

***Towne Park  
Community Development District***

***Agenda***

***March 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

February 25, 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, March 4, 2025 at 6:00 PM** at the **Towne Park Amenity Center #1, 3883 White Ibis Road, Lakeland, FL 33811.**

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

**Zoom Video Link:** <https://us06web.zoom.us/j/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 February 4, 2025 Board of Supervisors Meeting
4. Discussion of Towing Enforcement and/ or Temporary No Parking Signs for Sun N Fun Event, April 1<sup>st</sup>-6<sup>th</sup>
5. Consideration of Draft License Agreement for Maintenance of Improvements
6. Consideration of Irrigation Repairs
7. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
8. Supervisors Requests
9. Adjournment

# MINUTES

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

The regular meeting of the Board of Supervisors of the Towne Park Community Development District was held Tuesday, **February 4, 2025**, at 4:00 p.m. at the Towne Park Amenity Center #1, 3883 White Ibis Road, Lakeland, Florida, and by Zoom.

Present and constituting a quorum:

Greg Jones	Chairman
Jennifer Tidwell	Vice Chairperson
Tom Zimmerman	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	District Engineer, Rayl Engineering
Allen Bailey	Field Service Manager, GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order at 4:00 p.m. and called the roll. Four Board members were in attendance, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Adams opened the public comment period. She stated that this is an opportunity for the public to make statements to the Board of Supervisors.

Ms. Zimmerman (6233 Dolostone Drive) stated the words on the signage at the at the big lake are peeling off and should be addressed.

Ms. Carter (5676 Siltstone Street) stated a car parked in front of the house next door that has been sitting for months making the neighborhood look terrible.

Ms. Vickers (5669 Siltstone Street) stated there is some type of pipe that may be missing the lid and when it rains the waste is coming up from below with a smell.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the January 7, 2025, Board of Supervisors and Audit Committee Meetings**

Ms. Adams presented the minutes from the January 7, 2025, Board of Supervisors meeting. She stated the minutes had been reviewed by District Management and the District Counsel.. Hearing no changes from the Board, Ms. Adams asked for a motion to approve the minutes.

On MOTION by Mr. Zimmerman, seconded by Mr. Jones, with all in favor, the Minutes of the January 7, 2025, Board of Supervisors and Audit Committee Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Easement Variance Appeal – 5430 Keaton Springs Drive**

Ms. Adams stated that item was placed on the agenda in consideration of an easement variance appeal from the property owners of 5430 Keaton Springs Drive. She noted that Mr. and Ms. Tillis were in attendance and had brought supplemental materials to present to the Board. Ms. Adams noted the agenda packet included documents that the District engineer had used to review the request. There was an easement in favor of the District as part of the lot at 5430 Keaton Springs Drive. She added that a drainage swale was at the rear of the private property. Ms. Adams stated that Mr. and Mrs. Tillis had complied with the District's request to move their fence outside of the easement. The application they had submitted had been to request to move the fence back into the easement to maximize enjoyment of their yard for lifestyle purposes.

Ms. Adams asked the District Engineer if he had any comments regarding the matter before Board discussion.

Mr. Rayl responded and said that they had reviewed the original condition and had requested that the homeowners relocate the section of fences that they in the easement to not obstruct both the function of the easement and the access that was required to maintain the entire swale. He added that that was done on that lot, and they had exceeded the amount of the easement by a few feet. They then connected their side of the fence to the extent where they removed it, even outside that easement. Mr. Rayl said they were satisfied they had accomplished what the Board

had directed. Mr. Rayl added that the request had come in and that they would not recommend it to the Board.

Ms. Adams asked if there were any comments from the District Counsel before Board discussion, there were no comments from the attorney. Ms. Adams opened the floor for Mr. and Ms. Tillis to present the additional information to the Board. Ms. Tillis spoke in length and detail about repositioning their fence. She noted that their property was unlike the other properties, the swale would not be that necessary for them and asked for the Board to approve their appeal to be able to move their fence back, if not all the way, at least a portion. There was a motion to deny the appeal, but there was no second. Board decision was to defer this matter and bring back a proposed form of agreement with protections for the District. The form of agreement would be prepared by District Counsel with input from the District Engineer.

#### **FIFTH ORDER OF BUSINESS**

#### **Consideration of Towing Service Agreement with Joyce Automotive & Towing**

Ms. Adams stated this was a consideration of the towing service agreement with Joyce Automotive and Towing. Ms. Adams noted that the Board members asked District Management staff to identify service providers who could enforce the District's parking rules. The District had adopted parking rules that prohibited parking on stormwater parcels or other District property. She noted that there was other prohibited parking such as overnight parking at the amenities without permission from the District. These parking rules were enforceable by towing. The Board requested options for towing services. Ms. Adams noted that Joyce Automotive and Towing had serviced the City of Lakeland. She said that if the Board wanted to approve a Towing Service Agreement with Joyce Automotive and Towing Service, they would provide their one-pager form and the agenda along with the legal agreement. Ms. Adams noted that the item was ready for the Board's discussion unless District Counsel had additional comments.

A Board member asked about the towing company's towing away from non-CDD areas. Ms. Adams confirmed that the City of Lakeland owned the roadway. They maintained the right of way, extending into certain section of stormwater parcels, vegetated medians, or other CDD properties. A Board member asked if they had changed parking rules since the road turnover last year with Lakeland. Ms. Adams answered, stating that when the district adopted parking rules, everyone knew the intention was to convey the roadways to the city of Lakeland. Ms. Adams

added that the parking rules didn't have to be amended or restated because they only identified the property that continued to be owned by the District. A Board member asked if Joyce Automotive and Towing had mentioned adding more signs if needed. Ms. Adams stated that the tow signs with the vendor information must be posted at all community entrances.

A Board member noted the expense of the parking signs. Ms. Adams added that the standard procedure for the towing vendor to install the signs at the community entrances. A Board member stated they were concerned about having to replace the irrigation heads from where cars would pull up and park on CDD tracts.

Ms. Adams asked Mr. Chairman Greg Jones whether they wanted to address the public comment regarding abandoned or disabled vehicles? Staff clarified that the City of Lakeland owns and maintains the roads including enforcement of traffic laws and parking ordinances. She added that the CDD no legal authority to tow vehicles unless that vehicle was on CDD property and towed in accordance with parking rules. Residents would have to contact the City of Lakeland for further assistance enforcing parking on the roadwats. Ms. Adams asked if the Board was ready to make a motion.

On MOTION by Ms. Tidwell, seconded by Mr. Runyon, with all in favor, the Towing Service Agreement with Joyce Automotive & Towing, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Termination of Towing Service Agreement with Black Sheep Towing**

Ms. Adams stated that they had an incumbent service provider. The District Counsel earlier stated that the agreement could be terminated in writing. Ms. Adams asked for a motion to terminate the towing service agreement.

