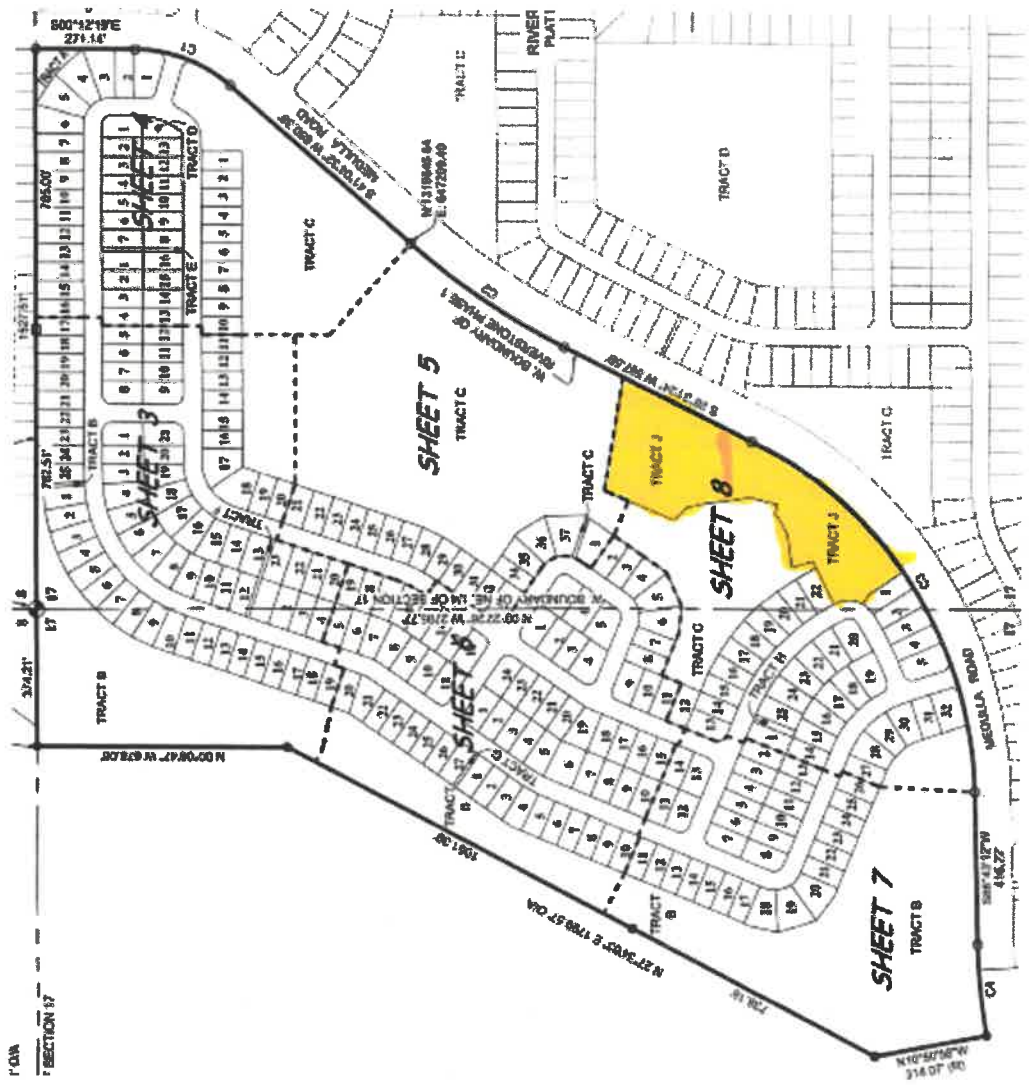
**\*WITH PRE-APPROVED PARKING PASSES ONLY\***



Map of Overnight Parking Areas

Riverstone Amenity Area

**\*WITH PRE-APPROVED PARKING PASSES ONLY\***



# SECTION VII



## POLK COUNTY PROPERTY APPRAISER 2025 Data Sharing and Usage Agreement

This Data Sharing and Usage Agreement, hereinafter referred to as "Agreement," establishes the terms and conditions under which the Towne Park Community Development District hereinafter referred to as "agency," can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

In accordance with the terms and conditions of this Agreement, the agency agrees to protect confidential data in accordance with [FS 282.3185](#) and [FS 501.171](#) and adhere to the standards set forth within these statutes.

***For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality and personal identifying information.***

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages pertaining to parcels owned by individuals that have received exempt / confidential status, hereinafter referred to as "confidential data," will be protected as follows:

1. The agency will not release confidential data that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The agency will not present the confidential data in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The agency shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The agency shall ensure any employee granted access to confidential data is subject to the terms and conditions of this Agreement.
5. The agency shall ensure any third party granted access to confidential data is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the agency by the third party before personal identifying information is released.
6. The agency agrees to comply with all regulations for the security of confidential personal information as defined in [FS 501.171](#).
7. The agency, when defined as "local government" by [FS 282.3185](#), is required to adhere to all cybersecurity guidelines when in possession of data provided or obtained from the Polk County Property Appraiser.

The term of this Agreement shall commence on **January 1, 2025**, and shall run until **December 31, 2025**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

**POLK COUNTY PROPERTY APPRAISER**

Signature: Neil Combee

Print: Neil Combee

Title: Polk County Property Appraiser

Date: January 7, 2025

Agency: Towne Park CDD

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

Print: \_\_\_\_\_

Title: \_\_\_\_\_

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

# SECTION VIII

# CONTRACT AGREEMENT

This Agreement made and entered into on Monday, January 13, 2025 by and between the Towne Park Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Neil Combee, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2025 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Towne Park Community Development District.
3. The term of this Agreement shall commence on January 1, 2025 or the date signed below, whichever is later, and shall run until December 31, 2025, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2025 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 11, 2025**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Monday, September 15, 2025**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2025 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2025 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Monday, September 15, 2025** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:

\_\_\_\_\_  
Special District Representative

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

Neil Combee  
Polk County Property Appraiser  
By:

\_\_\_\_\_  


\_\_\_\_\_  
Neil Combee, Property Appraiser



# SECTION IX



**Recreational  
Products & Services**

# Proposal

#EST925

**Bill To**  
Governmental Management Services of  
Central FL  
219 E. Livingston St  
Orlando FL 32801

**Ship To**  
GMS  
Riverstone Towne Park  
4530 Eagle Falls Pl  
Tampa FL 33619

<b>Proposal Date</b> 1/27/2025	<b>Project Manager</b> Mary Cyr
-----------------------------------	------------------------------------