On MOTION by Mr. Jones, seconded by Mr. Runyon, with all in favor, the Termination of Towing Service Agreement with Black Sheep Towing, was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Data Sharing Agreement with Polk County Property Appraiser**



Ms. Adams stated that, as the Board members understood, Florida has comprehensive public records laws. She added that these public records laws are subject to disclosure. Ms. Adams said that there were some classifications of citizens who are exempt from public records requests. She noted that the exemptions might include judges and law enforcement officers. She added that the agreement between Town Parke CDD and Polk County Property appraiser asserted that if someone qualified for an exemption from public disclosure with Polk County records, the CDD would abide by that exemption. The agreement is effective January 1, 2025, through December 31, 2025. She noted that the only other change to this was that the new property appraiser had to sign the agreement,

On MOTION by Mr. Jones, seconded by Ms. Tidwell, with all in favor, the Data Sharing Agreement with Polk County Property Appraiser, was approved.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Non-Ad Valorem Agreement with Polk County Property Appraiser**

Ms. Adams presented the contract agreement. She added that Board members are a Florida Special District who have the privilege of adding CDD fees to the non-ad valorem section of the annual property tax bill.

On MOTION by Mr. Jones, seconded by Mr. Runyon, with all in favor, the Non-Ad Valorem Agreement with Polk County Property Appraiser, was approved.

**NINTH ORDER OF BUSINESS**

**Ratification of Proposal for Riverstone Playground Repair**

Ms. Adams stated that due to hurricane damage, Field staff became aware of damage at the playground. Ms. Adams noted that the proposal was included in the agenda packet on page 50 and was executed on January 28, 2025, by the Chair, who had reviewed the proposal from Claymore to repair damaged playground equipment. Ms. Adams added that there were photographs of the damage in the Field report, and the proposal total was \$1,142.72. She stated they were looking for a motion to ratify.

On MOTION by Ms. Tidwell, seconded by Mr. Jones, with all in favor, the Proposal for Riverstone Playground Repair, was ratified.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Hammock stated that she had some best practices regarding gift-giving. She wanted to remind everyone to fill out the required disclosure form when receiving gifts valued at \$100 or more from anyone other than a family member who lived in their house. Ms. Hammock reviewed several examples. She added that if anyone had any questions, to let her know. She noted that the disclosure form was quarterly.

**B. Engineer**

Mr. Rayl stated that there are two areas with hurricane damage and he had bids requested from contractors. He noted that they had not received any bids, so they will contact other contractors to get a bid. Mr. Rayl said he had spoken to the Project Superintendent for Hulbert Homes. He added that the plans for the subdivision included a diversion swale that runs off into the pond adjacent to and behind that lot. He noted that he had photos of the installed swale. Mr. Rayl said they had to get approval for the mailbox parking project because the City of Lakeland owned the roads and the right of way. He said it was his objective to have an approved plan to proceed with their decision.

**C. Field Manager's Report**

**i. Proposals for Installation of Shade Structures at Towne Park Estates**

Mr. Bailey presented the Field Manager's Report on page 54 of the agenda. He noted that the paint in the clubhouse appeared to be worn. He added that they had retouched the paint in the restrooms. They also added a motion sensor monitor to help with security around the door, ensuring it closes appropriately. Mr. Bailey stated that there was a fire extinguisher inspection to bring them up to compliance. Mr. Bailey noted that in the work previously approved by the Chair, they had noticed rust on equipment. He added that they had gotten to get the repairs started. Mr. Bailey stated that the ponds all looked good. He said there had been treatment from the vendor, who structured the eelgrass, which will take time to full effect. He added that the hydrilla are still in the deeper parts of the lake. He noted he would request the vendor do the treatment. He added that the treatment was under contract and would be done yearly. Mr. Bailey said he wanted to look

into initiating a more significant treatment. He added that the treatment would be slow, but they could do it yearly.

Mr. Bailey expressed concern for the fence repair in the community. He said that he had a few proposals to go through. He noted the shade structures, going with who originally built the playground. Mr. Bailey found Playmore Recreational Equipment and obtained a proposal from them. Mr. Bailey stated that the first proposal was from Pro Playgrounds; with the shade structure, it would be \$4,794.75. Mr. Bailey reminded the Board that the quad sails and the shade structures were part of the property insurance claims. A motion was made by Mr. Jones to approve the installation of the shade structures but not to exceed \$4,794.00. Mr. Bailey stated he had Playmore’s proposal to install the shade structure for \$5,296.00, which included installation.

On MOTION by Mr. Jones, seconded by Mr. Zimmerman, with all in favor, the Proposals for Installation of Shade Structures at Towne Park Estates NTE \$4,794.00, was approved.

**ii. Proposals for Shoreline Restoration Repair**

Mr. Bailey presented the proposal to repair the sod damage. He noted that there was a lot of erosion that came from the bottom of the sod. He added that some of the cypress trees would need to be cut before patching the layers of sod. Mr. Bailey said Solitude Lake Management's proposal was half the regular price. Mr. Bailey said he would coordinate with the Chair or Engineer to ensure they do the right thing. Mr. Bailey said they would send out an email to the residents, informing them there would be maintenance with light machinery equipment.

On MOTION by Mr. Jones, seconded by Ms. Tidwell, with all in favor, the Proposals for Shoreline Restoration Repair, were approved.

**D. District Manager’s Report**

Ms. Adams stated that on page 68 were the check registers from December 1, 2024, to January 22, 2025. The total amount was \$139,970.82. Ms. Adams added that some of the larger transmittals were for the amount designated for debt service payments transmitted to the Trustee.

**i. Approval of the Check Register**

Ms. Adams presented the check register from December 1, 2024, to January 22, 2025. The total amount was \$139,970.82. Ms. Adams added that some of the larger transmittals were sent to the Trust, where the tax receipts would be. The amount designated for debt service payments would be transmitted to the Trustee.

On MOTION by Ms. Runyon, seconded by Mr. Jones, with all in favor, the Check Register totaling \$139,970.82, was approved.

**ii. Balance Sheet and Income Statement**

Ms. Adams presented the unaudited financials through December 31, 2024. She presented the combined balance sheet on page 1, and noted the unassigned balance sheet in their general fund. Ms. Adams stated that on page 76 was the adopted budget with prorated expenses through December 31, 2024, as well as the actual spending through that same period.

Ms. Adams noted that most of the assessments had been received by the end of December. She added that there was nothing to bring to the Board’s attention with the budgeted expenses.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors Requests**

Ms. Adams received a question from a Board member who wanted to ensure stormwater repairs would be completed before the rainy season. Ms. Adams asked Mr. Jones about the sewer line backup noted during public comment. She stated that it would be the City of Lakeland to responsibility. She noted that they look on their utility bill for a number to call and to provide them with an address of the needed maintenance.

A Board member mentioned the zig zag path with damaged railing, which appeared to be neglected from mowing. Mr. Bailey answered and said they would look at that area.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

Ms. Adams adjourned the meeting.

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION V

After recording, please return to:

District Manager  
Towne Park Community Development District  
c/o Governmental Management Services - Central Florida, LLC  
219 E. Livingston Street  
Orlando, Florida 32801

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## LICENSE AGREEMENT FOR MAINTENANCE OF IMPROVEMENTS

**THIS LICENSE AGREEMENT FOR MAINTENANCE OF IMPROVEMENTS (“Agreement”)** is entered into as of this \_\_\_\_ day of \_\_\_\_\_, 2025, by and among **REBECCA L. TILLIS AND ANDREW L. TILLIS** (together, “**Owner**”) residing at 5430 Keaton Springs Drive, Lakeland, Florida 33811, and the **TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT (“District”)**, a local unit of special-purpose government organized and existing pursuant to Chapter 190, Florida Statutes, with a mailing address of c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

### RECITALS

**WHEREAS**, Owner is the owner of Lot 7, Block 9 on the plat (“**Plat**”) of *Riverstone Phase 1* recorded in Plat Book 174, Page 37 et seq., of the Official Records of Polk County, Florida (“**Property**”); and

**WHEREAS**, Owner desires to install and maintain a fence and related appurtenances (“**Improvements**”) within the 20-foot drainage and access easement (“**Easement**”) located on said Property as shown on the Plat (“**License Area**”); and

**WHEREAS**, due to the District’s legal interests in the Easement, among other reasons, Owner requires the District’s consent authorizing Owner to install and maintain the Improvements within any portion of the Easement; and

**WHEREAS**, the Easement, which begins on the Property and extends across adjacent lots as shown in the Plat, contains a drainage swale that functions as part of the District’s stormwater management system to collect and convey stormwater runoff; and

**WHEREAS**, after reviewing the specific design and function of the Easement on the Property, and after consulting professional staff, the District finds that the portion of the drainage swale located within the Easement on this Property is distinct in its design, grading, and location within the overall Easement, such that limited encroachment of the Improvements should not negate the overall function of the drainage swale; and

**WHEREAS**, the parties acknowledge and agree that the Improvements to be installed under this Agreement shall never be located within any portion of the slope of the drainage swale located within the Easement and the drainage swale shall never be modified in any way that prevents the drainage swale from functioning as designed; and

**WHEREAS**, the District has agreed to consent to the installation and continued maintenance of the Improvements within the License Area, subject to the terms and conditions set forth in this Agreement.

**NOW, THEREFORE**, in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is understood and agreed as follows:

1. **RECITALS.** The recitals set forth above are acknowledged as true and correct and are incorporated herein by reference.

2. **LICENSE FOR IMPROVEMENTS INSTALLATION AND MAINTENANCE; LIMITATION.** Subject to the terms of this Agreement, the District hereby grants Owner the right, privilege, and permission to install and maintain removable Improvements only within the 10-foot area of the 20-foot Easement immediately to the rear of Owner's home. The foregoing notwithstanding, Owner shall not install or maintain Improvements within the Easement in such a way that impedes or hinders the flow of water within the drainage swale located within the Easement, and Owner shall not modify the drainage swale or the Easement in any way such that the drainage swale no longer functions as part of the stormwater management system as designed.

3. **OWNER RESPONSIBILITIES.** The Owner has the following responsibilities:

a. The Owner shall be fully responsible for the maintenance and repair of the Improvements.

b. The Owner shall be responsible for ensuring that the installation, maintenance, and repair of the Improvements are conducted in compliance with all applicable laws (including but not limited to building codes, setback requirements, etc.).

c. District, by entering into this Agreement, does not represent that District has authority to provide all necessary approvals for the installation of the Improvements, including any required approvals from any applicable homeowner's association.

d. The Owner shall ensure that the maintenance and repair of the Improvements does not damage any property of District, and, in the event of any such damage, the Owner shall immediately repair the damage or compensate the District for such repairs, at the District's option.

e. Owner's exercise of rights hereunder shall not interfere with District's rights under the Easement, or with any other applicable rights. Specifically, and without limitation, Owner shall ensure the District and its contractors have, at a minimum, ten (10) feet of gate access for equipment over and across the Easement area to perform periodic maintenance work. To the extent Owner's fence or other improvements prevent the District and its contractors from utilizing the Easement for its intended purpose, Owner agrees to either remove Improvements blocking the Easement to afford the minimum ten (10) feet access or, alternatively, install gates that are a minimum of ten (10) feet in length at the front and rear of the Property so that the District and its contractors can access the drainage area in the rear of the Property. To the extent such access is not available, Owner agrees to either remove the Improvements or install gates within thirty (30) days of the date hereof, otherwise Owner will be in material breach of this Agreement. Any gates installed pursuant to this paragraph must remain unlocked at all times.

f. The Improvements will be owned by the Owner. Owner shall be responsible for the maintenance and repair of any such Improvements and agrees to maintain the Improvements in good and working condition.



g. Additionally, the Owner shall keep the License Area free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Owner's exercise of rights under this Agreement, and the Owner shall immediately discharge any such claim or lien.

4. **REMOVAL AND/OR REPLACEMENT OF IMPROVEMENTS.** The permission granted herein is given to Owner as an accommodation and is revocable at any time. Owner acknowledges the legal interest of the District in the Easement described above and agrees never to deny such interest or to interfere in any way with District's use. Owner will exercise the privilege granted herein at Owner's own risk and agrees that Owner will never claim any damages against District for any injuries or damages suffered on account of Owner's exercise of such privilege. Owner further acknowledges that, upon reasonable notice (not exceeding 72 hours), the District may remove all, or any portion or portions, of the Improvements installed upon the License Area to allow the District access to the surface water management area adjacent to Owner's Property for maintenance purposes and for such other purposes as are authorized under the Easement. In such instance, Owner shall pay the District's reasonable expense for such removal. The District is not obligated to re-install any removed Improvements to their original location and is not responsible for any damage to the Improvements or its supporting structure as a result of the removal.

5. **INDEMNIFICATION.** Owner agrees to indemnify, defend and hold harmless the District as well as any officers, supervisors, staff, agents and representatives, and successors and assigns, of the District, to the fullest extent required by law against all liability for damages and expenses resulting from, arising out of, or in any way connected with, this Owner's exercise of the privileges granted hereunder.

6. **COVENANTS RUN WITH THE LAND.** This Agreement, and all rights and obligations contained herein, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns, including, but without limitation, all subsequent owners of any portions of the property described herein and all persons claiming under them. Whenever the word "Owner" is used herein, it shall be deemed to mean the current owner of the Property and its successors and assigns. Upon the sale of the Property, the Owner shall advise the subsequent owner of the terms and conditions of this Agreement.

7. **SOVEREIGN IMMUNITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute, 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 the doctrine of sovereign immunity or by operation of law.

8. **ATTORNEY'S FEES AND COSTS.** The prevailing party in any litigation to enforce the terms of this Agreement shall be entitled to reasonable attorney's fees and costs.

9. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts. Any party hereto may join into this Agreement by executing any one counterpart. All counterparts when taken together shall constitute but one and the same instrument constituting this Agreement.