Project Name		Project ID	Terms
Governmental Management Services of Central FL : Riverstone Towne Park Deck		23147	Due w/ Order
Quantity	Description	Unit Price	Total Extended
1	<b>PLAYWORLD BPM0234</b> PLATFORM- CH SQUARE COATED - GRAY	\$686.86	\$686.86
4	<b>Playworld BAE0668</b> BOLT-3/8in-16 X 2-1/2in BUTTON	\$2.35	\$9.40
8	<b>Playworld BAE0600</b> WASHER - 1in O.D. FLAT -	\$0.22	\$1.76
4	<b>Playworld BAE0620</b> NUT - 3/8in-16 LOCK W/ NYLON	\$0.69	\$2.76
4	<b>Playworld BAE0662</b> BOLT - 3/8in-16 X 1-1/4in TAMP	\$2.96	\$11.84
1	<b>Playworld BAE0922</b> TOOL- TT 45 L WRENCH	\$4.10	\$4.10
1	<b>Freight</b> PLAYWORLD FREIGHT  **INSTALLATION PROVIDED BY OTHERS	\$426.00	\$426.00
<i>THIS PROPOSAL IS SUBJECT TO THE ATTACHED TERMS AND CONDITIONS</i>		<b>Subtotal</b>	\$1,142.72
		<b>Tax</b>	\$0.00
		<b>Total</b>	\$1,142.72

Allen Bailey 407-460-4424. Original SO# 1803610

Accepted By

Printed Name: Greg Jones

Signature: 

Date: 2025-01-28

PLEASE SIGN AND RETURN ONE COPY WHEN ORDERING.

PO/Reference #: \_\_\_\_\_

**THANK YOU!**



# Proposal

#EST925

## Standard Terms and Conditions

### General Terms:

Acceptance by a signature, purchase order, or contract based on this proposal indicates that you are in full agreement with all terms and conditions of this proposal, including the following:

- Prices are valid for 30 days, unless otherwise noted. After 30 days, prices are subject to change without notice.
- Sales Tax will be charged unless a valid Sales Tax Exemption Certificate is presented with order.
- Specify all colors and options in writing. Any discrepancies that arise due to oral selections will be the responsibility of the customer.
- If the customer is installing equipment, all equipment is to be installed according to the manufacturer's instructions and applicable guidelines.
- Installation, site work, permits, engineering, etc. are not included unless noted.

**Warranties.** All equipment, surfacing, and installation is warranted by Playmore for a period of one year from substantial completion date. After one year, any additional manufacturer's warranties will remain in effect. Manufacturer's warranty claims to be processed by manufacturer. Playmore assumes no responsibility for these additional warranties.

**Playground Surfacing.** All playground equipment is to be installed over safety surfacing per CPSC guidelines and ASTM standards. If the customer installs something contrary to the guidelines, they accept all responsibility for any liability and future litigation that may arise.

### Installation Standard Services Include (as required):

- Shipping Notification/Receiving Instructions
- Pre-Installation On-Site Meeting
- Public Utility Check (Sunshine State One Call)
- Moving New Equipment at Job Site
- Layout of Equipment
- Installation of Equipment per Manufacturer's Instructions
- Trash Clean Up (Leave on-site)
- Post-Installation Walk Through

### Installation Customer Responsibilities (unless otherwise noted in proposal):

- Site Plans and Surveys
- Trash Disposal or Dumpsters
- Provide Area for Storage and Staging
- Site Security
- Private Utility Locates
- Removal of Existing Equipment
- Site Prep, Grading, Drainage Systems, etc.
- Accept Deliveries and Unload Equipment

### Building Permits:

Building permits are the responsibility of the owner. If a building permit is required for your project, 5% will be added to the total price if not already included in the proposal.

NOTE – All zoning, planning, health, environmental, architectural, etc. permits, reviews, and approvals are the responsibility of others as well as any required site plans or other supporting documents. If signed and sealed engineered drawings are needed, additional charges will apply if not included in the proposal.

**Theft/Vandalism.** The customer is responsible for securing the site and equipment and accepts all responsibility for theft and vandalism. Any additional equipment and labor required to replace such equipment is the responsibility of the customer.

**Access/Utilities.** Access must be provided to the installation area for heavy trucks and equipment. Access of equipment and personnel is the obligation of the customer to provide until the project is fully completed. We will take every precaution to avoid damage, however any damage caused by the normal installation of our product, such as to sod, concrete sidewalks, private underground utilities, etc., will be the responsibility of the customer, as will any additional costs associated with limiting damage, such as providing plywood over sod for access unless included in proposal. If access is not reasonably close to the jobsite, any additional costs incurred due to having to transport materials and/or supplies will be the responsibility of the customer if not included in the proposal.

**Rock/Foreign Object Clause.** Most installations require digging of holes and footing equipment in concrete below finished grade. Removal of existing ground covers such as asphalt, concrete, tan bark, sand, pea gravel, wood fiber, rubber matting, poured-in-place rubber surfacing, or any other material that interferes or delays the digging of holes, is the responsibility of others, unless otherwise noted. If excessive underground obstructions such as rocks, coral, asphalt, concrete, pipes, drainage systems, root systems, water, or any other unknown obstructions are discovered, charges will be added to the original proposal.

**Any other responsibilities must be clearly outlined in the proposal.**

# SECTION X

# SECTION C

# Towne Park CDD

## Field Management Report



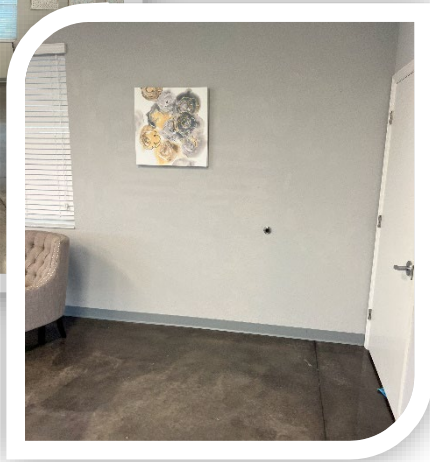
February 4<sup>th</sup>, 2025

Allen Bailey – Field Services Manager

GMS

# Completed

## Amenity Club House Painted



- ✚ The paint at the clubhouse has been refreshed because of the different events that have affected the paint.

## Amenity Restroom Motion Sensor



- ✚ Motion sensors were installed at both restrooms at amenity one.
- ✚ This will aid in allowing the door to open without any possible delays.

# Completed

## Fire Extinguisher



- ✚ The both amenity fire extinguishers have been examined to remain in compliance.