*[Signature pages follow]*

**IN WITNESS WHEREOF**, the parties have caused these presents to be executed on the day and year first above written.

**WITNESSES:**

**OWNER**

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

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

**REBECCA L. TILLIS**

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Address

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

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Address

STATE OF FLORIDA )  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_ who is  personally known to me or  produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
(Print, Type or Stamp Commissioned Name of Notary Public)

*[signatures continue on following page]*

[SIGNATURE PAGE TO LICENSE AGREEMENT FOR INSTALLATION OF IMPROVEMENTS]

IN WITNESS WHEREOF, the parties have caused these presents to be executed on the day and year first above written.

WITNESSES:

OWNER

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

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

ANDREW L. TILLIS

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Address

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

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Address

STATE OF FLORIDA )  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_ who is  personally known to me or  produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
(Print, Type or Stamp Commissioned Name of Notary Public)

*[signatures continue on following page]*

[SIGNATURE PAGE TO LICENSE AGREEMENT FOR INSTALLATION OF IMPROVEMENTS]

**WITNESSES:**

**TOWNE PARK  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Address

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

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

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Address

STATE OF FLORIDA )  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_, as authorized representative of the Board of Supervisors of the Towne Park Community Development District, on behalf of said district who is  personally known to me or  produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
(Print, Type or Stamp Commissioned Name of  
Notary Public)

*[End of signature pages]*

# SECTION VI



200 S. F. Street, Haines City, FL 33844  
[www.princelandservices.com](http://www.princelandservices.com)

Phone 863-422-5207

State of Florida License # CGC1521568  
Polk County License # 15453

Date: 1.29.25

**SUBMITTED TO:**  
GMS  
219 E. Livingston St  
Orlando, FL 32801  
Attn: Allen Bailey  
Phone 407-460-4424  
Email [Abailey@gmscfl.com](mailto:Abailey@gmscfl.com)

**Job Name / Location:**  
Towne Park CDD  
Riverstone  
Lakeland, FL 33811

We hereby submit an proposal to provide the material and labor for the scope of work:

**Check the controller, the system has been in fault science January 6th. Module overcurrent. This indicates there is a bad decoder in the system. This requires checking each wire path to narrow down to an area then removing each decoder individually to see if the voltage resets from 3300mA to under 350mA**

DESCRIPTION	Qty	Unit Cost	TOTAL
1) Fallow high voltage path to eliminate bad decoder. (Man Hours)	20	\$65.00	\$1,300.00
2) Replace DBRYs waterproof connectors (priced per set of 2)	30	\$9.99	\$299.70
3) Replace one (2) faulty decoder. Disconnect and propose additional bad decoders	2	\$330.87	\$661.74
<b>Material and labor not to exceed</b>			\$0.00
		<b>TOTAL</b>	<b>\$2,261.44</b>

**EXCLUSIONS & SUBSTITUTIONS:**

**GENERAL TERMS:**

1. Payment to be remitted within 30 days upon completion (no exceptions).
2. Prices good for 30 days - P&S reserves the right to re-bid after 30 days.

Prince and Sons, Inc. Authorized Signature:

Harold Simmons

Account Manager

James Smith

Irrigation Manager

Juan Estrada

Technician

Approved By:

\_\_\_\_\_



200 S. F. Street, Haines City, FL 33844  
[www.princelandservices.com](http://www.princelandservices.com)

Phone 863-422-5207

State of Florida License # CGC1521568  
Polk County License # 15453

Date: 1.29.25

**SUBMITTED TO:**

GMS  
219 E. Livingston St  
Orlando, FL 32801  
Attn: Allen Bailey  
Phone 407-460-4424  
Email [Abailey@gmscfl.com](mailto:Abailey@gmscfl.com)

**Job Name / Location:**

Towne Park CDD  
Riverstone  
Lakeland, FL 33811

We hereby submit an proposal to provide the material and labor for the scope of work:

Amenities Clock on station 3 has a potential leak. Sod has been over saturated even with reduction of zone run time for a few months.  
This proposal will allow time to excavate area to expose pipes and potentially locate leak. Make any repairs needed and restore irrigation.

DESCRIPTION	Qty	Unit Cost	TOTAL
Work Labor (priced per hour per tech)	10	\$65.00	\$650.00
PVC (priced per foot)	10	\$4.89	\$48.90
Easy Repair Slip-Fix sleeve	2	\$48.36	\$96.72
		<b>TOTAL</b>	<b>\$795.62</b>

**EXCLUSIONS & SUBSTITUTIONS:**

**Materials and Labor will Not Exceed**

**GENERAL TERMS:**

1. Payment to be remitted within 30 days upon completion (no exceptions).
2. Prices good for 30 days - P&S reserves the right to re-bid after 30 days.

Prince and Sons, Inc. Authorized Signature:

Harold Simmons

Account Manager

James Smith

Irrigation Manager

Juan Estrada

Technician

Approved By:

\_\_\_\_\_

# SECTION VII



# SECTION C

# Towne Park CDD

## Field Management Report



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

Allen Bailey – Field Services Manager

GMS

# Completed

## Entrance Annuals Changed



✚ The annuals have been changed at the main entrance on Medulla RD.

## Drain Clean Out Lid



✚ The lid was damaged on Arlington River Dr.  
✚ This clean-out lid was replaced and secured.

# Completed

## Clubhouse Sod



- ✚ The corner sod had been worn down by high traffic.
- ✚ The sod in this area was replaced.

## No Fishing Sign



- ✚ The no fishing sign at the large lake was worn from age.
- ✚ This sign has been replaced.

# Complete

## Dog Park



✚ The dog park had a few holes that have been filled in.

## Amenity 2 Men's Restroom



✚ The amenity 2 divider in the men's restroom has been replaced.

# Complete

## Amenity 2 Pool



- ✚ The pool at amenity 2 had the main drains replaced.
- ✚ This keeps us in compliance with the county.

## Amenity 1 Playground Fence



- ✚ The fence around the playground has been replaced.

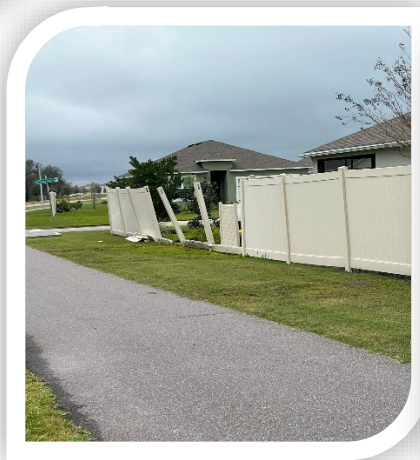
# In Progress

## District Fence



✚ The district fence throughout the community has been nearly replaced.

✚ We are speaking with the installer to address the areas that still need to be repaired.



# Conclusion

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

Respectfully,  
Allen Bailey



# SECTION D

# SECTION 1

# Towne Park Community Development District

## Summary of Check Register

January 23, 2025 to February 18, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	1/23/25	974-979	\$ 54,116.17
	1/24/25	980-985	\$ 1,617,349.54
	1/28/25	986-987	\$ 412.90
	2/11/25	988-995	\$ 48,212.52
			<u>\$ 1,720,091.13</u>
	<u>February Supervisor</u>		
	Thomas Zimmerman	500000	\$ 184.70
			<u>\$ 184.70</u>
<b>Total Amount</b>			<b>\$ 1,720,275.83</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/23/25	00065	1/14/25	527	202501	320-53800-49000			DANIELLE FENCE MFG. CO., INC.	*	21,474.00	21,474.00	000974
			50% DEPOSIT PVC FENCE									
1/23/25	00059	1/22/25	7	202501	310-51300-31800			DISCLOSURE SERVICES LLC	*	100.00	100.00	000975
			AMORT SER16 2/1/25									
1/23/25	00102	12/31/24	00068833	202412	310-51300-48000			GANNETT FLORIDA LOCALIQ	*	361.25	361.25	000976
			NOT COMMITTE MTG 12/27/24									
1/23/25	00068	1/12/25	11252	202412	310-51300-31500			KILINSKI VAN WYK PLLC	*	2,150.00	2,150.00	000977
			GENERAL COUNSEL DEC 24									
1/23/25	00044	10/15/24	4652216	202412	300-20700-10000			POLK COUNTY PROPERTY APPRAISER	*	18,584.12	18,584.12	000978
			DEBT 1% ADMIN FEE									
		10/15/24	4652217	202412	300-32500-10000			POLK COUNTY PROPERTY APPRAISER	*	11,012.32	11,012.32	000978
			MAINT 1% ADMIN FEE									
1/23/25	00109	1/15/25	51	202501	310-51300-42000			POLK COUNTY TAX COLLECTOR	*	434.48	434.48	000979
			POSTAGE									
1/24/25	00095	1/10/24	30509	202401	330-53800-48200			ALL AMERICAN LAWN & TREE SPECIALIST	*	120.00	120.00	000980
			PEST CONTROL-JAN24									
		6/06/24	34251	202406	330-53800-48200			ALL AMERICAN LAWN & TREE SPECIALIST	*	120.00	120.00	000980
			PEST CONTROL-JUN24									
1/24/25	00085	1/22/25	GMS22052	202501	330-53800-47500			CURRENT DEMANDS	*	1,100.60	1,100.60	000981
			ACCESS/CAMERA LABOR									
		1/22/25	GMS22053	202501	330-53800-47500			CURRENT DEMANDS	*	983.35	983.35	000981
			ACCESS/CAMERA LABOR									
1/24/25	00077	1/11/25	81297	202501	330-53800-47000			E&A CLEANING CO	*	150.00	150.00	000982
			CLEANUP-01/11/25									
		1/13/25	12684	202501	330-53800-47000			E&A CLEANING CO	*	51.11	51.11	000982
			REPLACE 60 GAL CAN LINERS									
1/24/25	00082	12/01/24	15530	202412	320-53800-46200			PRINCE & SONS INC.	*	19,053.33	19,053.33	000983
			LANDSCAPE MAINT-DEC24									

TWPK TOWNE PARK CDD CWRIGHT

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #	
1/24/25	00071	1/14/25 26154	202501 330-53800-47500	2 NEW LIFE RINGS	*	350.00		
							RESORT POOL SERVICES DBA	350.00 000984
1/24/25	00046	1/23/25 01232025	202501 300-20700-10000	ASSESS TRANSFER S2016 2A	*	103,124.17		
		1/23/25 01232025	202501 300-20700-10000	ASSESS TRANSFER S2018 2B	*	120,283.75		
		1/23/25 01232025	202501 300-20700-10000	ASSESS TRANSFER S2018 3A	*	484,639.71		
		1/23/25 01232025	202501 300-20700-10000	ASSESS TRANSFER S2019 3B	*	310,018.47		
		1/23/25 01232025	202501 300-20700-10000	ASSESS TRANSFER S2019 3C	*	208,182.41		
		1/23/25 01232025	202501 300-20700-10000	ASSESS TRANSFER S2020 3D	*	369,172.64		
							TOWNE PARK CDD	1,595,421.15 000985
1/28/25	00111	1/10/25 12478898	202501 330-53800-47500	FIRE INSPECTION	*	172.90		
							BOREM FIRE PROTECTION INC	172.90 000986
1/28/25	00110	12/09/24 38996	202412 330-53800-48200	PEST CONTROL JUNE 24	*	120.00		
		12/09/24 38999	202412 330-53800-48200	PEST CONTROL DEC 24	*	120.00		
							LANDSCAPE WORKSHOP LLC	240.00 000987
2/11/25	00107	1/30/25 19030	202501 320-53800-46400	POND MAINTENANCE JAN 25	*	5,500.00		
							AQUATIC WEED MANAGEMENT, INC.	5,500.00 000988
2/11/25	00077	1/20/25 81319	202501 330-53800-47000	CLEANING FEB 25	*	1,230.00		
		1/22/25 12697	202501 330-53800-47000	INSTALL TOWEL DISPENSER	*	51.20		
		2/03/25 81384	202502 330-53800-47000	CLEAN UP EVENT 2/3/25	*	150.00		
							E&A CLEANING CO	1,431.20 000989
2/11/25	00040	12/31/24 194	202412 320-53800-47500	GUTTER PIPE REPAIR	*	800.00		
		12/31/24 195	202412 330-53800-47500	GENERAL MAINT DEC 24	*	825.00		
		2/01/25 196	202502 310-51300-34000	MANAGEMENT FEES FEB 25	*	4,035.75		

TWPK TOWNE PARK CDD CWRIGHT

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/01/25		196	WEBSITE ADMIN FEB 25	202502	310	310-51300-35200				*	105.00		
2/01/25		196	INFORMATION TECH FEB 25	202502	310	310-51300-35100				*	157.50		
2/01/25		196	DISSEMINATION SVC FEB 25	202502	310	310-51300-31300				*	875.00		
2/01/25		196	AMENITY ACCESS FEB 25	202502	330	330-57200-11000				*	787.50		
2/01/25		196	OFFICE SUPPLIES	202502	310	310-51300-51000				*	.57		
2/01/25		196	POSTAGE	202502	310	310-51300-42000				*	13.11		
2/01/25		196	COPIES	202502	310	310-51300-42500				*	15.75		
2/01/25		197	FIELD MANAGEMENT FEB 25	202502	320	320-53800-12000				*	1,837.50		
GOVERNMENTAL MANAGEMENT SERVICES-CF												9,452.68	000990
2/11/25	00110	1/29/25	4524-383 PEST CONTROL JAN 25	202501	330	330-53800-48200				*	120.00		
		1/29/25	4524-383 PEST CONTROL JAN 25	202501	330	330-53800-48200				*	120.00		
LANDSCAPE WORKSHOP LLC												240.00	000991
2/11/25	00082	1/30/25	16366 IRRIGATION REPAIR	202501	320	320-53800-47300				*	103.11		
		2/01/25	16294 LANDSCAPE MAINT FEB 25	202502	320	320-53800-46200				*	19,053.33		
		2/03/25	16340 REPLACE PVC IRRIGATION	202502	320	320-53800-47300				*	447.44		
PRINCE & SONS INC.												19,603.88	000992
2/11/25	00071	2/01/25	26326 POOL MAINTENANCE FEB 25	202502	330	330-53800-48000				*	3,625.00		
RESORT POOL SERVICES DBA												3,625.00	000993
2/11/25	00037	1/24/25	7623688 TRUSTEE FEE SER20 3D FY25	202501	310	310-51300-32300				*	3,030.48		
		1/24/25	7623688 TRUSTEE FEE SER20 3D FY26	202501	300	300-15500-10000				*	1,010.15		
		1/24/25	7624112 TRUSTEE FEE SER19 3C FY25	202501	310	310-51300-32300				*	3,030.48		
		1/24/25	7624112 TRUSTEE FEE SER19 3C FY26	202501	300	300-15500-10000				*	1,010.15		
US BANK												8,081.26	000994