## Amenity Table Repair

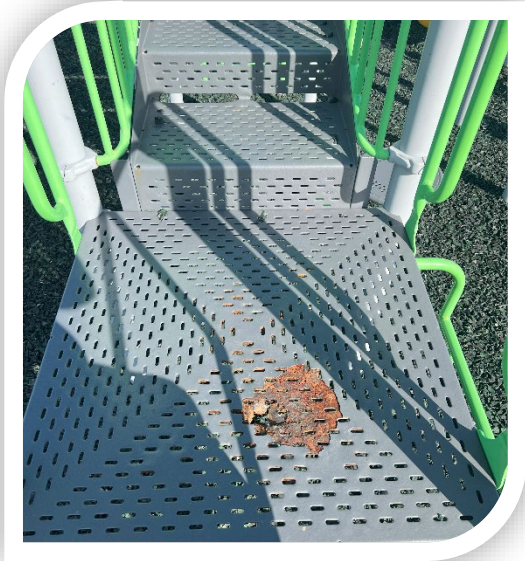


- ✚ The leg at the clubhouse's main table was loose.
- ✚ The table has been repaired.



# Review

## Playground



- ✚ The amenity one playground has a worn spot.

## Ponds



- ✚ The large lake has had an increase in Eel Grass.
- ✚ The treatment for the Eel Grass has started.

# Conclusion

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

Respectfully,  
Allen Bailey

# SECTION 1



Pro Playgrounds  
 8490 Cabin Hill Road  
 Tallahassee, FL 32311

**Invoice**

<b>Due Date</b>	<b>P.O. No.</b>
2/13/2025	

<b>Date</b>	<b>Invoice #</b>
1/14/2025	6107
<b>Terms</b>	<b>Project</b>
Net 30	Towne Park CDD repl sha...

**Bill To**  
 Governmental Management Services CF  
 Allen Bailey  
 219 E. Livingston St.  
 Orlando, FL 32801



Qty	Item	Description	Amount
		1. Supply and install replacement fabrics, Quad sails 2x on existing 30Quad in place, and 1x modular shade for equipment, includes cabling and hardware 2. To be scheduled by PM in conjunction with another project in the region, Shade fabrics must be brought to site meeting the installer. Two locations listed below, both is same subdivision.	
		<b>**SHADE*</b>	
0.5	CSSD	Prop QUO0295191 replacement canopies for Quad Sail one upper and one lower, with D-rings, cabling and clamps	2,064.75
0.5	CSSD	Standard modular shade, 18x18 for play equipment	1,200.00
0.5	CLR	Colors: Quad sails both forest green, modular fabric Silver	0.00
0.5	Shipping	Combined Shipping and Freight Charges	405.00
		<b>**INSTALLATION**</b>	
0.5	LBR	Labor and Installation- both sites in the same sub division Locations: 18x18 modular shade over play equipment- 3883 White Ibis Rd Lakeland, Fl 33811 2x Quad sails on 30x30 - 3334 Medulla Rd. Lakeland Fl 33811	1,125.00

<b>Subtotal:</b>	\$4,794.75
<b>Sales Tax: (7.5%)</b>	\$0.00
<b>Balance Due:</b>	\$4,794.75
<b>Credits:</b>	\$0.00
<b>Balance Due:</b>	<u>\$4,794.75</u>



**Recreational  
Products & Services**

# Proposal

#EST942

**Bill To**  
Governmental Management Services of  
Central FL  
219 E. Livingston St  
Orlando FL 32801

**Ship To**  
Kevin Collins  
40629 Pine Tree Lane  
Eustis FL 32736

<b>Proposal Date</b> 1/27/2025	<b>Project Manager</b> Bruce Krieger
-----------------------------------	-----------------------------------------

Project Name		Project ID	Terms
Governmental Management Services of Central FL : Towne Park Estates Shade Fabric		23162	Due w/ Order
Quantity	Description	Unit Price	Total Extended
1	<b>Apollo</b> 18' x 18' Replacement Cover w/ Hardware Color Silver	\$2,140.00	\$2,140.00
1	<b>Freight</b> Apollo Sunguard Freight	\$156.00	\$156.00
1	<b>Shade Installation</b> Installation of 18' x 18' Replacement Cover w/ Hardware	\$3,000.00	\$3,000.00
<i>THIS PROPOSAL IS SUBJECT TO THE ATTACHED TERMS AND CONDITIONS</i>		<b>Subtotal</b>	\$5,296.00
		<b>Tax</b>	\$0.00
		<b>Total</b>	\$5,296.00

Allen Bailey 407-460-4424. abailey@gmscfl.com. Original SO# 1803610

Accepted By

Printed Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

PLEASE SIGN AND RETURN ONE COPY WHEN ORDERING.

PO/Reference #: \_\_\_\_\_

**THANK YOU!**

## Standard Terms and Conditions

### General Terms:

Acceptance by a signature, purchase order, or contract based on this proposal indicates that you are in full agreement with all terms and conditions of this proposal, including the following:

- Prices are valid for 30 days, unless otherwise noted. After 30 days, prices are subject to change without notice.
- Sales Tax will be charged unless a valid Sales Tax Exemption Certificate is presented with order.
- Specify all colors and options in writing. Any discrepancies that arise due to oral selections will be the responsibility of the customer.
- If the customer is installing equipment, all equipment is to be installed according to the manufacturer's instructions and applicable guidelines.
- Installation, site work, permits, engineering, etc. are not included unless noted.

**Warranties.** All equipment, surfacing, and installation is warranted by Playmore for a period of one year from substantial completion date. After one year, any additional manufacturer's warranties will remain in effect. Manufacturer's warranty claims to be processed by manufacturer. Playmore assumes no responsibility for these additional warranties.

**Playground Surfacing.** All playground equipment is to be installed over safety surfacing per CPSC guidelines and ASTM standards. If the customer installs something contrary to the guidelines, they accept all responsibility for any liability and future litigation that may arise.

### Installation Standard Services Include (as required):

- Shipping Notification/Receiving Instructions
- Pre-Installation On-Site Meeting
- Public Utility Check (Sunshine State One Call)
- Moving New Equipment at Job Site
- Layout of Equipment
- Installation of Equipment per Manufacturer's Instructions
- Trash Clean Up (Leave on-site)
- Post-Installation Walk Through

### Installation Customer Responsibilities (unless otherwise noted in proposal):

- Site Plans and Surveys
- Trash Disposal or Dumpsters
- Provide Area for Storage and Staging
- Site Security
- Private Utility Locates
- Removal of Existing Equipment
- Site Prep, Grading, Drainage Systems, etc.
- Accept Deliveries and Unload Equipment

### Building Permits:

Building permits are the responsibility of the owner. If a building permit is required for your project, 5% will be added to the total price if not already included in the proposal.