TWPK TOWNE PARK CDD CWRIGHT

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/11/25	00064	2/10/25 02102025	202502 300-15500-10000		EQUIPMENT LEASE MAR 25 WHFS LLC	*	278.50	278.50 000995
-----							TOTAL FOR BANK A	1,720,091.13
							TOTAL FOR REGISTER	1,720,091.13

# SECTION 2



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

***Unaudited Financial Reporting***  
***January 31, 2025***



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**Towne Park**  
**Community Development District**  
**Combined Balance Sheet**  
**January 31, 2025**

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 994,142	\$ -	\$ -	\$ -	\$ 994,142
Capital Reserve Account	\$ -	\$ -	\$ -	\$ 82,306	\$ 82,306
State Board Administration	\$ 152,838	\$ -	\$ -	\$ -	\$ 152,838
<b>Investments:</b>					
<u>Series 2016 - 2A</u>					
Reserve	\$ -	\$ 111,063	\$ -	\$ -	\$ 111,063
Revenue	\$ -	\$ 146,803	\$ -	\$ -	\$ 146,803
Prepayment	\$ -	\$ 8,312	\$ -	\$ -	\$ 8,312
<u>Series 2018 - 2B</u>					
Reserve	\$ -	\$ 60,400	\$ -	\$ -	\$ 60,400
Revenue	\$ -	\$ 188,603	\$ -	\$ -	\$ 188,603
Prepayment	\$ -	\$ 150	\$ -	\$ -	\$ 150
<u>Series 2018 - 3A</u>					
Reserve	\$ -	\$ 256,541	\$ -	\$ -	\$ 256,541
Revenue	\$ -	\$ 638,507	\$ -	\$ -	\$ 638,507
Prepayment	\$ -	\$ 150	\$ -	\$ -	\$ 150
<u>Series 2019 - 3B</u>					
Reserve	\$ -	\$ 167,922	\$ -	\$ -	\$ 167,922
Revenue	\$ -	\$ 402,261	\$ -	\$ -	\$ 402,261
<u>Series 2019 - 3C</u>					
Reserve	\$ -	\$ 112,688	\$ -	\$ -	\$ 112,688
Revenue	\$ -	\$ 248,535	\$ -	\$ -	\$ 248,535
Prepayment	\$ -	\$ 139	\$ -	\$ -	\$ 139
<u>Series 2020 - 3D</u>					
Reserve	\$ -	\$ 200,003	\$ -	\$ -	\$ 200,003
Revenue	\$ -	\$ 417,101	\$ -	\$ -	\$ 417,101
Construction	\$ -	\$ -	\$ 5,467	\$ -	\$ 5,467
Deposits	\$ 4,500	\$ -	\$ -	\$ -	\$ 4,500
Due from General Fund	\$ -	\$ 17,111	\$ -	\$ -	\$ 17,111
Prepaid Expenses	\$ 2,299	\$ -	\$ -	\$ -	\$ 2,299
<b>Total Assets</b>	<b>\$ 1,153,780</b>	<b>\$ 2,976,286</b>	<b>\$ 5,467</b>	<b>\$ 82,306</b>	<b>\$ 4,217,839</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 24,577	\$ -	\$ -	\$ -	\$ 24,577
Due to Debt Service	\$ 17,111	\$ -	\$ -	\$ -	\$ 17,111
<b>Total Liabilities</b>	<b>\$ 41,688</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 41,688</b>
<b>Fund Balance:</b>					
Nonspendable:					
Deposits	\$ 4,500	\$ -	\$ -	\$ -	\$ 4,500
Prepaid Items	\$ 2,299	\$ -	\$ -	\$ -	\$ 2,299
Restricted for:					
Debt Service - Series 2016 - 2A	\$ -	\$ 267,284	\$ -	\$ -	\$ 267,284
Debt Service - Series 2018 - 2B	\$ -	\$ 250,442	\$ -	\$ -	\$ 250,442
Debt Service - Series 2018 - 3A	\$ -	\$ 900,395	\$ -	\$ -	\$ 900,395
Debt Service - Series 2019 - 3B	\$ -	\$ 573,508	\$ -	\$ -	\$ 573,508
Debt Service - Series 2019 - 3C	\$ -	\$ 363,593	\$ -	\$ -	\$ 363,593
Debt Service - Series 2020 - 3D	\$ -	\$ 621,063	\$ -	\$ -	\$ 621,063
Capital Projects	\$ -	\$ -	\$ 5,467	\$ -	\$ 5,467
Assigned for:					
Capital Reserves	\$ -	\$ -	\$ -	\$ 82,306	\$ 82,306
Unassigned	\$ 1,105,293	\$ -	\$ -	\$ -	\$ 1,105,293
<b>Total Fund Balances</b>	<b>\$ 1,112,092</b>	<b>\$ 2,976,286</b>	<b>\$ 5,467</b>	<b>\$ 82,306</b>	<b>\$ 4,176,151</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 1,153,780</b>	<b>\$ 2,976,286</b>	<b>\$ 5,467</b>	<b>\$ 82,306</b>	<b>\$ 4,217,839</b>