NOTE – All zoning, planning, health, environmental, architectural, etc. permits, reviews, and approvals are the responsibility of others as well as any required site plans or other supporting documents. If signed and sealed engineered drawings are needed, additional charges will apply if not included in the proposal.

**Theft/Vandalism.** The customer is responsible for securing the site and equipment and accepts all responsibility for theft and vandalism. Any additional equipment and labor required to replace such equipment is the responsibility of the customer.

**Access/Utilities.** Access must be provided to the installation area for heavy trucks and equipment. Access of equipment and personnel is the obligation of the customer to provide until the project is fully completed. We will take every precaution to avoid damage, however any damage caused by the normal installation of our product, such as to sod, concrete sidewalks, private underground utilities, etc., will be the responsibility of the customer, as will any additional costs associated with limiting damage, such as providing plywood over sod for access unless included in proposal. If access is not reasonably close to the jobsite, any additional costs incurred due to having to transport materials and/or supplies will be the responsibility of the customer if not included in the proposal.

**Rock/Foreign Object Clause.** Most installations require digging of holes and footing equipment in concrete below finished grade. Removal of existing ground covers such as asphalt, concrete, tan bark, sand, pea gravel, wood fiber, rubber matting, poured-in-place rubber surfacing, or any other material that interferes or delays the digging of holes, is the responsibility of others, unless otherwise noted. If excessive underground obstructions such as rocks, coral, asphalt, concrete, pipes, drainage systems, root systems, water, or any other unknown obstructions are discovered, charges will be added to the original proposal.

Any other responsibilities must be clearly outlined in the proposal.

# SECTION 2



# ESTIMATE

## Shoreline Restoration Repair

SOLitude Lake Management  
1320 Brookwood Drive, Suite H  
Little Rock, AR 72202  
888.480.LAKE  
www.solitudelakemanagement.com

**PROJECT NAME:**

Towne Park Community Development District

**SOLitude Contact:**

Jennifer Busts-Fitz

239-980-6660  
jennifer.bustos-fitz@solitudelake.com

**LOCATION:**

SOX System repair along the 722' for hurricane damaged system. Total project cost is \$6,026.00. SOL is offering the service at half price.

**Estimate Date:**

January 24, 2025

**Expires On:**

February 24, 2025

**Grand Total (USD):** **\$3,013.00**

**PRODUCT / SERVICE**

- Repair eroded shoreline to create a Bioengineered Living Shoreline to stop future erosion and stabilize the shoreline
- Estimated area to be repaired: along the 722 linear feet
- Installation of geotextile erosion repair system (SOX Erosion Solutions™) anchored into firm ground
  - Includes:
    - Geotextile, technical grade mesh material with rip-stop technology
    - Wooden stakes, diamond braid rope and/or steel anchors as required
- Geotextile mesh system will be filled with sediment imported to the site
- Sod installation INCLUDED once the system is installed

**SPECIAL PROJECT / SITE NOTES**

- N/A

**CUSTOMER RESPONSIBILITIES**

- Customer is responsible for securing and/or cost of any necessary permits
- Marking sprinkler heads, irrigation intakes or other structures, otherwise SOLitude will not be responsible for damages to unmarked equipment or structures
- Identify access points and staging areas for equipment and for fill delivery and storage during the project
- Watering/irrigating new sod, seed or plantings immediately following installation to ensure survival of living shoreline

**WARRANTY**

- Geotextile material is warranted for five (5) years
- The labor warranty for any manual adjustments needed is for one (1) year
- The warranties do not cover damage to material due to 'acts of God' such as floods, hurricanes or other catastrophic events, vandalism or theft.

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.





# ESTIMATE

## Shoreline Restoration Repair

SOLitude Lake Management  
1320 Brookwood Drive, Suite H  
Little Rock, AR 72202  
888.480.LAKE  
[www.solitudelakemanagement.com](http://www.solitudelakemanagement.com)

- 
- Lack of healthy sod, grass or plant cover due to insufficient watering/irrigation will void the warranties. This is a bioengineered living wall system that must be adequately watered

### ACCEPTANCE OF ESTIMATE

- Customer signature to this non-binding estimate, if agreeable, SOLitude will provide a formal contract document for signature.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

### Notes / Terms

*This estimate is for the work scope and materials as described above. Modifications, additional or inclusions will be at an additional cost to the customer.*

---

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.

# SECTION D

# SECTION 1

# Towne Park Community Development District

## Summary of Check Register

December 21, 2024 to January 22, 2025

<b>Fund</b>	<b>Date</b>	<b>Check No.'s</b>	<b>Amount</b>
General Fund	1/2/25	961-963	\$ 974.01
	1/9/25	964-971	\$ 128,661.89
	1/13/25	972-973	\$ 10,334.92
<b>Total Amount</b>			<b>\$ 139,970.82</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/02/25	00085	12/05/24	110862	2024	12	320-53800-47500			ELECTRICAL REPAIR	*	245.50		
									CURRENT DEMANDS			245.50	000961
1/02/25	00077	11/29/24	81180	2024	11	330-53800-47000			CLEAN UP EVENT 11/29	*	150.00		
		12/07/24	81188	2024	12	330-53800-47000			CLEAN UP EVENTS 12/7 12/8	*	300.00		
									E&A CLEANING CO			450.00	000962
1/02/25	00064	1/02/25	01022025	2025	01	300-15500-10000			EQUIPMENT LEASE FEB 25	*	278.51		
									WHFS LLC			278.51	000963
1/09/25	00107	11/26/24	18660	2024	11	320-53800-46400			POND MAINT NOV 24	*	5,500.00		
		12/23/24	18801	2024	12	320-53800-46400			POND MAINT DEC 24	*	5,500.00		
									AQUATIC WEED MANAGEMENT, INC.			11,000.00	000964
1/09/25	00077	12/13/24	81201	2024	12	330-53800-47000			CLEAN UP EVENT 12/13/24	*	150.00		
		12/20/24	81220	2025	01	330-53800-47000			CLEANING JAN 25	*	1,230.00		
									E&A CLEANING CO			1,380.00	000965
1/09/25	00040	11/30/24	191	2024	11	330-53800-47500			HOLIDAY DECOR INSTALLED	*	3,417.60		
									GOVERNMENTAL MANAGEMENT SERVICES-CF			3,417.60	000966
1/09/25	00082	12/26/24	15800	2024	12	320-53800-46300			LANDSCAPE REPLACEMENT	*	12,144.00		
		12/26/24	15801	2024	12	320-53800-47300			IRRIGATION REPAIRS	*	180.40		
		1/01/25	15918	2025	01	320-53800-46200			LANDSCAPE MAINT JAN 25	*	19,053.33		
									PRINCE & SONS INC.			31,377.73	000967
1/09/25	00076	1/01/25	RES 21-1	2024	01	310-51300-31100			ENGINEER SVCS DEC 24	*	5,020.82		
									RAYL ENGINEERING & SURVEYING LLC			5,020.82	000968
1/09/25	00071	12/28/24	25861	2024	12	330-53800-48000			REPLACE STENNER PUMP	*	650.00		
		1/01/25	25976	2025	01	330-53800-48000			POOL MAINT JAN 25	*	3,625.00		
									RESORT POOL SERVICES DBA			4,275.00	000969