**Towne Park**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2025**

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 1,024,144	\$ 996,049	\$ 996,049	\$ -
Other Income	\$ 8,000	\$ 17,515	\$ 17,515	\$ -
<b>Total Revenues</b>	<b>\$ 1,032,144</b>	<b>\$ 1,013,564</b>	<b>\$ 1,013,564</b>	<b>\$ -</b>
<b>Expenditures:</b>				
<b><i>General &amp; Administrative:</i></b>				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 2,000	\$ 2,000
Engineering Fees	\$ 15,000	\$ 5,000	\$ 11,853	\$ (6,853)
Attorney	\$ 40,000	\$ 13,333	\$ 8,001	\$ 5,333
Annual Audit	\$ 4,100	\$ -	\$ -	\$ -
Assessment Roll Services	\$ 10,000	\$ 10,000	\$ 10,000	\$ -
Reamortization Schedules	\$ 625	\$ 100	\$ 100	\$ -
Dissemination	\$ 10,500	\$ 3,500	\$ 3,500	\$ -
Trustee Fees	\$ 23,867	\$ 20,594	\$ 20,594	\$ -
Management Fees	\$ 48,429	\$ 16,143	\$ 16,143	\$ -
Information Technology	\$ 1,890	\$ 630	\$ 630	\$ -
Website Maintenance	\$ 1,260	\$ 420	\$ 420	\$ -
Postage & Delivery	\$ 1,300	\$ 433	\$ 595	\$ (162)
Insurance	\$ 7,558	\$ 7,558	\$ 7,032	\$ 526
Copies	\$ 250	\$ 83	\$ 62	\$ 21
Legal Advertising	\$ 3,500	\$ 1,167	\$ 361	\$ 805
Other Current Charges	\$ 4,000	\$ 1,333	\$ 169	\$ 1,164
Office Supplies	\$ 200	\$ 67	\$ 3	\$ 64
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 184,653</b>	<b>\$ 84,536</b>	<b>\$ 81,637</b>	<b>\$ 2,899</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2025**

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	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	\$ 7,350	\$ 7,350	\$ -
Landscape Maintenance	\$ 263,665	\$ 87,888	\$ 76,213	\$ 11,675
Landscape Enhancements/Replacement	\$ 55,000	\$ 18,333	\$ 12,144	\$ 6,189
Pond Maintenance	\$ 48,000	\$ 16,000	\$ 22,000	\$ (6,000)
Electric	\$ 5,400	\$ 1,800	\$ 610	\$ 1,190
Water & Sewer	\$ 1,100	\$ 367	\$ 237	\$ 130
Irrigation Repairs	\$ 12,500	\$ 4,167	\$ 747	\$ 3,419
General Repairs & Maintenance	\$ 20,000	\$ 6,667	\$ 3,446	\$ 3,221
Contingency	\$ 17,500	\$ 5,833	\$ 41,708	\$ (35,875)
<b>Subtotal Field Expenditures</b>	<b>\$ 479,842</b>	<b>\$ 183,032</b>	<b>\$ 194,875</b>	<b>\$ (11,843)</b>
<b>Amenity Expenditures</b>				
Electric	\$ 26,400	\$ 8,800	\$ 6,349	\$ 2,451
Water	\$ 8,400	\$ 2,800	\$ 3,032	\$ (232)
Internet & Phone	\$ 3,200	\$ 1,067	\$ 840	\$ 227
Playground & Equipment Lease	\$ 26,935	\$ 8,978	\$ 8,259	\$ 719
Pool Service Contract	\$ 43,800	\$ 14,600	\$ 15,400	\$ (800)
Pool Furniture Repair & Replacement	\$ 6,000	\$ 2,000	\$ -	\$ 2,000
Janitorial Services	\$ 22,500	\$ 7,500	\$ 7,674	\$ (174)
Security Services	\$ 50,500	\$ 16,833	\$ 9,687	\$ 7,146
Pest Control	\$ 3,400	\$ 1,133	\$ 480	\$ 653
Amenity Access Management	\$ 9,450	\$ 3,150	\$ 3,150	\$ -
Amenity Repair & Maintenance	\$ 25,000	\$ 8,333	\$ 13,242	\$ (4,908)
Contingency	\$ 17,500	\$ 5,833	\$ 13,310	\$ (7,477)
<b>Subtotal Amenity Expenditures</b>	<b>\$ 243,084</b>	<b>\$ 81,028</b>	<b>\$ 81,422</b>	<b>\$ (394)</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 722,927</b>	<b>\$ 264,061</b>	<b>\$ 276,297</b>	<b>\$ (12,237)</b>
<b>Total Expenditures</b>	<b>\$ 907,580</b>	<b>\$ 348,597</b>	<b>\$ 357,935</b>	<b>\$ (9,338)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 124,564</b>		<b>\$ 655,630</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>\$ 655,630</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 456,462</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 1,112,092</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 January 31, 2025**

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 111,715	\$ 108,650	\$ 108,650	\$ -
Assessments - Prepayment	\$ -	\$ -	\$ 7,850	\$ 7,850
Interest	\$ 5,405	\$ 2,923	\$ 2,923	\$ -
<b>Total Revenues</b>	<b>\$ 117,119</b>	<b>\$ 111,573</b>	<b>\$ 119,423</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>\$ 50,691</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 101,726</b>		<b>\$ 216,593</b>	
<b>Fund Balance - Ending</b>	<b>\$ 112,133</b>		<b>\$ 267,284</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 January 31, 2025**

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 130,304	\$ 126,729	\$ 126,729	\$ -
Interest	\$ 4,251	\$ 2,143	\$ 2,143	\$ -
<b>Total Revenues</b>	<b>\$ 134,554</b>	<b>\$ 128,872</b>	<b>\$ 128,872</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 43,897	\$ 43,897	\$ 43,897	\$ -
Principal - 5/1	\$ 30,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 43,897	\$ -	\$ -	\$ -
<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>\$ 84,975</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 93,530</b>		<b>\$ 165,467</b>	
<b>Fund Balance - Ending</b>	<b>\$ 110,291</b>		<b>\$ 250,442</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 January 31, 2025**

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 525,011	\$ 510,608	\$ 510,608	\$ -
Interest	\$ 15,356	\$ 7,133	\$ 7,133	\$ -
<b>Total Revenues</b>	<b>\$ 540,367</b>	<b>\$ 517,742</b>	<b>\$ 517,742</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 188,575	\$ 188,575	\$ 188,575	\$ -
Principal - 5/1	\$ 135,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 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>\$ 329,167</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 282,967</b>		<b>\$ 571,228</b>	
<b>Fund Balance - Ending</b>	<b>\$ 311,184</b>		<b>\$ 900,395</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 January 31, 2025**

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 335,844	\$ 326,630	\$ 326,630	\$ -
Interest	\$ 9,909	\$ 4,473	\$ 4,473	\$ -
<b>Total Revenues</b>	<b>\$ 345,753</b>	<b>\$ 331,103</b>	<b>\$ 331,103</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 113,572	\$ 113,572	\$ 113,572	\$ -
Principal - 5/1	\$ 110,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 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>\$ 217,531</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 170,266</b>		<b>\$ 355,976</b>	
<b>Fund Balance - Ending</b>	<b>\$ 178,876</b>		<b>\$ 573,508</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 January 31, 2025**

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 225,524	\$ 219,337	\$ 219,337	\$ -
Interest	\$ 6,086	\$ 2,685	\$ 2,685	\$ -
<b>Total Revenues</b>	<b>\$ 231,610</b>	<b>\$ 222,022</b>	<b>\$ 222,022</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 75,784	\$ 75,784	\$ 75,784	\$ -
Principal - 5/1	\$ 75,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 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>\$ 146,238</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 100,689</b>		<b>\$ 217,356</b>	
<b>Fund Balance - Ending</b>	<b>\$ 105,731</b>		<b>\$ 363,593</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 January 31, 2025**

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 399,925	\$ 388,954	\$ 388,954	\$ -
Interest	\$ 10,422	\$ 4,366	\$ 4,366	\$ -
<b>Total Revenues</b>	<b>\$ 410,347</b>	<b>\$ 393,320</b>	<b>\$ 393,320</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 124,528	\$ 124,528	\$ 124,528	\$ -
Principal - 5/1	\$ 150,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 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>\$ 268,792</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (2,958)	\$ (2,958)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (2,958)</b>	<b>\$ (2,958)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 11,291</b>		<b>\$ 265,834</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 150,553</b>		<b>\$ 355,230</b>	
<b>Fund Balance - Ending</b>	<b>\$ 161,844</b>		<b>\$ 621,063</b>	

**Towne Park**  
**Community Development District**  
**Capital Projects Funds**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2025**

	Series	Series	Series	Series	Series	Series	
	2016 - 2A	2018 - 2B	2018 - 3A	2019 - 3B	2019 - 3C	2020 - 3D	Total
<b>Revenues</b>							
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	31 \$
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>31 \$</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>\$ -</b>	<b>31 \$</b>
<b>Other Financing Sources/(Uses)</b>							
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,958 \$
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>2,958 \$</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>2,989 \$</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>2,478 \$</b>
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>5,467 \$</b>

**Towne Park**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2025**

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	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	\$ 3,367	\$ -	\$ -
Miscellaneous Expense	\$ -	\$ -	\$ 152	\$ (152)
<b>Total Expenditures</b>	<b>\$ 10,100</b>	<b>\$ 3,367</b>	<b>\$ 152</b>	<b>\$ (152)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (10,100)</b>		<b>\$ (152)</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>\$ (152)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 58,610</b>		<b>\$ 82,458</b>	
<b>Fund Balance - Ending</b>	<b>\$ 173,074</b>		<b>\$ 82,306</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	\$ 10,139	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 996,049
Other Income	\$ 923	\$ 1,104	\$ 14,086	\$ 1,401	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,515
<b>Total Revenues</b>	<b>\$ 923</b>	<b>\$ 41,622</b>	<b>\$ 959,478</b>	<b>\$ 11,540</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,013,564</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
Engineering Fees	\$ 375	\$ 2,020	\$ 5,021	\$ 4,437	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,853
Attorney	\$ 3,344	\$ 2,507	\$ 2,150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,001
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Roll Services	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Reamortization Schedules	\$ -	\$ -	\$ -	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100
Dissemination	\$ 875	\$ 875	\$ 875	\$ 875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500
Trustee Fees	\$ 14,533	\$ -	\$ -	\$ 6,061	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,594
Management Fees	\$ 4,036	\$ 4,036	\$ 4,036	\$ 4,036	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,143
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 630
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 420
Postage & Delivery	\$ 16	\$ 48	\$ 88	\$ 443	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 595
Insurance	\$ 7,032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,032
Copies	\$ -	\$ 1	\$ 2	\$ 59	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 62
Legal Advertising	\$ -	\$ -	\$ 361	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 361
Other Current Charges	\$ 45	\$ 42	\$ 42	\$ 41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 169
Office Supplies	\$ 1	\$ 1	\$ 1	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 40,693</b>	<b>\$ 10,792</b>	<b>\$ 13,838</b>	<b>\$ 16,314</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 81,637</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	\$ 1,838	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,350
Landscape Maintenance	\$ 19,053	\$ 19,053	\$ 19,053	\$ 19,053	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 76,213
Landscape Enhancements/Replacement	\$ -	\$ -	\$ 12,144	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,144
Pond Maintenance	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,000
Electric	\$ 131	\$ 83	\$ 181	\$ 214	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 610
Water & Sewer	\$ 59	\$ 59	\$ 59	\$ 59	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 237
Irrigation Repairs	\$ 237	\$ 227	\$ 180	\$ 103	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 747
General Repairs & Maintenance	\$ 2,400	\$ -	\$ 1,046	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,446
Contingency	\$ 17,425	\$ 2,809	\$ -	\$ 21,474	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,708
<b>Subtotal Field Expenditures</b>	<b>\$ 77,063</b>	<b>\$ 29,569</b>	<b>\$ 40,001</b>	<b>\$ 48,242</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 194,875</b>
<b>Amenity Expenditures</b>													
Electric	\$ 2,082	\$ 697	\$ 2,096	\$ 1,474	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,349
Water	\$ 1,227	\$ -	\$ 1,186	\$ 619	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,032
Internet & Phone	\$ 210	\$ 210	\$ 210	\$ 210	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 840
Playground & Equipment Lease	\$ 2,065	\$ 2,065	\$ 2,065	\$ 2,065	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,259
Pool Service Contract	\$ 3,875	\$ 3,625	\$ 4,275	\$ 3,625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,400
Pool Furniture Repair & Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Services	\$ 1,530	\$ 1,751	\$ 1,680	\$ 2,712	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,674
Security Services	\$ 2,307	\$ 4,911	\$ 2,469	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,687
Pest Control	\$ -	\$ -	\$ 240	\$ 240	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 480
Amenity Access Management	\$ 788	\$ 788	\$ 788	\$ 788	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,150
Amenity Repair & Maintenance	\$ 5,092	\$ 4,718	\$ 825	\$ 2,607	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,242
Contingency	\$ 10,000	\$ -	\$ -	\$ 3,310	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,310
<b>Subtotal Amenity Expenditures</b>	<b>\$ 29,175</b>	<b>\$ 18,765</b>	<b>\$ 15,833</b>	<b>\$ 17,649</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 81,422</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 106,238</b>	<b>\$ 48,334</b>	<b>\$ 55,834</b>	<b>\$ 65,891</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 276,297</b>
<b>Total Expenditures</b>	<b>\$ 146,931</b>	<b>\$ 59,126</b>	<b>\$ 69,672</b>	<b>\$ 82,205</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 357,935</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (146,008)</b>	<b>\$ (17,504)</b>	<b>\$ 889,806</b>	<b>\$ (70,665)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 655,630</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>\$ 889,806</b>	<b>\$ (70,665)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 655,630</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)	
01/10/25	12/16-12/31/24	\$28,666.02	(\$860.02)	(\$556.12)	\$0.00	\$27,249.88	\$10,139.20	\$1,105.99	\$1,290.03	\$5,197.70	\$3,324.91	\$2,232.73	\$3,959.32	\$27,249.88	
<b>TOTAL</b>		<b>\$ 2,846,931.55</b>	<b>\$ (114,737.64)</b>	<b>\$ (55,235.81)</b>	<b>\$ -</b>	<b>\$ 2,676,958.10</b>	<b>\$ 996,049.37</b>	<b>\$ 108,649.88</b>	<b>\$ 126,728.90</b>	<b>\$ 510,608.20</b>	<b>\$ 326,630.21</b>	<b>\$ 219,337.48</b>	<b>\$ 388,954.04</b>	<b>\$ 2,676,958.08</b>	

97%	Net Percent Collected
\$ 75,509.91	Balance Remaining to Collect