TWPK TOWNE PARK CDD CWRIGHT

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #	
1/09/25	00046	1/08/25 01082025	202501 300-20700-10000	ASSESSMENTS TSFR S16 2A	*	246.52		
		1/08/25 01082025	202501 300-20700-10000	ASSESSMENTS TSFR S18 2B	*	287.54		
		1/08/25 01082025	202501 300-20700-10000	ASSESSMENTS TSFR S18 3A	*	1,158.53		
		1/08/25 01082025	202501 300-20700-10000	ASSESSMENTS TSFR S19 3B	*	741.10		
		1/08/25 01082025	202501 300-20700-10000	ASSESSMENTS TSFR S19 3C	*	497.66		
		1/08/25 01082025	202501 300-20700-10000	ASSESSMENTS TSFR S20 3D	*	882.51		
TOWNE PARK CDD							3,813.86	000970
1/09/25	00046	1/09/25 01092025	202501 300-20700-10000	ASSESEMENT TSFR S16 2A	*	4,419.72		
		1/09/25 01092025	202501 300-20700-10000	ASSESEMENT TSFR S18 2B	*	5,155.13		
		1/09/25 01092025	202501 300-20700-10000	ASSESEMENT TSFR S18 3A	*	20,770.79		
		1/09/25 01092025	202501 300-20700-10000	ASSESEMENT TSFR S19 3B	*	13,286.83		
		1/09/25 01092025	202501 300-20700-10000	ASSESEMENT TSFR S19 3C	*	8,922.33		
		1/09/25 01092025	202501 300-20700-10000	ASSESEMENT TSFR S20 3D	*	15,822.08		
TOWNE PARK CDD							68,376.88	000971
1/13/25	00040	1/01/25 192	202501 310-51300-34000	MANAGEMENT FEES JAN 25	*	4,035.75		
		1/01/25 192	202501 310-51300-35200	WEBSITE ADMIN JAN 25	*	105.00		
		1/01/25 192	202501 310-51300-35100	INFORMATION TECH JAN 25	*	157.50		
		1/01/25 192	202501 310-51300-31300	DISSEMINATION AVC JAN 25	*	875.00		
		1/01/25 192	202501 330-57200-11000	AMENITY ACCESS JAN 25	*	787.50		
		1/01/25 192	202501 310-51300-51000	OFFICE SUPPLIES	*	.36		
		1/01/25 192	202501 310-51300-42000	POSTAGE	*	8.28		
		1/01/25 192	202501 310-51300-42500	COPIES	*	58.65		
		1/01/25 193	202501 320-53800-12000	FIELD MANAGEMENT JAN 25	*	1,837.50		
GOVERNMENTAL MANAGEMENT SERVICES-CF							7,865.54	000972
TWPK TOWNE PARK CDD CWRIGHT								

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #	
1/13/25	00087	12/31/24	12004980	202412 330-53800-34500	SECURITY DEC 24	*	2,469.38		
								-----	
								SECURITAS SECURITY SERVICES	2,469.38 000973
								-----	
TOTAL FOR BANK A							139,970.82		
TOTAL FOR REGISTER							139,970.82		

TWPK TOWNE PARK CDD CWRIGHT

# SECTION 2



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

***Unaudited Financial Reporting***  
***December 31, 2024***



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

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 2,782,336	\$ -	\$ -	\$ -	\$ 2,782,336
Capital Reserve Account	\$ -	\$ -	\$ -	\$ 82,344	\$ 82,344
State Board Administration	\$ 152,248	\$ -	\$ -	\$ -	\$ 152,248
<b>Investments:</b>					
<u>Series 2016 - 2A</u>					
Reserve	\$ -	\$ 111,063	\$ -	\$ -	\$ 111,063
Revenue	\$ -	\$ 38,457	\$ -	\$ -	\$ 38,457
Prepayment	\$ -	\$ 8,282	\$ -	\$ -	\$ 8,282
<u>Series 2018 - 2B</u>					
Reserve	\$ -	\$ 60,400	\$ -	\$ -	\$ 60,400
Revenue	\$ -	\$ 62,441	\$ -	\$ -	\$ 62,441
Prepayment	\$ -	\$ 149	\$ -	\$ -	\$ 149
<u>Series 2018 - 3A</u>					
Reserve	\$ -	\$ 256,541	\$ -	\$ -	\$ 256,541
Revenue	\$ -	\$ 130,566	\$ -	\$ -	\$ 130,566
Prepayment	\$ -	\$ 149	\$ -	\$ -	\$ 149
<u>Series 2019 - 3B</u>					
Reserve	\$ -	\$ 167,922	\$ -	\$ -	\$ 167,922
Revenue	\$ -	\$ 77,345	\$ -	\$ -	\$ 77,345
<u>Series 2019 - 3C</u>					
Reserve	\$ -	\$ 112,688	\$ -	\$ -	\$ 112,688
Revenue	\$ -	\$ 30,425	\$ -	\$ -	\$ 30,425
Prepayment	\$ -	\$ 138	\$ -	\$ -	\$ 138
<u>Series 2020 - 3D</u>					
Reserve	\$ -	\$ 200,003	\$ -	\$ -	\$ 200,003
Revenue	\$ -	\$ 31,113	\$ -	\$ -	\$ 31,113
Construction	\$ -	\$ -	\$ 4,742	\$ -	\$ 4,742
Deposits	\$ 4,500	\$ -	\$ -	\$ -	\$ 4,500
Due from General Fund	\$ -	\$ 1,667,612	\$ -	\$ -	\$ 1,667,612
Prepaid Expenses	\$ 279	\$ -	\$ -	\$ -	\$ 279
<b>Total Assets</b>	<b>\$ 2,939,362</b>	<b>\$ 2,955,293</b>	<b>\$ 4,742</b>	<b>\$ 82,344</b>	<b>\$ 5,981,741</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 87,369	\$ -	\$ -	\$ -	\$ 87,369
Due to Debt Service	\$ 1,667,612	\$ -	\$ -	\$ -	\$ 1,667,612
<b>Total Liabilities</b>	<b>\$ 1,754,981</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,754,981</b>
<b>Fund Balance:</b>					
Nonspendable:					
Deposits	\$ 4,500	\$ -	\$ -	\$ -	\$ 4,500
Prepaid Items	\$ 279	\$ -	\$ -	\$ -	\$ 279
Restricted for:					
Debt Service - Series 2016 - 2A	\$ -	\$ 265,591	\$ -	\$ -	\$ 265,591
Debt Service - Series 2018 - 2B	\$ -	\$ 248,717	\$ -	\$ -	\$ 248,717
Debt Service - Series 2018 - 3A	\$ -	\$ 893,824	\$ -	\$ -	\$ 893,824
Debt Service - Series 2019 - 3B	\$ -	\$ 569,314	\$ -	\$ -	\$ 569,314
Debt Service - Series 2019 - 3C	\$ -	\$ 360,853	\$ -	\$ -	\$ 360,853
Debt Service - Series 2020 - 3D	\$ -	\$ 616,994	\$ -	\$ -	\$ 616,994
Capital Projects	\$ -	\$ -	\$ 4,742	\$ -	\$ 4,742
Assigned for:					
Capital Reserves	\$ -	\$ -	\$ -	\$ 82,344	\$ 82,344
Unassigned	\$ 1,179,603	\$ -	\$ -	\$ -	\$ 1,179,603
<b>Total Fund Balances</b>	<b>\$ 1,184,382</b>	<b>\$ 2,955,293</b>	<b>\$ 4,742</b>	<b>\$ 82,344</b>	<b>\$ 4,226,760</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 2,939,362</b>	<b>\$ 2,955,293</b>	<b>\$ 4,742</b>	<b>\$ 82,344</b>	<b>\$ 5,981,741</b>

# Towne Park

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 1,024,144	\$ 985,910	\$ 985,910	\$ -
Other Income	\$ 8,000	\$ 16,114	\$ 16,114	\$ -
<b>Total Revenues</b>	<b>\$ 1,032,144</b>	<b>\$ 1,002,024</b>	<b>\$ 1,002,024</b>	<b>\$ -</b>
<b>Expenditures:</b>				
<b><i>General &amp; Administrative:</i></b>				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 2,000	\$ 1,000
Engineering Fees	\$ 15,000	\$ 3,750	\$ 7,416	\$ (3,666)
Attorney	\$ 40,000	\$ 10,000	\$ 8,001	\$ 1,999
Annual Audit	\$ 4,100	\$ -	\$ -	\$ -
Assessment Roll Services	\$ 10,000	\$ 10,000	\$ 10,000	\$ -
Reamortization Schedules	\$ 625	\$ -	\$ -	\$ -
Dissemination	\$ 10,500	\$ 2,625	\$ 2,625	\$ -
Trustee Fees	\$ 23,867	\$ 14,533	\$ 14,533	\$ -
Management Fees	\$ 48,429	\$ 12,107	\$ 12,107	\$ -
Information Technology	\$ 1,890	\$ 473	\$ 473	\$ -
Website Maintenance	\$ 1,260	\$ 315	\$ 315	\$ -
Postage & Delivery	\$ 1,300	\$ 325	\$ 152	\$ 173
Insurance	\$ 7,558	\$ 7,558	\$ 7,032	\$ 526
Copies	\$ 250	\$ 63	\$ 3	\$ 59
Legal Advertising	\$ 3,500	\$ 875	\$ 361	\$ 514
Other Current Charges	\$ 4,000	\$ 1,000	\$ 128	\$ 872
Office Supplies	\$ 200	\$ 50	\$ 2	\$ 48
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 184,653</b>	<b>\$ 66,848</b>	<b>\$ 65,323</b>	<b>\$ 1,525</b>

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

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

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b>Field Expenditures</b>				
Property Insurance	\$ 34,628	\$ 34,628	\$ 30,421	\$ 4,207
Field Management	\$ 22,050	\$ 5,513	\$ 5,513	\$ -
Landscape Maintenance	\$ 263,665	\$ 65,916	\$ 57,160	\$ 8,756
Landscape Enhancements/Replacement	\$ 55,000	\$ 13,750	\$ 12,144	\$ 1,606
Pond Maintenance	\$ 48,000	\$ 12,000	\$ 16,500	\$ (4,500)
Electric	\$ 5,400	\$ 1,350	\$ 395	\$ 955
Water & Sewer	\$ 1,100	\$ 275	\$ 178	\$ 97
Irrigation Repairs	\$ 12,500	\$ 3,125	\$ 644	\$ 2,481
General Repairs & Maintenance	\$ 20,000	\$ 5,000	\$ 2,646	\$ 2,355
Contingency	\$ 17,500	\$ 4,375	\$ 20,234	\$ (15,859)
<b>Subtotal Field Expenditures</b>	<b>\$ 479,842</b>	<b>\$ 145,931</b>	<b>\$ 145,834</b>	<b>\$ 98</b>
<b>Amenity Expenditures</b>				
Electric	\$ 26,400	\$ 6,600	\$ 4,875	\$ 1,725
Water	\$ 8,400	\$ 2,100	\$ 2,413	\$ (313)
Internet & Phone	\$ 3,200	\$ 800	\$ 630	\$ 170
Playground & Equipment Lease	\$ 26,935	\$ 6,734	\$ 6,194	\$ 540
Pool Service Contract	\$ 43,800	\$ 10,950	\$ 11,775	\$ (825)
Pool Furniture Repair & Replacement	\$ 6,000	\$ 1,500	\$ -	\$ 1,500
Janitorial Services	\$ 22,500	\$ 5,625	\$ 4,961	\$ 664
Security Services	\$ 50,500	\$ 12,625	\$ 9,687	\$ 2,938
Pest Control	\$ 3,400	\$ 850	\$ 240	\$ 610
Amenity Access Management	\$ 9,450	\$ 2,363	\$ 2,363	\$ -
Amenity Repair & Maintenance	\$ 25,000	\$ 6,250	\$ 9,810	\$ (3,560)
Contingency	\$ 17,500	\$ 4,375	\$ 10,000	\$ (5,625)
<b>Subtotal Amenity Expenditures</b>	<b>\$ 243,084</b>	<b>\$ 60,771</b>	<b>\$ 62,948</b>	<b>\$ (2,177)</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 722,927</b>	<b>\$ 206,702</b>	<b>\$ 208,782</b>	<b>\$ (2,079)</b>
<b>Total Expenditures</b>	<b>\$ 907,580</b>	<b>\$ 273,550</b>	<b>\$ 274,105</b>	<b>\$ (554)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 124,564</b>		<b>\$ 727,920</b>	
<b><i>Other Financing Sources/(Uses):</i></b>				
Transfer In/(Out) - Capital Reserve	\$ (124,564)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (124,564)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 727,920</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 456,462</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 1,184,382</b>	

# Towne Park

## Community Development District

### Debt Service Fund Series 2016 - 2A

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 111,715	\$ 107,544	\$ 107,544	\$ -
Assessments - Prepayment	\$ -	\$ -	\$ 7,850	\$ 7,850
Interest	\$ 5,405	\$ 2,336	\$ 2,336	\$ -
<b>Total Revenues</b>	<b>\$ 117,119</b>	<b>\$ 109,880</b>	<b>\$ 117,730</b>	<b>\$ 7,850</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 38,731	\$ 38,731	\$ 38,731	\$ -
Principal - 11/1	\$ 30,000	\$ 30,000	\$ 30,000	\$ -
Interest - 5/1	\$ 37,981	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 106,713</b>	<b>\$ 68,731</b>	<b>\$ 68,731</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 10,407</b>		<b>\$ 48,999</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 101,726</b>		<b>\$ 216,593</b>	
<b>Fund Balance - Ending</b>	<b>\$ 112,133</b>		<b>\$ 265,591</b>	

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

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 130,304	\$ 125,439	\$ 125,439	\$ -
Interest	\$ 4,251	\$ 1,707	\$ 1,707	\$ -
<b>Total Revenues</b>	<b>\$ 134,554</b>	<b>\$ 127,146</b>	<b>\$ 127,146</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 43,897	\$ 43,897	\$ 43,897	\$ -
Principal - 5/1	\$ 43,897	\$ -	\$ -	\$ -
Interest - 5/1	\$ 30,000	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 117,794</b>	<b>\$ 43,897</b>	<b>\$ 43,897</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 16,761</b>		<b>\$ 83,249</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 93,530</b>		<b>\$ 165,467</b>	
<b>Fund Balance - Ending</b>	<b>\$ 110,291</b>		<b>\$ 248,717</b>	

# Towne Park

## Community Development District

### Debt Service Fund Series 2018 - 3A

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 525,011	\$ 505,411	\$ 505,411	\$ -
Interest	\$ 15,356	\$ 5,761	\$ 5,761	\$ -
<b>Total Revenues</b>	<b>\$ 540,367</b>	<b>\$ 511,171</b>	<b>\$ 511,171</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 188,575	\$ 188,575	\$ 188,575	\$ -
<b>Total Expenditures</b>	<b>\$ 512,150</b>	<b>\$ 188,575</b>	<b>\$ 188,575</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 28,217</b>		<b>\$ 322,596</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 282,967</b>		<b>\$ 571,228</b>	
<b>Fund Balance - Ending</b>	<b>\$ 311,184</b>		<b>\$ 893,824</b>	



# Towne Park

## Community Development District

### Debt Service Fund Series 2019 - 3B

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 335,844	\$ 323,305	\$ 323,305	\$ -
Interest	\$ 9,909	\$ 3,604	\$ 3,604	\$ -
<b>Total Revenues</b>	<b>\$ 345,753</b>	<b>\$ 326,909</b>	<b>\$ 326,909</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 113,572	\$ 113,572	\$ 113,572	\$ -
<b>Total Expenditures</b>	<b>\$ 337,144</b>	<b>\$ 113,572</b>	<b>\$ 113,572</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 8,609</b>		<b>\$ 213,337</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 170,266</b>		<b>\$ 355,976</b>	
<b>Fund Balance - Ending</b>	<b>\$ 178,876</b>		<b>\$ 569,314</b>	

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

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 225,524	\$ 217,105	\$ 217,105	\$ -
Interest	\$ 6,086	\$ 2,177	\$ 2,177	\$ -
<b>Total Revenues</b>	<b>\$ 231,610</b>	<b>\$ 219,282</b>	<b>\$ 219,282</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 75,784	\$ 75,784	\$ 75,784	\$ -
<b>Total Expenditures</b>	<b>\$ 226,569</b>	<b>\$ 75,784</b>	<b>\$ 75,784</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 5,042</b>		<b>\$ 143,497</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 100,689</b>		<b>\$ 217,356</b>	
<b>Fund Balance - Ending</b>	<b>\$ 105,731</b>		<b>\$ 360,853</b>	

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

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 399,925	\$ 384,995	\$ 384,995	\$ -
Interest	\$ 10,422	\$ 3,547	\$ 3,547	\$ -
<b>Total Revenues</b>	<b>\$ 410,347</b>	<b>\$ 388,541</b>	<b>\$ 388,541</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 124,528	\$ 124,528	\$ 124,528	\$ -
<b>Total Expenditures</b>	<b>\$ 399,056</b>	<b>\$ 124,528</b>	<b>\$ 124,528</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 11,291</b>		<b>\$ 264,013</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (2,249)	\$ (2,249)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (2,249)</b>	<b>\$ (2,249)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 11,291</b>		<b>\$ 261,764</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 150,553</b>		<b>\$ 355,230</b>	
<b>Fund Balance - Ending</b>	<b>\$ 161,844</b>		<b>\$ 616,994</b>	

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

	Series	Series	Series	Series	Series	Series	Total
	2016 - 2A	2018 - 2B	2018 - 3A	2019 - 3B	2019 - 3C	2020 - 3D	
<b>Revenues</b>							
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14	\$ 14
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 14</b>	<b>\$ 14</b>
<b>Expenditures:</b>							
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 14</b>	<b>\$ 14</b>
<b>Other Financing Sources/(Uses)</b>							
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,249	\$ 2,249
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,249</b>	<b>\$ 2,249</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,264</b>	<b>\$ 2,264</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,478</b>	<b>\$ 2,478</b>
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,742</b>	<b>\$ 4,742</b>

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

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Hydraulic Lift (Pool)	\$ 10,100	\$ 2,525	\$ -	\$ -
Miscellaneous Expense	\$ -	\$ -	\$ 114	\$ (114)
<b>Total Expenditures</b>	<b>\$ 10,100</b>	<b>\$ 2,525</b>	<b>\$ 114</b>	<b>\$ (114)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (10,100)</b>		<b>\$ (114)</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ 124,564	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 124,564</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 114,464</b>		<b>\$ (114)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 58,610</b>		<b>\$ 82,458</b>	
<b>Fund Balance - Ending</b>	<b>\$ 173,074</b>		<b>\$ 82,344</b>	

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - Tax Roll	\$ -	\$ 40,518	\$ 945,392	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 985,910
Other Income	\$ 923	\$ 1,104	\$ 14,086	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,114
<b>Total Revenues</b>	<b>\$ 923</b>	<b>\$ 41,622</b>	<b>\$ 959,478</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,002,024</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
Engineering Fees	\$ 375	\$ 2,020	\$ 5,021	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,416
Attorney	\$ 3,344	\$ 2,507	\$ 2,150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,001
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Roll Services	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Reamortization Schedules	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 875	\$ 875	\$ 875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,625
Trustee Fees	\$ 14,533	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,533
Management Fees	\$ 4,036	\$ 4,036	\$ 4,036	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,107
Information Technology	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 473
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 315
Postage & Delivery	\$ 16	\$ 48	\$ 88	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 152
Insurance	\$ 7,032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,032
Copies	\$ -	\$ 1	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3
Legal Advertising	\$ -	\$ -	\$ 361	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 361
Other Current Charges	\$ 45	\$ 42	\$ 42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 128
Office Supplies	\$ 1	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 40,693</b>	<b>\$ 10,792</b>	<b>\$ 13,838</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 65,323</b>

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Operations &amp; Maintenance</b>													
<b>Field Expenditures</b>													
Property Insurance	\$ 30,421	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,421
Field Management	\$ 1,838	\$ 1,838	\$ 1,838	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,513
Landscape Maintenance	\$ 19,053	\$ 19,053	\$ 19,053	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,160
Landscape Enhancements/Replacement	\$ -	\$ -	\$ 12,144	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,144
Pond Maintenance	\$ 5,500	\$ 5,500	\$ 5,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,500
Electric	\$ 131	\$ 83	\$ 181	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 395
Water & Sewer	\$ 59	\$ 59	\$ 59	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 178
Irrigation Repairs	\$ 237	\$ 227	\$ 180	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 644
General Repairs & Maintenance	\$ 2,400	\$ -	\$ 246	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,646
Contingency	\$ 17,425	\$ 2,809	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,234
<b>Subtotal Field Expenditures</b>	<b>\$ 77,063</b>	<b>\$ 29,569</b>	<b>\$ 39,201</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 145,834</b>
<b>Amenity Expenditures</b>													
Electric	\$ 2,082	\$ 697	\$ 2,096	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,875
Water	\$ 1,227	\$ -	\$ 1,186	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,413
Internet & Phone	\$ 210	\$ 210	\$ 210	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 630
Playground & Equipment Lease	\$ 2,065	\$ 2,065	\$ 2,065	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,194
Pool Service Contract	\$ 3,875	\$ 3,625	\$ 4,275	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,775
Pool Furniture Repair & Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Services	\$ 1,530	\$ 1,751	\$ 1,680	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,961
Security Services	\$ 2,307	\$ 4,911	\$ 2,469	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,687
Pest Control	\$ -	\$ -	\$ 240	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240
Amenity Access Management	\$ 788	\$ 788	\$ 788	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,363
Amenity Repair & Maintenance	\$ 5,092	\$ 4,718	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,810
Contingency	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000
<b>Subtotal Amenity Expenditures</b>	<b>\$ 29,175</b>	<b>\$ 18,765</b>	<b>\$ 15,008</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 62,948</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 106,238</b>	<b>\$ 48,334</b>	<b>\$ 54,209</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 208,782</b>
<b>Total Expenditures</b>	<b>\$ 146,931</b>	<b>\$ 59,126</b>	<b>\$ 68,047</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 274,105</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (146,008)</b>	<b>\$ (17,504)</b>	<b>\$ 891,431</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 727,920</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (146,008)</b>	<b>\$ (17,504)</b>	<b>\$ 891,431</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 727,920</b>

**Towne Park**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2025**

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	
11/13/24	10/21-10/21/24	\$2,787.93	(\$146.36)	(\$52.83)	\$0.00	\$2,588.74	\$963.22	\$105.07	\$122.55	\$493.78	\$315.87	\$212.11	\$376.14	\$2,588.74	
11/15/24	10/01-10/31/24	\$5,537.62	(\$221.51)	(\$106.32)	\$0.00	\$5,209.79	\$1,938.47	\$211.45	\$246.63	\$993.73	\$635.67	\$426.87	\$756.97	\$5,209.79	
11/19/24	11/01-11/07/24	\$54,552.96	(\$2,182.10)	(\$1,047.42)	\$0.00	\$51,323.44	\$19,096.56	\$2,083.07	\$2,429.68	\$9,789.53	\$6,262.25	\$4,205.20	\$7,457.14	\$51,323.43	
11/26/24	11/08-11/15/24	\$52,904.56	(\$2,116.04)	(\$1,015.77)	\$0.00	\$49,772.75	\$18,519.57	\$2,020.13	\$2,356.27	\$9,493.75	\$6,073.04	\$4,078.15	\$7,231.83	\$49,772.74	
12/06/24	11/16-11/26/24	\$381,760.06	(\$15,270.31)	(\$7,329.80)	\$0.00	\$359,159.95	\$133,637.15	\$14,577.25	\$17,002.86	\$68,506.87	\$43,823.06	\$29,427.89	\$52,184.87	\$359,159.95	
12/20/24	11/17-11/30/24	\$2,253,524.08	(\$90,299.45)	(\$43,264.49)	\$0.00	\$2,119,960.14	\$788,800.16	\$86,042.96	\$100,360.27	\$404,365.33	\$258,667.86	\$173,699.66	\$308,023.90	\$2,119,960.14	
12/27/24	12/1-12/15/24	\$96,794.76	(\$3,641.85)	(\$1,863.06)	\$0.00	\$91,289.85	\$33,967.36	\$3,705.19	\$4,321.73	\$17,412.80	\$11,138.77	\$7,479.86	\$13,264.14	\$91,289.85	
12/31/24	1% Admin Fee	(\$29,596.44)	\$0.00	\$0.00	\$0.00	(\$29,596.44)	(\$11,012.32)	(\$1,201.23)	(\$1,401.12)	(\$5,645.29)	(\$3,611.22)	(\$2,424.99)	(\$4,300.27)	(\$29,596.44)	
<b>TOTAL</b>		<b>\$ 2,818,265.53</b>	<b>\$ (113,877.62)</b>	<b>\$ (54,679.69)</b>	<b>\$ -</b>	<b>\$ 2,649,708.22</b>	<b>\$ 985,910.17</b>	<b>\$ 107,543.89</b>	<b>\$ 125,438.87</b>	<b>\$ 505,410.50</b>	<b>\$ 323,305.30</b>	<b>\$ 217,104.75</b>	<b>\$ 384,994.72</b>	<b>\$ 2,649,708.20</b>	

96%	<b>Net Percent Collected</b>
<b>\$ 102,759.79</b>	<b>Balance Remaining to Collect</b>